



The National Housing Initiative

An Interview with NACo President Angelo D. Kyle

In early June, 2005 Center for Sustainable Communities Director Martin Harris interviewed NACo President, Lake County, Illinois Commissioner Angelo D. Kyle by phone on the subject of his national presidential housing initiative and related issues. Below are excerpts from their discussion.

Q: *It's been almost a year since you became NACo President and officially launched your national presidential housing initiative. How has the initiative gone thus far?*

It's gone incredibly well since day one, which was really over two years ago when we started out by laying the groundwork for the initiative. At the 2004 Legislative Conference, months before I even became President, we released a publication detailing the



Angelo D. Kyle

initiative's goals, objectives, plans and partners. And I'm pleased to say that if you go back and look at it, what we said we'd do is pretty much exactly what we've done.

Freddie Mac and the Center for

Housing Policy helped us set the foundation with a study showing how difficult it is for normal working class Americans to afford homes. We kicked off the initiative in Don Stapely's backyard (the 2004 Annual Conference in Maricopa County, AZ) with that study and a group of police and fire personnel who joined us to drive the point home.

After that, we went on a series of tours in Georgia (Fulton and DeKalb Counties), Virginia (Arlington County), and now Florida (Miami-Dade County) that brought out different housing issues like development regulations, cost certainty, affordability, and federal standards. Those tours demonstrated how counties and private sector, community, and faith based leaders are working to make progress.

All along the way we conducted workshops and forums and authored publications all designed to assist county leaders in making quality housing and home ownership opportunities available to all citizens.

Q: *That's an awful lot, but of all of that, what do you consider to be the biggest success of the initiative?*

Yes, quite a bit has gone on, and it's not easy to pick and choose. However, if you cut me a little slack, I'll choose two things. First and foremost is that I think we've had real success in changing the face of affordable housing. To be honest, when I first started planning this initiative two years ago, I didn't even want to use the term "affordable housing" because of the stigma that it carried. I instructed Martin and the staff who were helping to pull it together to steer clear of that term as much as possible. Today, even though I'm not in love with it, I think we had some real success in broadening that definition. I think more and more folks understand that today affordable housing doesn't mean cheap, ugly, or even just government housing. Rather it's also housing that's affordable for middle class and working Americans who work hard and play by the rules. One of the very first publications we produced under this initiative with Freddie Mac and the Center for Hous-

ing Policy drew that distinction better than I ever could.

The second thing goes right along with the first one. While housing for all Americans is clearly the objective, it's no secret that I felt a particular obligation and loyalty to our First Responders. The fact that the police, firemen, nurses and emergency services people that protected our communities couldn't live in them to me is more than a problem. It is a moral shortcoming and a national disgrace.

So I am really proud that we were able to hook up with Bank of America and begin to promote their Neighborhood Champions program so that some of these folks can live with the people whose lives they save. NAPO (the National Association of Police Organizations) has been pushing this with their members, and I could not be happier than to think that somehow my initiative may help a

police officer live in the community that he or she serves in.

I've also got to say that my Sustainable Housing Council has been invaluable. The fact that all of those leaders from all of those different housing arenas would give of their time to advise and assist me is something that I will not forget. Our work's not done yet, so I'm hoping that they'll stick with me past Hawaii.

Q: *I see. That's a pretty good twelve months. But that being said, what's the biggest failure?*

Failure? I don't think in terms of failure. I only see things we haven't accomplished yet. I know what the setback is, but I wouldn't call it a failure just yet.

By far and without a doubt

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Arlington County Supervisor Barbara Favola joins NACo President Angelo Kyle and the Sustainable Housing Council for a tour of County Housing Projects.



The Center for Sustainable Communities' primary mission is to provide a forum for county officials to work with other government leaders, the private sector, and communities to develop policies and programs that lead to economic enhancement, environmental stewardship and social well being -- the three pillars of sustainable communities. The Center assists local elected officials in building sustainable communities by promoting community leadership initiatives, facilitating multi-jurisdictional and public-private partnerships, providing technical assistance and training, and conducting community policy and educational forums.

While the Center is not a repository of all relevant information on sustainable development, with its access to public and private sector leaders nationwide, it is a catalyst to help local government officials find solutions to problems facing their communities.

For more information on the Center for Sustainable Communities please contact Martin Harris, Director (mharris@naco.org) at (202)661-8805, or Jared Lang, Research Assistant (jlang@naco.org), at (202)942-4243.

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Partner Profile:

Bank of America.



“We want to make sure the professionals who make the neighborhood a better place can live there, too.”

– Kevin Shannon,
Bank of America
Consumer Real Estate President

Neighborhood Champions™ Mortgage Program



School teachers, police officers, fire fighters and medical workers – typically among the least likely to qualify for and own a home in the communities they serve and protect every day – can find the dream of home ownership within reach using a special mortgage program offered by Bank of America.

The Neighborhood Champions program is designed to provide flexible mortgage financing for full-time educators or employees at the primary, secondary or college/university education levels; part-time teachers; full-time sworn members or employees of a police or other law enforcement department or related profession; full-time firefighters of employees of a fire department or related profession; and full-time medical professionals including, but not limited to nurses, nursing assistants, medical technicians or employees of a hospital, nursing facility, or doctor's office employees.

Available nationally, Neighborhood Champions features greater flexibility with credit scores and credit histories, no income restrictions and requires little to no down payment.

“Bank of America knows there is greatness in every community and people who exemplify higher standards,” says Rick Parsons, sponsorship and regional marketing executive for Bank of America. “Not only are we honored to live and work among these dedicated teachers, heroic police officers, brave firefighters and caring healthcare workers, but we are also pleased to help them own a piece of the community they are so committed to serving and protecting.”

On average, people in these occupations working in central cities have less than a one-in-three chance of finding a home they can afford, and just a three-in-ten chance in the surrounding suburbs, according to a June 2003 study, “Homeownership for Heroes,” conducted by the National Association of Home Builders for the

Homeownership Alliance. Further, the median incomes earned by these occupations – including elementary school teachers, police officers and licensed practical nurses -- is below the minimum needed to qualify for the median price home in the United States, \$206,000, according to the National Association of Realtors.

Neighborhood Champions is made up of three specialized mortgage programs: Police and Firefighter Flex™, Medical Worker Flex™ and Teacher Flex®, which has been enhanced since Bank of America first launched that product in May of 2000.

Little or no down payment is required. Borrowers may need as little as the lesser of 1 percent of the purchase price or \$500 from their own funds for a one-unit, or 3 percent for a two-unit from the borrower's funds. Remaining closing costs and/or down payment may come from a gift, grant or other flexible source.

The Neighborhood Champions program has no income restrictions, allows undocumented income to be considered and features flexible credit guidelines. Borrowers without an established credit history may need only a favorable 12-month payment history that includes rent and at least

three other monthly bills.

In addition to the Neighborhood Champions mortgage product features, Bank of America offers teachers, police officers, firefighters and medical workers a free home buying estimate to determine how much home they can afford. Other free and discounted banking services are available to those who secure their mortgage through Bank of America.

Teachers, police officers, firefighters and medical workers can receive guidance about the process of financing a home, learn more about this exclusive program or apply for Neighborhood Champions mortgage financing by contacting a Bank of America mortgage specialist at 1-800-900-9000. Homebuyers also can contact their real estate agent or mortgage broker and ask for the Neighborhood Champions program offered only by Bank of America.

Partner Profile:



Fairfax County, Virginia building officials faced a problem. Housing construction was booming. While Fairfax had a well-supported staff, the turnaround time for plan review and permitting was taking months. For local home builders, time was money, and the increased costs they were incurring were often passed on to citizens. Fairfax needed assistance in moving the development process forward in ways that helped keep housing more affordable, streamlined the development time for those that supply housing, and maximized revenue for the county.

Government Helps Itself

The Institute for Building Technology and Safety (IBTS) was established by local and state government associations to provide solutions to problems such as this.

