



For Immediate Release

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Contact: Ana Gamiz

Phone Number: 909-890-0644x2531
909-720-2339

Email: agamiz@hacsb.com

HOUSING AUTHORITY SEEKS INVESTMENT IN PUBLIC HOUSING
Stimulus Bill Funds Would Create Immediate Economic Activity
Especially in Energy Efficient Projects and “Green” Jobs

(San Bernardino, CA) The Housing Authority of the County of San Bernardino (HACSB), as well as other Housing Authorities through the nation, urge Congress to support \$5 billion for Public Housing Capital Funds in the upcoming second emergency stimulus bill.

Infusing monies into the HUD Capital Fund Program creates an immediate ripple effect throughout entire communities by preserving public housing infrastructure, investing in new energy upgrades in our housing developments, and creating new jobs, all stimulating the economy overall.

Given the years of substantial capital needs backlog, there is an urgent need for investing in public housing infrastructure. Currently, 2008 federal funding for public housing provides only 80% of the cost to operate the program based on HUD projections causing a financial hardship on the Housing Authority to repair and upgrade public housing units. “In an attempt to obtain higher payback and reduce operating costs, HACSB has entered into an energy performance contract and a Capital Fund Financing Program (CFFP) to ensure healthier housing environments and reduce energy costs” said Gustav Joslin, HACSB’s Director of Real Estate and Capital Improvements.

While the current shortfall in Capital Funds generally prevents substantial “green” investment, HACSB is utilizing several avenues to implement energy conservation and sustainable building practices. Through an energy performance contract, HACSB is utilizing private funding to install energy conservation measures at public housing sites. Likewise, HACSB is utilizing funding directly from Fannie Mae to address today, public housing capital improvements which are planned for the next five years, through the Capital Fund Financing Program. Through these two programs, HACSB has managed to secure funding from sources other than HUD to address nearly \$20 million in general and energy-related improvements.

With additional Capital Funds, HACSB would utilize a similar “leveraging” approach to address its’ nearly \$50 million backlog of five year capital improvement needs. If made available, that funding would allow construction work to commence throughout San Bernardino County, at over 1600 public housing units sorely in need of capital improvements. “Through the process, HACSB envisions continuing the focus on energy conservation and sustainability not only to improve the environment, but also to help grow the “green-collar” job-sector of the economy, which will be a key area for job creation, especially in the building industry in the coming years” states Susan Benner, HACSB’s Executive Director.

The monies asked of Congress is a relatively small investment given the immediate short-term impact to the economy and a long-term effect on affordable housing goals and “green” investments to protect the environment.

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The Housing Authority of the County of San Bernardino is one of the largest public housing agencies in California, providing the critical resource of housing to a clientele of which the majority are seniors, persons with disabilities and children. From providing housing and home ownership, to job training and childcare, the Housing Authority helps tens of thousands of people to elevate their lives every day. For more information on the Housing Authority of the County of San Bernardino, please visit www.hacsb.com