IBTS was established as a not-for-profit 501(c)(3) private corporation with the specific mission to ease the

government's burden by providing building code-related and other services to, and on behalf of, government at all levels. IBTS is governed by a Board of Directors composed of representatives from NACo, the National League of Cities (NLC), the

Council of State Governments (CSG), the National Governors' Association (NGA), and the National Conference of States on Building Codes and Standards (NCSBCS).

IBTS's status as a private company under governmental control enables it to provide its services with governmental credibility and private sector flexibility. It also allows IBTS to respond to governments' needs on demand, as a sort of “government on call”.

Direct Services

IBTS is able to help counties by providing either building plan review services or “peer review” of construction designs. IBTS provides direct services on an ongoing contract basis to several counties and municipalities. In order to keep up with the timely review necessary

to keep commercial and large-scale residential development on pace, Arlington County sends plans to IBTS as needed, usually several times a month. IBTS also provides inspectors to Arlington on site.

To assist the City of Falls Church, IBTS provides a qualified individual to perform intake of building permit applications and conduct building inspections. When the building official for the city is unavailable, an IBTS expert is designated as the acting building official.

“IBTS provides an important service to local jurisdictions particularly in times of rapid economic growth,” says Doug Fraser, RA, CBO, Building Official of the City of Falls Church. “I have been very impressed with the

IBTS may provide a third party "peer review" evaluation of building plans

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professionalism of the IBTS staff, and their helpfulness and flexibility in dealing with my staffing needs and deadlines."

Peer Review

To assist county government, IBTS also provides "peer review" of plans where the building department accepts IBTS' evaluation as a qualified third party that has applied the same review criteria as normally used by the county.

In Fairfax County, officials have instituted a formal Expedited Building Peer Review Program where builders can use the county's existing in-house process, or take the plans to IBTS for certified peer reviewer. If they choose to, the developer can go through the normal county review process. However, they also have the option of contracting to IBTS for a fee for them to conduct an external review prior to securing final government approval.

For the builder, undergoing

outside IBTS peer review can significantly expedite the development process. Upon receiving IBTS review and approval, the county will give the drawings the highest priority for its own review, speeding permit issuance to the builder substantially. The county loses no revenue because the builder is still required to pay its customary fee to the county for review and permit processing, even when they utilize the expedited peer review process.

For the builder, the increased speed often more than compensates for the extra costs in paying for two review processes. As a result, a true "win-win-win" is achieved for all parties. Construction delays for the builder are minimized, reducing unnecessary cost. Those savings are passed through to the eventual homebuyer. The county still gets 100% of the revenue they would have gotten had they conducted the review themselves, without the additional burden on staff time or resources that review would take.

IBTS provides its peer review



Quantico Family Housing

services at competitive rates to builders while maximizing revenues and lessening the burdens on government, and providing the assurance of building quality.

Meeting Other Governmental Housing and Development Needs

IBTS provides the same plan

review and inspection services to state and Federal agencies. Because of its somewhat unique organizational status, IBTS is recognized by the Commonwealth of Virginia to be a governmental source of services for its agencies, so it does not require competitive bidding to access.

IBTS can assist counties by providing research on compliance with

the accessibility requirements of the Fair Housing Act and working to support multi-family housing. IBTS is working to provide modern, safe and affordable housing for military families through the Military Housing Privatization Initiative, providing plan review and inspections for over 13,000 dwelling units on 18 military installations around the country.

These are just a few ways in which IBTS provides services to the counties. Other areas IBTS include Facilities Program Management, Information Systems Development, Quality Audits and Inspections, Energy Efficiency Development, and Program Evaluations and Assessments.

"Providing support to help county building departments run more efficiently and effectively is an important facet of our corporate mission," said Ashok Goswami, IBTS CEO, "Our hope is that jurisdictions can benefit from this service."

For more details on IBTS programs and services, visit www.ibts.org.

Partner Profile: Fannie Mae Foundation



DataPlace

DataPlace (www.dataplace.org) is a one-stop source for housing and demographic data about your county, region, and community. The site not only assembles a variety of data sets from multiple sources, but it also provides tools and guides to assist you in analyzing, interpreting, and applying the data to make more informed decisions.

DataPlace is a KnowledgePlex® (http://www.knowledgeplex.org) initiative sponsored by the Fannie Mae Foundation (http://www.fanniemae.com). KnowledgePlex® is an online resource serving affordable housing and community development professionals. KnowledgePlex® and its partners are proud to provide you with the following:

Data

DataPlace provides easy access to data at geographic scales ranging from census tracts, to counties, to national in scope. The site currently

contains data from the 1990 and 2000 Censuses (demographic, economic, housing, and social characteristics), Home Mortgage Disclosure Act (home mortgage applications and loans), Section 8 Expiring Use database (neighborhood- and property-level data on federally assisted housing at risk of loss), and Consolidated Plan special tabulations (data on housing needs by household income level). DataPlace is still in its early stages, but in the coming months the data library will expand to include information on topics such as business establishments from the Census Bureau's ZIP Business Patterns database and Low-Income Housing Tax Credit developments from the U.S. Department of Housing and Urban Development.

Maps

DataPlace provides a powerful yet simple mapping tool that allows you to produce colorful thematic maps with just a few clicks of the mouse. You can customize a map's appearance

by selecting different color schemes or interval ranges for your themes, with the option to save the results in a PDF file. Future enhancements to the

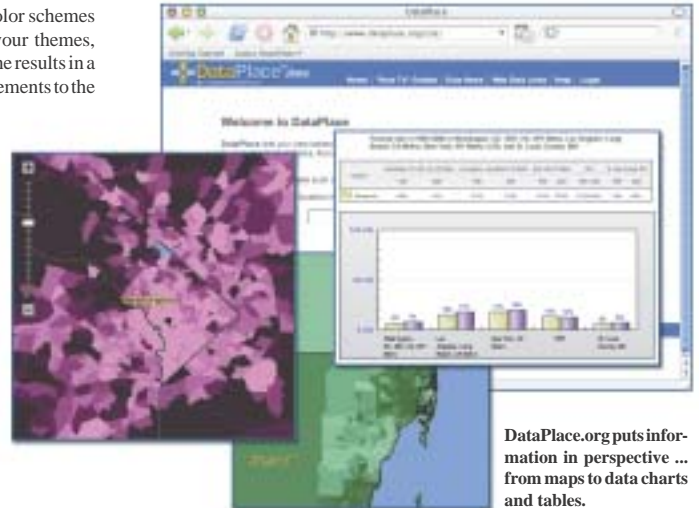
mapping tool will allow you to define your own market area by selecting groups of census tracts, counties, or states and upload your own data for mapping in conjunction with data already provided on DataPlace.

Area Profiles

You can also get quick statistical snapshots of any geographic area by selecting one of DataPlace's five area profiles. These tabular profiles bring together a pre-selected group of indicators that provide an overview of demographic, social, employment, income, housing, and mortgage lending conditions in your area.

Charts and Tables

Want to generate a chart or table



DataPlace.org puts information in perspective ... from maps to data charts and tables.

using the indicators of your choosing? DataPlace's Chart and Table builder is a simple tool that allows you to prepare bar and line charts. In fact, DataPlace automatically generates a data table that goes along with your chart.

How-To Guides

DataPlace contains handy how-to guides that provide in-depth descriptions of selected data. The guides allow non-experts to get quick glimpses of real-world data about the residents, issues, and changes in your county.

THE PRESIDENTIAL HOUSING TOURS

Fulton and DeKalb Counties, Georgia: The Westchase Community Revitalization

Across America, county leaders are taking strong, proactive steps to address their housing and community development challenges. Over the past year, President Kyle lead delegations of county, private sector and community leaders to Fulton and DeKalb Counties, Georgia; Arlington County, Virginia; and, Miami-Dade County, Florida to learn from their counterparts in those communities about how they have come together to make housing and home ownership opportunities more accessible to their citizens.

On September 28, 2004 NACo President Angelo Kyle lead a delegation of county leaders to Fulton and DeKalb Counties in Georgia to understand how their leaders have achieved new levels of success in opening the doors to housing and home ownership.

As the feature component of the visit, President Kyle gave the keynote address at the groundbreaking ceremony for the Westchase community revitalization project. Westchase is an exemplary mixed income, mixed use community developed through strong partnerships between the county, community groups and developers, particularly the Norsouth Corporation.

In the summer of 2005, arising from the dirt and rubble of last September are the early stages of an outstanding development that will serve as the gateway to the American dream for thousands of citizens.

History

The Red Oak project of Fulton County, Georgia is an example of sustainable redevelopment designed to revitalize a once distressed community. The conversion of Red Oak from a former haven of criminal activity and inadequate housing offers a quality living and affordable homeownership and rental opportunities for thousands of citizens of diverse incomes, backgrounds and ages.

The newly developed Westchase community will replace the former Boat Rock public housing project with a series of mixed income housing options from single family detached residents to multi-family units available for home ownership or rental.

In December 2001, with the approval by the U.S. Department of Housing and Urban Development, the former 258-unit public housing project was demolished



NACo President Angelo Kyle (center) joins leaders from Fulton and DeKalb Counties at the groundbreaking ceremonies for the Westchase community redevelopment. (September 2004)

by the Housing Authority of Fulton County ("H AFC") using funds from a federal HOPE VI grant. In May of 2002, H AFC solicited development proposals to implement a comprehensive revitalization plan that met the following goals as defined by the community and the H AFC:

- Respect the vision of the surrounding neighborhood related to the ultimate disposition of or sale of the property.
- Maximize the financial benefit to H AFC in order to help carry out H AFC's mission of providing an adequate supply of affordable

housing and to promote first time home ownership opportunities.

- Provide a quality product for new and existing residents.

After reviewing plans by potential developers, in September, 2002, the Norsouth Corporation was selected by H AFC Board Resolution as developer of the Boat Rock site. Norsouth Corporation is a locally based developer with demonstrated expertise in designing mixed use, mixed income communities. As importantly, Norsouth was able to work closely with the neighborhood leaders representing Boat Rock and the surrounding communities to develop a plan for Westchase that met the expressed needs of citizens.

Once the developer was selected and a concept for the neighborhood was put into place, things began to move quickly. In March, 2003, the Board of Commissioners of H AFC approved a resolution authorizing, in principle, the issuance of Multifamily Housing Revenue Bonds, for the purpose of assisting Westchase Park Limited Partnership with the acquisition and construction of a new 224 unit multifamily housing project. In May, HUD approved the request of H AFC to sell the property.

On October 1, 2003, the Fulton

Whether you're Democrat or Republican, at the local level, CDBG is a huge tool for local governments.

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the biggest disappointment is the Administration's proposed plan to dismantle the housing and community development programs that counties have used for years to make people's lives better, particularly CDBG (The Community Development Block Grant program funds many community housing and development initiatives.). Whether you're Democrat or Republican, at the local level, CDBG is a huge tool for local governments. So much of what we want to accomplish in terms of improving the lives of our citizens we do by leveraging funds from CDBG and other key housing programs to get things done. Now

we have done a lot to make sure that CDBG remains largely in tact, and we have been pretty successful thus far. But much more needs to be done, and I was and remain pretty disappointed that the Administration would even consider threatening it.

Q: Your Presidency is coming to a close. What's going to happen to this initiative?

I'm going to take a couple of weeks off, and then we're going to move forward. This issue is too big for counties and for our citizens for NACo's effort to end when my term ends, and my successor knows that.

I have been really fortunate in the sense that before I became President,

my predecessor Karen Miller allowed me to be very aggressive in assembling the partners that I needed to hit the ground running. And I've been doubly fortunate that my successor, Bill Hansell has been equally kind in making sure that I can continue leading NACo's effort to make progress on these key housing and community development issues. Bill has my support and my prayers as he's trying to take on some huge challenges with his Presidency—particularly meth. If we don't do something about it, that stuff is literally going to destroy our communities—starting with our children.

For the housing effort, we're working hard to continue our partnerships. County leaders need this and I

hope we'll be successful in extending our agreement with the Fannie Mae Foundation, whose help has been invaluable, and folks like Bank of America, NAHB, NAR, and Nehemiah. As we get older as a nation and housing continues to threaten to revert back into being just a dream for more and more Americans, we have got to make sure that we stand and be counted.

County officials can do a lot to make life better for a whole lot of people by getting them into quality housing. Whether I'm NACo President or not, as long as I'm here and God gives me strength to do so, you can be sure that I'm going to work hard to make sure that that happens.

See Westchase on page 7 ►

THE PRESIDENTIAL HOUSING TOURS

Arlington County's Affordable Housing Challenge

The Role of Housing in Arlington

Arlington County's diverse and inclusive community has led to its establishment of the housing principle that a range of housing choices should be available to accommodate households of all income levels, sizes, and needs.

Arlington has received national recognition for its implementation of smart growth policies. Arlington's decision to concentrate development along the Metro subway corridor has allowed it to maintain the character of its suburban neighborhoods while still creating 18,000 housing units and apartments within walking distance of metro stations. The County has made it a priority to offer a broad range of housing choices near Metro stations. Currently, three-fourths of Metro riders in Arlington walk to stations.

By ensuring mixed-use, pedestrian-friendly spaces near Metro stations, Arlington has created 24-hour urban villages. Focusing on

"We hear all viewpoints and work toward an effective and fair compromise that serves all Arlington, and ensures housing that supports a diverse community at all income levels."

– Jay Fisette

Arlington County Board Chairman



smart growth policies, Arlington has created truly walkable, auto-independent communities.

Vital Housing Issues Facing Arlington County

Rapidly rising housing prices and condo conversions have produced an affordable housing crisis. Low to moderate income, elderly, and disabled residents are facing greater difficulty finding adequate housing in Arlington County. As a result, the county is focusing efforts

on a variety of creative strategies to address ways to provide safer, more affordable housing.

The loss of market-rate affordable rental units is visible in Figure #1. Between 2000 and 2004, the number of affordable units for households earning 60% of median income was cut in half (from 52% of the rental supply in 2000 to 25% in 2004).

Figure #2 shows the increase in median home prices in Arlington County. Notice that the median single-family home price rose 27%

demolished to makeway for town-house development.

The county is struggling to provide its civic employees the ability to buy homes in the communities they work in. In order to mediate the problem, the county enacted a Live Near Your Work program that provides assistance with down payments. Virginia Hospital Center-Arlington and George Mason University are among the county partners that have also adopted this program.

- A density bonus of up to 25% when the income from the market-rate housing units is designed to offset the cost of the affordable units.

- A sector plan that enables property owners to qualify for higher densities when 5% of all new units are affordable.

- A density increase in exchange for replacing existing affordable housing on a 1-for-1 basis. "Affordable" housing units must be affordable to households with incomes below 60% of median income for 30 years.

Available Financial Resources (beyond HOME, the Community Development Block Grant (CDBG), tax exempt bonds, and tax credits) include:

- The Affordable Housing Investment Fund (AHIF) – A \$4.5 million county fund.

- The Local Public Assistance Cost Allocation Plan (LPACAP) – funding used reimburse local governments for administering federal social services programs. The county board has committed a portion of these LPACAP funds to support housing needs.

- A \$10 million credit facility, or line of credit, with Fannie Mae.

- A \$20 million credit facility with a private lender.

- A local rent assistance program serving low income working families, the elderly, and persons with disabilities.

Success Stories

To date, the county has developed or preserved over 5,200 Committed Affordable Units, representing over 12% of the total multi-family rental stock in Arlington County. The county has also amassed a revolving loan portfolio of over \$70 million.

Two recent projects of particular interest are The Views of Clarendon and the Monterey/Sierra.

The Views of Clarendon

In late 2004, the County Board approved The Views of Clarendon, a 116-unit rental complex that will provide 70 affordable rental units. The First Baptist Church of Clarendon Development Corporation (FBCC), assisted by a non-profit agency, is developing the project. The County has authorized a \$4.5 million loan to FBCC to develop the apartment complex.

Figure 1: Unaffordable Rental Units

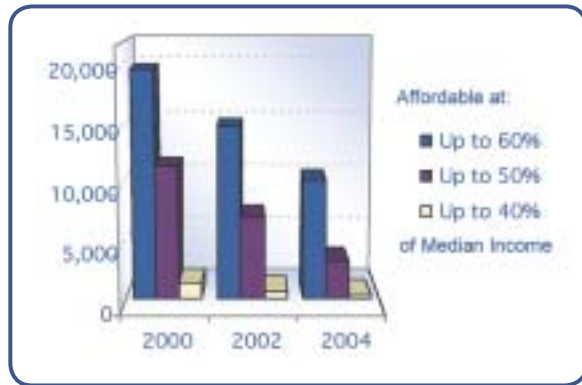


Figure 2: Rising Prices of Homes

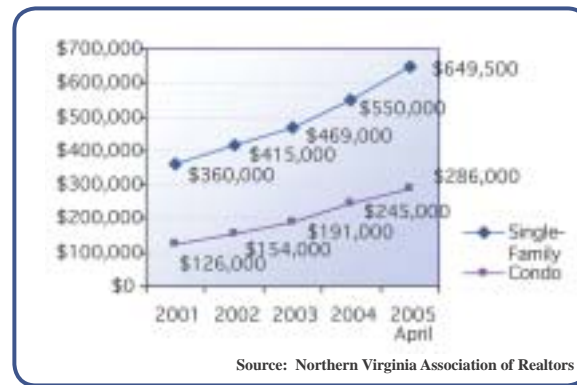


Table 1: Impact of Rising Costs on Public Employees

FY 2005 County Job	Entry Pay	Affordable Owner Unit
Police Officer	\$38,100	\$150,000
Teacher	\$41,600	\$160,000
Couple	\$80,000	\$280,000
Apr. 2005	Median Condo	\$286,000
	Median Single-Family	\$649,000

Sources: Median Home Cost Data from the Northern Virginia Association of Realtors and salary data from County and School Board Human Resources offices

last year and 17% the year before.

As a result of rapidly rising housing prices, moderate and middle income workers are being priced out of home ownership in the county. Table #1 shows the impact of the rising costs on public employees. Considering the fact that mortgagors take condo fees into account when calculating costs, actual affordable condo prices are roughly \$40,000 less than those shown in the table.

Condo Conversions are showing no signs of slowing down. As of April 2005, developers plan to convert over 1,800 rental units to condominiums, and another 350 rental units will be

The County also encourages condo developers to provide discounts to program participants.

Collaboration with the Private Sector

The County does not have a public housing authority. All affordable housing is developed by the private sector, in cooperation with the county and other non-profit agencies. The county's role has been to make a broad range of tools, incentives, and financial resources available to facilitate private agencies' efforts in meeting county housing goals.

Zoning tools include:

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THE PRESIDENTIAL HOUSING TOURS

Miami-Dade County's Housing Site Tour and Visit



The Village of St. Agnes, Miami-Dade County, Florida

With numerous successful affordable housing, home ownership, and sustainable community development projects, Miami-Dade County is a leader in providing housing for working-class families.

On June 20, Community and Economic Development Steering Committee Chair Commissioner Grady Prestage, Sustainability Leadership Team Chair Councilman Robert Weiner and NACo President Angelo Kyle will join NACCED President Tony Crapp Sr. for a tour of housing and community development projects in Miami-Dade. The purpose of the tour is to promote National Housing Month and highlight the key interconnections between housing and homeownership opportunities and sustainable economic development.

The following are the Major

Miami-Dade County housing and community development projects included in the tour:

■ Santa Clara Apartments: Affordable Housing and Transit Oriented Development

Total Project Cost: \$17,242,707
Total Fiscal Year 2001 HOME Funding: \$750,000 to be used to construct new rental units.

The developer, The Carlisle Group, LTD., has proposed to build 208 affordable rental housing units adjacent to the Santa Clara Metro Rail Station. The developer received \$8.9 million in low-income housing tax credits from Florida Housing Finance Corporation (FHFC) for the project, which links new af-

fordable housing to the existing transportation infrastructure. This insures increased access to jobs for lower and moderate income citizens reduces sprawl and limits negative environmental impacts by reducing auto dependence.

■ The Wynwood District: Community Beautification and Enhancement

Twenty-one (21) businesses along NW 2nd Ave between 20 and 27th Street have been painted as part of the Wynwood Facade program in conjunction with the City of Miami Facade Program. And as part of the Facade and Landscaping program, the Trust has installed 120 palm trees along the same streets. This

See **Miami-Dade** on page 7 ▶

An appointed roundtable makes sure that Arlington County is ready to face future housing challenges

“The Views is a very creative project that...brings affordable housing less than a block from the Clarendon Metro, retains a childcare center, and allows the church to preserve its longtime location”

– **Barbara Favola**
Arlington County Board Member.



▶ **Arlington** from page 5



The Views of Clarendon, artist rendering of the finished project

The new structure at The Views preserves the front of the church, while creating a new church sanctuary and adding a residential component above the church.

The Monterey/Sierra

The Monterey/Sierra, being built by a private developer, combines rental and ownership components to create a mixed-income community. The developer acquired a run-down, 152-unit complex using a standard \$4 million loan from the county.

“I feel blessed to live here and be part of the dream.”

– **Corey Thompson**
Resident

All of the units are rehabilitated and classified as affordable housing. The county rezoned the remainder of the site, and cut the cost of developing the Sierra by half.

This new, family-friendly community features three-bedroom apartments, internet-ready with a new playground, computer center, and scholarship program.

Challenges On the Horizon

The Arlington County Board has appointed an Affordable Housing Roundtable, composed of representatives of stakeholder groups, to stay ahead of the curve and devise new ways to deal with the housing challenge.

The county realizes that a significant affordable housing challenge

facing them in the future will be addressing the needs of persons with disabilities. In May 2005, the County Board took a major step in addressing this challenge by approving the Supportive Housing Plan.

The 5-year Supportive Housing Plan includes:

- Documenting the number of physically and mentally disabled with affordable housing needs.
- Specifying numerical targets for different housing types.
- Setting aside local funds to serve disabled residents.

The Supportive Housing Plan is quite possibly the first in the na-

tion to link the need for affordable housing with support services for persons with a variety of disabilities, including the homeless.

For more information on Arlington County's affordable housing issues, please contact:

Fran Lunney
Coordinator of Housing Planning
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Ph: (703) 228-3785
Fx: (703) 228-3834
Email: flunney@arlingtonva.us
www.co.arlington.va.us



The Sierra under construction

Miami-Dade's housing projects will also facilitate job growth.

► Miami-Dade from page 6

program has helped improve the Wynwood commercial corridor image tremendously, sparking new business and economic development opportunities.

■ Midtown Miami Mixed-Use Development: Spurring Housing & Economic Development

Total Project Cost: \$1.5 Billion over seven years

Miami-Dade County's Office of Community Economic Development (OCED), County Managers Office, County Legal Department and the City of Miami, joined private sector partners Miami-based Midtown Group, and Developers Diversified Realty — a Cleveland, Ohio-based REIT — in developing a 56-acre site. Formerly the Buena Vista rail yard, this site was previously an overflow storage yard for shipping containers.

The Midtown Miami redevelopment is widely regarded as the most significant urban redevelopment deal in the country. The project is expected to create about 1,520 low- to moderate-income jobs. The Midtown Group's plan calls for 2,800 condominiums, an office tower, a condominium-hotel and spa, and approximately 119,000 square feet of retail and restaurants.

To support the effort, Miami-Dade recently approved creation of a community development district for the project, making it eligible for tax revenue generated by the project. A community development district is a taxing mechanism for building necessities such as roadway, major intersection redesign, lighting, signalization and irrigation improvements, sidewalks and planters for streetscapes.

■ Little Havana Activities & Nutrition Centers of Dade County, Inc

Total Project Cost: \$7,051,000
Government Funding includes:
 • OCED Funding – \$1,200,000
 • Miami-Dade County Empowerment Trust – \$1,650,000

This project features acquisition and renovation of an uninhabited building and surrounding land in order to provide the space necessary to improve and expand the agency's childcare, day care, social health and supportive services. Center services

are provided to the low income and moderate-income residents of the surrounding Miami-Dade community.

■ Latin Quarter Mixed-Use Housing & Economic Development Project

Total Project Cost: \$8,442,370
Financing Provided by:

- Pacific National Bank – \$1,546,417
- Pacific National Bank – \$670,953
- Local Initiative Support Coalition – \$1,200,000
- City of Miami (Ship) – \$1,000,000
- City of Miami (CDBG) – \$700,000 (residential)

- City of Miami (CDBG) – \$900,000 (commercial)
- City of Miami (HOME) \$ 525,000
- OCED (HOME) – \$250,000
- Surtax – \$1,650,000

This mixed-use housing and economic development project consists of 45 affordable condominium units

and 15,000 square feet of rental space. The object is provide affordable housing to the low / very-low income residents of Miami-Dade County and spur job creation within this segment of the region.



The new neighborhood will include retail development and community amenities for all income levels.

► Westchase from page 4

County Board of Commissioners approved a resolution for the issuance of revenue bonds by HAFC for the benefit of the Westchase Park Limited Partnership. Just two days later, the Georgia Department of Community Affairs approved the project for an allocation of up to \$15 million in bonds.

Vision

Redevelop the former Boat Rock housing project with a quality built, mixed-income residential community offering a range of housing types and whose affordable

housing units are indistinguishable from the surrounding community. The revitalization plan shall become part of HAFC's larger master plan to be coordinated with other local HOPE VI funded redevelopment projects.

The Neighborhood

The new community is bordered by affluent single-family neighborhoods immediately east of the redevelopment site on both Boat Rock and Cascade Roads. Home prices in some of these neighborhoods exceed \$400K. A new 223 acre mixed use development called Sandtown Center is planned immediately east on

Camp Creek Parkway, a major local thoroughfare.

The new development features a mix of single-family homes, apartments, retail and offices and is planned to be part of a residential revitalization spreading southwest from Cascade all the way through to Campcreek Parkway.

A new light industrial development is planned for the corner of Boat Rock Road and Fulton Industrial Boulevard. This will provide jobs and revenue to the region, but it had to be done in a careful manner to protect the quality of life. Traffic calming measures have been implemented to insure the peace and safety of neighborhood residents. Truck traffic will be isolated to the north on Fulton Industrial Boulevard, and there is no driveway access for trucks on Boat Rock Road.

Local zoning standards on this project also limit driveway access to Fulton Industrial Boulevard only. Zoning conditions further impose a fifty foot landscape buffer on the road frontage directly opposite of the redevelopment site. These measures not only serve to enhance safety, but

also the aesthetic beauty of the emerging development.

Sandtown recognizes how important it is that the redeveloped community be an attractive place that citizens can take pride in. They have worked hard to ensure that the Boat Rock corridor remains residential in nature and taken real care to assure that Sandtown is an attractive community when it is developed. The redeveloped community includes top end amenities for citizens of a variety of income levels. All residents will have full access to community resources and there is no differentiation between residents.

For more information on Fulton and Dekalb Counties' affordable housing accomplishments, please contact:

Michael Hightower
 The Collaborative Firm
 1514 East Cleveland Avenue,
 Suite 82
 East Point, Georgia 30344

404-684-7031 Tel
 404-684-7033 Fax
www.thecollaborativefirm.com

Community amenities include:

- Centrally located parks and green space with barbeque
- and picnic areas
- Community clubhouse and amenity center w/ exercise facility
- Lighted Tennis Courts
- A Resort style pool
- Abundant landscaping maintained by the neighborhood association and extended to individual lots through the home owners association.

Specific Site Details for 5800 Boat Rock Road, Atlanta, GA 30315:

- 29.79 Acres Total
- 14.98 acres designated for 224 multifamily apartments
- 14.81 acres designated for 67 single family homes and 17 town homes

Redeveloped Community Composition:

- 67 Single Family Homes ("Westchase Glen")
- Town homes ("Westchase Glen")
- 224 Apartment Homes ("Westchase Park")
- 60% of the apartment homes are reserved for residents with incomes that do not exceed 60% of Atlanta's median income.
- Ten single-family home sites are reserved for families whose incomes do not exceed 80% of Atlanta's median income.
- A 4,000 – 5,000 square foot clubhouse designed to allow access to both single family and multifamily residents that includes:
 - A Fitness Center
 - A Media Center
 - A leasing area from separate from the resident amenities areas
 - A Leasing resource / work room
 - A Business Center



A beautiful mixed-use, mixed-income community is taking shape at Westchase. (May, 2005)

The Sustainable Housing Council: Member Profiles

While county officials can and must take leadership to assure that citizens have access to an affordable array of quality housing options, they are destined to fail if they try to do so alone. The building and development industry, faith-based leaders, financiers, realtors, housing advocates and community groups all play a vital role in closing the gap between citizens and quality housing. Therefore, to assure that as many aspects of the housing challenge are understood and addressed, President Kyle formed a Sustainable Housing Council, comprised of key housing stakeholders.

Sustainable Housing Council members use their expertise and experience to provide recommendations to the President in implementing an effective, broad-based initiative that brings housing and homeownership opportunities to more Americans.

■ Fannie Mae Foundation

Fannie Mae Foundation



Stacey Davis Stewart,
President and CEO

What We Do

The Foundation strives to:

1) Transform the housing industry, enhancing its capacity to increase the supply of homes that low and moderate income families can afford.

2) Elevate housing affordability issues, providing the knowledge and information necessary to heighten public understanding and inform public debate.

3) Improve the quality of life for the residents in our home town, Washington, D.C.

What We Believe

The need for homes that low and moderate income families can afford is great and continues to grow. Demand far exceeds supply. The Foundation and its partners aim to close this gap. But this goal cannot be achieved without fundamental change throughout the affordable housing industry. And it cannot be achieved without fundamental change in public attitudes towards affordable homes.

Accordingly, the Foundation, in concert with the National Association of Counties and its other partners, is bringing a laser-like focus to the twin tasks of transforming

the housing industry and building a public consensus that supports the production of affordable homes.

Our Partners

In July 2004, the Foundation initiated a partnership with the National Association of Counties (NACo). One of the principal goals of this collaboration is to promote a greater understanding among county policy-makers of the leadership challenges involved in increasing the supply of affordable homes.

NACo is one of several national organizations with which the Foundation partners to illuminate home affordability issues and provide the information necessary for enlightened public debate.

The Foundation is proud to call NACo a partner, and we look forward to nurturing and strengthening this partnership.

■ National Association of Home Builders (NAHB)



NAHB

NAHB'S Commitment to Affordable Housing

The National Association of Home Builders (NAHB) is part of an industry that provides that one element – the home – that is central to American family life. Everything NAHB does revolves around the effort to meet this nation's housing demand with quality homes affordable to families across the economic spectrum.

Currently, the US homeownership rate is 69 percent, an all time high.

But the picture is not perfect. Millions of the nation's working families simply cannot afford to live in the communities in which they work. That's why NAHB has made workforce housing a high priority.

Workforce housing is housing that is affordable for our teachers, police officers, firefighters and other

public servants, as well as millions of Americans in the service and retail industries. These are the people who teach our children, keep our streets safe, and provide the services we depend on.

A community suffers when the people who provide its essential services leave at the end of the workday. They are important part of the social fabric, and if they do not live in the community where they work, that city has lost their voices and their contributions as citizens.

The more than 215,000 members of the National Association of Home Builders (NAHB) are committed to removing barriers to homeownership for working families. NAHB is proud to partner with the National Association of Counties and other groups that have made housing affordability a priority.



Bobby Rayburn,
2004 NAHB President

Removing Barriers to Affordable Housing

NAHB is firmly committed to removing barriers to affordable housing. NAHB and its more than 800 state and local affiliates have been active at the federal, state and local level, working with law makers to identify policies and bureaucratic hurdles that make it difficult to build affordable housing or that add to the cost of such housing.

NAHB's local affiliates have been working with local elected officials and planning agencies to

revise zoning and development regulations that discourage innovative land use practices such as mixed-use developments, cluster developments and higher-density housing near mass transit facilities.

NAHB has been a strong advocate of the proposed home ownership tax credit (HOTC). The organization and its state and local affiliates have also been strong supporters of HUD programs designed to increase production of affordable housing, including use of Section 8 vouchers for the purchase of affordable homes.

■ Freddie Mac

Freddie Mac, the nation's 2nd largest purchaser of home mortgages is committed to working closely with our state and local partners to increase homeownership, particularly among minorities and create affordable housing opportunities for low-income Americans. Since Congress chartered us more than 30 years ago Freddie Mac has financed the homes of more than 41 million American families and helped make home possible for more than 2 million renters.

See Freddie Mac on page 9 ▶



Richard F. Syron,
Chairman and CEO

"Expanding the supply of homes that low and moderate income families can afford is not just an ethical imperative--it's a fiscal imperative. An affordable homes strategy is an economic revitalization strategy. NACo understands this."

– Stacey D. Stewart
Fannie Mae Foundation
President and CEO



We make home possible™

Partners promote housing for first responders and working Americans.

► Freddie Mac from page 8

From our partnership with the City of Boston to deliver *Creditsmart®* and *Creditsmart Español* to financial literacy programs to low income and minority borrowers, Freddie Mac is working with local governments to ensure that America's families can have a home of their own.

Future Housing Issues for Freddie Mac

• **Providing Capital for Tomorrow's Homebuyers** – The capital Freddie Mac provides the housing finance system lowers mortgage rates by half a percentage point. That in turn takes \$12,000 off a typical \$100,000 loan, and lets nearly a million more American families own homes than otherwise would be able to.

• **Increasing homeownership rates for minority and low income homebuyers** – The nation's homeownership rate has reached a record high, with more families of all racial and ethnic backgrounds owning homes than ever before. Yet with all this progress, still less than half of America's minority households have achieved the dream of homeownership.

The *Catch the Dream* initiative represents a team effort with mortgage lenders, nonprofit housing and community organizations, and other industry leaders to make the dream of homeownership a reality for 5.5 million more minority households for the decade. Freddie Mac is committed to providing more than \$400 billion in mortgage financing to meet these needs, an increase of \$160 billion.

• **Helping Children, Families and Neighborhoods** – The American dream means more than just the home you live in. Through our extensive corporate philanthropy program—anchored by the Freddie Mac Foundation—we support many charitable organizations that brighten the future for children, youth and families at risk.

Homeownership and Sustainable Communities

Homeownership is absolutely one of the most critical components to the overall health, vitality, growth and success of a community. And it is the most widespread means for American families to build lasting wealth. Over the past 35 years, Freddie Mac has:

- Helped increase the homeownership rate in America to record levels by purchasing more than 41 million mortgages.
- Lowered mortgage rates, which reduces homeowners' interest payments and apartment rents,

- Helped make home mortgage credit readily available and eliminated regional disparities.

- Helped expand the variety of mortgage loan products available.

- Used technology to help cut down the time and cost of getting a mortgage loan, and

- Attracted investors from here and abroad to support America's mortgage lending needs.

Consumers' lives and the communities they live in are better because we've helped them become homeowners and renters of affordable, quality housing. Thanks to our contributions, homeownership in America has reached 68% today, and we're continuously working to increase that number. The goal is simple: to open more doors for more people than ever before.

Another major issue we see is the availability of affordable housing for middle income working families. Police officers, firefighters, teachers, nurses and returning veterans find it increasingly difficult to afford a home in the very communities in which they work. A lot of them are looking to Freddie Mac, and we are responding to the challenge by:

- Developing new mortgage products and credit policies that reflect the unique characteristics of today's families.

- Working to help families stay in their homes and build wealth by combating predatory lending.

- Increasing the supply of affordable housing including rehabilitation of multifamily housing.

■ Bank of America



Bank of America and Community Development

As a leader in community development—with a ten-year goal to lend and invest \$750 billion for community development in markets across the country—Bank of America is thoroughly familiar with the challenges of maintaining the affordability of safe, clean, and convenient housing for our nation's low and moderate income families. The bank knows that homeownership is a basic building block for family wealth and financial self-sufficiency. We believe that when families purchase housing at a reasonable percentage of their income, they are better able to meet other necessary



Gwen Thomas,
Consumer Real Estate Neighborhood
Lending Sales Executive

costs, like health care, and have more money to spend in the local economy. For this reason, the bank shares with counties, municipalities, and other local governments a keen interest in sustainable communities that build foundations for the future.

The bank offers a large number of traditional and special lending and investment products for affordable housing development. Last year, Bank of America provided nearly \$4 billion in predevelopment, construction, term finance, and equity for affordable, multifamily and single-family housing serving families below area median income, and for single-family housing in low-income geographies.

Through its public finance capabilities, the bank is a leading provider of financing, including bond underwriting and private placement, to counties and local governments

for housing-related projects. In addition, the bank has developed special products and expertise in financing rehabilitation for public housing authorities.

Future Outlook

Bank of America takes a business-based approach in assessing the viability of community development projects. From the bank's standpoint, reducing risk and creating stability are essential for all development projects. We look to public sector agencies to mitigate some of the risks associated with projects. Unfortunately, one of the greatest challenges we are facing to the future development of quality affordable

housing is receding support at the federal and state government levels.

Our future work plans involve working more closely with the public sector. Bank of America plans to support pre-existing public sector development programs by helping them maintain and expand their commitment to the crucial work of supplying affordable housing to revitalize and stabilize the nation's communities.

■ National Association of Realtors (NAR)



NATIONAL ASSOCIATION
OF REALTORS®

The Voice for Real Estate®



Caption: Al Mansell,
NAR 2005 President

NAR's Work With County Governments

The National Association of Realtors® is a committed partner to NACo's Sustainable Housing initiative. Our Housing Opportunity Program is designed to interface with

counties and local government efforts to increase the supply housing and to maintain and renovate existing affordable housing stocks.

Realtor Working Solutions:

REALTORS across the country are taking action to ensure more Americans have access to affordable housing. REALTOR Working Solutions, accessible at the HOP site (www.realtor.org/housingopportunity), highlights the many successful affordable housing opportunity programs, provides tools,

and shares a wealth of resources that REALTORS and others can use to help promote housing opportunities in their communities. Each Working Solution offers a brief description of its purpose, as well as any partnerships, as well as many unique activities and approaches employed to ensure the program's financial support, promotion and effectiveness. In addition, each program listed offers contact information including emails and web addresses, to assist you in learning more about how to create affordable housing opportunities.

Ambassador for Cities:

REALTORS® are truly the ambassadors for cities and towns around the country. They are often the first point of contact for new residents and potential homeowners. Not only do REALTORS® help people find a place to live, they also understand homebuyers and sellers – and their communities – better than anyone.

See NAR on page 10 ►



Universities and affiliates provide education and assistance.

► **NAR** from page 9

Because of the unique role REALTORS play in their communities, the National Association of REALTORS and the U.S. Conference of Mayors launched the "REALTOR Ambassador for Cities" initiative in early 2003. The goal of this partnership is to bring together local mayors and REALTORS to work together to increase the number of affordable housing units in the rental and ownership segments of the market in a specific community.

To reach this goal, each Ambassador event will either highlight successful affordable housing programs or will bring mayors and REALTORS together to create a new initiative.

• The Housing Opportunity Program also has partnerships with the following groups:

- National Association of Counties
- Habitat for Humanity
- National Association of Housing and Redevelopment Officials
- Neighborhood Reinvestment Corporation

■ **Metropolitan Institute**



Robert E. Lang,
MI Director

The Metropolitan Institute at Virginia Tech (MI) conducts basic and applied research on national and international development patterns, focusing on key forces shaping metropolitan growth such as demographics, environment, technology, design, transportation, and governance. It seeks to expand knowledge in urban and metropolitan affairs in order to improve policy and

practice, and educate the general public on important issues facing communities. MI shares knowledge through events, presentations, publications, a website (www.mi.vt.edu) and media outreach.

MI explored housing issues in an often overlooked part of the US--its Micropolitan areas. Micropolitan areas, as opposed to Metropolitan areas, are a newly defined term defined by the US Census and are comprised mostly of counties that fall between metropolitan and rural parts of a state.

Populations range from 10,000 to 50,000 and together they make up about one-tenth of the nation's total population and 11 percent of the nation's housing stock. Interestingly, many Micropolitan areas in the Great Plains states contain the most affordable housing, while Micropolitan areas in the West contain some of the least affordable (these areas, such as Jackson, WY, tend to have resort economies).

Interestingly, we found that most Micropolitan areas retained their affordability for now, but almost all of them are in the path of metropolitan

sprawl and are in the greatest danger of skyrocketing housing prices.

MI identifies many housing trends at the early stages of their development. We focus on studying housing issues and educating our partners, such as NACo, about the steps they can take prevent housing prices from skyrocketing in their communities.

■ **NACCED**



Who is NACCED?

The National Association for County Community and Economic Development (NACCED) is a non-profit national organization composed of county government agencies that administer community development, economic development, and affordable housing programs. NACCED was created as an affiliate of the National Association of Counties (NACo) in 1978 to assist in developing the technical capacity of county agencies in administering these



Tony E. Crapp, Sr.,
NACCED President

programs. NACCED also serves as a voice within NACo to articulate the needs, concerns, and interests of these agencies.

NACCED Partnership with NACo

NACCED, together with NACo and other national organizations of local elected officials are engaged in the fight to save the \$4.7 billion federal Community Development Block Grant (CDBG) program. One hundred and sixty-four urban counties receive formula grants of CDBG funds each year and hundreds of other smaller counties receive funding through their states. Fully one-fourth of CDBG's annual funding goes to support affordable housing for low- and moderate-income families.

NACCED and NACo must remain resolute in protecting funding for core affordable housing programs such as CDBG, HOME and Section 8 rent subsidies. In addition, key tax code incentives such as tax-exempt single- and multi-family housing bonds and Low-Income Housing Tax Credits are also at risk in an atmosphere of continued tax cuts and a squeeze on federal domestic spending. NACCED and NACo must orchestrate huge grass roots effort to protect these resources. It's working thus far with respect to CDBG.

■ **National Association of Police Organizations (NAPO)**

Overview of NAPO

The National Association of Police Organizations (NAPO) is a coalition of police unions and associations from across the United States that serves to advance the interests of America's law enforcement through legislative and legal advocacy, political action and education. Founded in 1978,

NAPO now represents more than 2,000 police unions and associations, 236,000 sworn law enforcement officers, 11,000 retired officers and more than 100,000 citizens who share a common dedication to fair and effective crime control and law enforcement.

NAPO's Housing Work and Collaboration with NACo

The most important housing issues for NAPO are for law enforcement officers to have the freedom to live where they choose and have access to affordable housing. The ability for officers to obtain safe, affordable housing is a primary concern for both NAPO's membership and NACo's communities. NAPO's work toward getting affordable housing to law enforcement has focused on increasing awareness of the assistance programs available, such as Bank of America's Neighborhood Champions Program.

Major Challenges

As housing prices skyrocket, the freedom for law enforcement to live where they choose and gain access to affordable housing is disappearing.



William J. Johnson,
NAPO Executive Director

"Bank of America's Neighborhood Champions Program will help officers overcome the high costs of home ownership and enable them to live in the communities that they serve."

NAPO and its partners on housing issues provide assistance to local governments in order to help them attract skilled, experienced police officers.

■ **Manufactured Housing Institute (MHI)**



Chris Stinebert,
MHI President

MHI's View on Affordable Housing Issues and the Role of NACo's Presidential Housing Initiative

Consumers' access to affordable housing continues to be under pressure. Too often are people, even those making modest incomes, unable to afford decent housing in the area that they choose. This forces them to live far from their work and family, and presents a burden on infrastructure and communities not equipped to deal with population spikes. Smart growth begins with affordable housing. In a continued climate where public funding for housing remains flat or is in decline, we must maximize every dollar allocated. Manufactured housing, because of the process in which it is built, lends itself to considerable

See MHI on page 11 ►

– **William J. Johnson,**
NAPO Executive Director

Proactive leadership is the key to solving housing challenges.

► MHI from page 10

“Regardless of how you define affordability, it is clear it is a complex issue, you can say with certainty that affordability doesn’t mean cheap. An affordable home is one that offers the greatest overall value and performance within a homebuyer’s budget.”

– Chris Stinebert
MHI President

cost benefits on the construction end, as well as a shortened time to completion. The secondary markets must also affirm their commitment to affordable housing, and purchase loans for manufactured housing through reasonable and sound guidelines.

■ Lake County United – Mr. Tom Lentz, Executive Director

Lake County United’s mission is to build relationships across Lake County, Illinois; to identify community concerns and needs, and to work together as a united power for human dignity, social justice, and the greater good. We are an organization of organizations throughout Lake County. Lake County United is committed to encouraging conversation across religious, ethnic, economic, generational and political lines; developing a shared vision; and addressing the common needs of the people of Lake County.

Housing affordability is a problem throughout Lake County, Illinois. Housing prices in many towns and villages are making it difficult for the average working person to live in lake county. The state has identified 19 Lake County communities with less than 10% of their housing stock affordable to people earning 80-120% of the area median income. This means that teachers, police, and medical workers that work in these communities can not afford to live in them. In order to resolve Lake County’s housing problems, Lake County United has developed the *Housing Action Team*.

■ Lake County United Housing Action Team

Accomplishments:

- Won a 66% increase in the Lake County’s affordable housing budget.
- Improved communication with and relocation assistance for Park Butterfield Apartment residents in Mundelein.

- Surveyed over 600 Lake County residents, demonstrating broad support for more affordable housing.
- Won inclusion of 15% affordable housing in Libertyville’s School Street Redevelopment Project.
- Organized new support among area legislators for state initiatives, such as the Affordable Housing Planning and Appeals Act, Source of Income Act, and Rental Support Program.

Current Focus:

- Continuing efforts to ensure that at least 20% of the Park Butterfield Apartments are affordable.
- Developing a proposal to ensure affordable housing set-aside in all new Libertyville, IL housing developments.
- Continuing pressure on local state legislators to support key housing measures in Springfield, IL.

■ The Honorable Robert S. Weiner New Castle County, DE Councilman



The Honorable Robert S. Weiner,
New Castle County Councilman

■ Chair, NACo Sustainability Leadership Team

As a national leader in housing and sustainable development, Councilman Weiner initiated New Castle County, Delaware’s Claymont Re-



Councilman Weiner and New Castle County President Paul Clark (facing camera) point out some of the areas to be redeveloped in Claymont to NACo’s Martin Harris, Julie Ufner, and Joe Dunn.

naissance economic redevelopment initiative to revitalize the blighted sections of that historic community. Using his skills, contacts and knowledge as a land use and growth management expert, he raised the funds to finance the project and organized regular monthly publicly advertised meetings of public and private stakeholder groups and individuals for the purpose of developing a consensus idealized build out plan. The result was a community-endorsed design for a “new urban” mixed-use pedestrian-oriented village along Philadelphia Pike in Claymont.

Local business, civic and historic groups supported by federal, state and county officials have worked with Councilman Weiner to attract new business investment to this previously blighted area, resulting in investment of over 130 million dollars of new private investment capital in the region.

Claymont is one of a series of activities initiated by Councilman Weiner and New Castle County to integrate housing, economic growth and environmental protection into the development of a cohesive sustainable community. These efforts include comprehensive mixed-use redevelopment of the waterfront, a cutting

edge county-city unified development code, and an innovative approach to alleviate traffic congestion while supporting business development. For the Sustainable Housing Council, Councilman Weiner’s primary expertise is drawing attention to the interconnection between housing and overall community development. He is also directly responsible for broadening the CDBG effort to include the historic preservation community.

■ The Honorable Grady Prestage Fort Bend County, TX Commissioner

■ Chair, NACo Community and Economic Development Steering Committee

Now is a very critical time in the housing industry. The cost of providing workforce housing is rising faster than the requisite salaries necessary to afford workforce housing. In certain markets in Fort Bend Country affordable housing is effectively off limits to most families.

County leaders, in cooperation with the National Association of Counties, must work to ease the

problem in these markets and prevent the remaining housing stock from becoming unaffordable. Our nation’s counties can not solve housing affordability issue by themselves, but they can play a crucial role. For starters, county leaders can insure that barriers to the provision of owner occupied housing are removed.

NACo is taking a progressive approach to housing issues by working with the building industry and other stakeholders to influence federal legislation and policy, educate local officials, and develop new programs. President Angelo Kyle is taking bold steps to alleviate housing affordability issues. I commend him for his success so far, but there is still much to do. As a NACo member, I plan to take steps to institutionalized President Kyle’s programs and continue his work long after he has left the presidency.



The Honorable Grady Prestage,
Fort Bend County Commissioner

■ US Department of Housing and Urban Development (HUD)



Among HUD’s highest priorities is an effort to help communities across America to identify and overcome regulatory barriers that impede the availability of affordable housing. America’s Affordable Communities Initiative was launched to stimulate a national dialogue on ways to reduce

“Councilman Weiner has worked tirelessly to obtain a commitment to invest over 130 million dollars of new private investment capital to this area.”

– Chris A Coons
New Castle County Executive

See HUD on page 12 ►

The Fight for CDBG ...

President Kyle leads the effort to restore CDBG

The major focus of the Presidential Housing Initiative has been on providing county leaders with the tools that they need to increase the availability and accessibility of quality housing for citizens across the country regardless of income level, age or ethnicity. Historically, meeting America's housing needs has been a partnership effort across all levels of government. Things changed when the Administration released its fiscal 2006 budget targeting major federal programs designed to assist local government in getting people into homes.

While multiple programs were under attack, the proposed "restructuring" of the Community Development Block Grant (CDBG) program came to embody the threat. President Kyle, joined by a diverse group of leaders representing America's cities and towns, private sector partners such as the International Council of Shopping Centers and historic preservation groups such as Preservation Action launched an aggressive effort to protect America's housing by saving CDBG.

Below are excerpts of President Angelo Kyle's March 1, 2005 statement to the House Subcommittee on Federalism in defense of CDBG.

"The Administration's FY 2006 budget proposes the total elimination of CDBG. In CDBG's place, the Administration is proposing

the creation of a smaller program within the Department of Commerce that will focus solely on economic development. We strongly oppose this substantive policy change for several reasons. First, CDBG is the nation's premier community development program with a long record of success. Second, the Department of Housing and Urban Development (HUD) and the Department of Commerce each play an important role in an intergovernmental partnership with respect to community and economic development. These roles must be preserved. Overall there is no reason to eliminate CDBG or create a new program within the Department of Commerce to administer federal community development funds.

HUD, OMB (Office of Management and Budget) and grantees celebrated CDBG's anniversary last September under the theme "Performance Counts." This was entirely appropriate because CDBG has been performing at a high level for 30 years, and it continues to produce results. In fact, according to HUD, more than 78,000 jobs were created or retained by CDBG in FY 2004. In addition, in FY 2004, 159,703 households received housing assistance from CDBG. Of this amount 11,000 became new homeowners, 19,000 rental housing units were rehabilitated and 112,000 owner occupied homes were rehabilitated.

In FY 2004, over 9 million persons were served by new or reconstructed public facilities and infrastructure, including new or improved roads, fire stations, libraries, water and sewer systems, and centers for youth, seniors and persons with disabilities from CDBG funds. In addition, more than 13 million persons received assistance from CDBG-funded public services in FY 2004, including employment training, child care, assistance to battered and abused spouses, transportation services, crime awareness, and services for seniors, the disabled, and youth.

CDBG is popular on both sides of the aisle, and the private sector recognizes its value as well. Senator George Voinovich (R-OH) said recently at the U.S. Conference of Mayors Winter Meeting that "CDBG is the finest Federal program ever to impact cities... [it] should be increased, not decreased." The President of the Mortgage Bankers Association of America, Michael Petrie, was quoted at the same



President Angelo Kyle is sworn in prior to his testimony to the House Subcommittee on Federalism in defense of CDBG. (March 1, 2005)

meeting as stating "we need to work together to preserve funding for HUD programs such as CDBG." Senator Christopher Bond, Chair of the Senate HUD Appropriation's Subcommittee, and someone who has considerable experience with CDBG as a former governor and as chair, was quoted in the February 8th edition of the *Washington Post* as saying that the proposal "makes no sense."

Since its enactment in 1974, the program has been, and continues to be, a critical affordable housing and neighborhood revitalization tool for communities. While providing essential services to citizens nationwide, CDBG also acts as an engine of economic growth. It creates jobs and retains business, and it provides communities with the tools to make needed infrastructure improvements, all with a focus on low- and moderate income persons and their neighborhoods.

A key priority of the Bush Administration is stimulating the domestic economy by creating jobs and expanding homeownership, and that is exactly what CDBG does. CDBG is good business and is the foundation of our nation's communities."

Shortly after President Kyle testified, Minnesota Senator Norman Coleman introduced an amendment designed to restore CDBG to its rightful place. While this is a positive step, CDBG is not permanently secure and the fight continues. For counties, it is a fight that we must win.

Homeownership is vital to community growth.

► HUD from page 11

these barriers. In addition, we've created a Web-based clearinghouse that local communities can use as a resource in developing their own solutions to regulatory barriers. By visiting www.regbarriers.org, communities can identify a problem and search for innovative solutions other communities have developed. All of this is designed to cultivate a spirit of partnership so that by removing regulatory barriers, we can open more doors to hard-working American families who wish to buy or rent an affordable home in the community of their choice.

A healthy housing market is critical for the overall vitality of any community. Homeownership is the quickest path to generate wealth for families and create community stakeholders who are active in charities and churches. People who own their own home are more likely to vote and get involved with local issues. Homeownership offers children a stable living environment that influences their development in measurable ways. The children of homeowners score nine percent



Liaison Representative
A. Bryant Applegate,
Senior Counsel and Director of the
Institute on Affordable Housing

higher in math and seven percent higher in reading ability. They are 25 percent more likely to graduate high school. They have a 116 percent better chance of graduating college. Crime is significantly reduced in areas with a higher percentage of homeowners. These are just some of the quantifiable consequences of our American Dream.



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