



Memo TO Members

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NLIHC in the News

Take Action

Urge Congress to Protect and Expand the National Housing Trust Fund

President Donald Trump's [FY18 budget proposal](#) would eliminate funding to the national Housing Trust Fund (HTF). NLIHC urges all organizations concerned about homelessness and the lack of affordable homes in the U.S. to sign onto a [letter](#) calling on Congress to protect and expand the HTF. With more resources, the HTF can play a critical role in ensuring the nation's 11.4 million extremely low income households have access to decent, affordable homes.

The HTF is the first new housing resource in a generation exclusively targeted to help build and preserve housing affordable to people with the lowest incomes, including those who are homeless. It is a block grant that gives each state the flexibility to decide how best to use HTF resources to address its most pressing housing needs. The HTF's first \$174 million were allocated to the states in 2016, which was an important start, but Congress must protect the HTF from the administration's attack and instead significantly increase its funding to address the critical affordable housing needs of the lowest income renters in every community in the U.S.

In addition to protecting the HTF from this new threat in Congressional deliberations on FY18 spending, Congress is considering reforms to the government sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, in 2017. Because the HTF is funded through a small assessment on Fannie Mae and Freddie Mac's new business each year, reforms to the GSEs would have a direct impact on the HTF. Previous bipartisan legislation reforming the GSEs included a significant increase in resources to the HTF. Congressional leaders considering reforms during this session of Congress must protect and expand the HTF to assist the 7.4 million extremely low income households who lack access to affordable homes. There may also be opportunities to expand the HTF in a comprehensive infrastructure package and in comprehensive tax reform efforts.

Sign the [letter](#) urging Congress to protect and expand the HTF and share it with your networks.

Contact your Congressional delegation directly at: <http://bit.ly/2lBR7eM>

NLIHC News

NLIHC's 2017 *Out of Reach* Report Comes Out This Week, June 8

NLIHC will release the 2017 edition of its annual report, *Out of Reach*, on June 8. *Out of Reach* documents the gap between renters' wages and the cost of rental housing in every state and jurisdiction in the country. A special webinar for NLIHC members about the report's findings will be held on June 9 at 2 pm ET. Register for the webinar at: <http://bit.ly/2q9z3wr>

The *Out of Reach* report shows what the Housing Wage is throughout the country. The Housing Wage is the hourly wage a full-time worker must earn to afford a modest rental home without spending more than 30% of his or her income on housing costs. The report compares the Housing Wage to prevailing renter wages and incomes. The report also shows how many hours an individual must work each week for 52 weeks a year at the prevailing minimum wage to afford a modest one- and two-bedroom apartment. This year, *Out of Reach 2017* will provide Housing Wages and prevailing renter wages not just nationally and by state, county and jurisdiction, but also at the ZIP code (Small-Area Fair Market Rent) level.

United for Homes

Going Viral, Bringing the UFH Campaign to New Audiences

“Going viral” is no longer just a medical term. In the digital world, going viral means spreading your content and “infecting” large numbers of people, inducing emotions and action. NLIHC provides tools to help advocates make the United for Homes (UFH) campaign go viral.

The UFH campaign calls for modest reforms to the mortgage interest deduction (MID) to ensure everyone in America has access to affordable and stable homes. Tools to help advocates spread the UFH message to the media and to educate people outside of the housing advocacy community are available on the “Resources” page on the UFH website under the “Gain Attention” section.

The Gain Attention section provides a Media Toolkit, Twitter and Facebook Images, and the UFH Logo. Users can download UFH images and include them, for example, in a tweet to a member of Congress or on a poster for a rally. Research shows that sharing images on social media generates a more compelling and stronger impression than sharing text alone.

The Media Toolkit is a resource that can be used when discussing the campaign with the media. It includes:

- An overview and talking points about the United for Homes campaign
- Frequently asked questions
- Sample Facebook posts and tweets
- A press release template
- A sample op-ed

Visit the UFH campaign website at: <http://www.unitedforhomes.org/>

Congress

Congress to Hold Hearings on the President’s FY18 HUD Budget and on the Nomination of Pam Patenaude as HUD Deputy Secretary

Congress will hold two hearings directly impacting HUD this week: one on President Donald Trump’s proposed FY18 budget for HUD and one on the nomination of Pam Patenaude to be HUD deputy secretary.

On Tuesday, June 6, the Senate Banking Committee will conduct a hearing on Mr. Trump’s nomination of Ms. Patenaude to be HUD deputy secretary. NLIHC issued a statement of support for Ms. Patenaude and urged the Senate to quickly confirm her nomination. “Ms. Patenaude is a strong leader with decades of experience cultivating bipartisan solutions to America’s affordable rental housing crisis,” stated NLIHC President and CEO Diane Yentel. “She has deep knowledge of, experience with and appreciation for the critical programs she will oversee.”

HUD Secretary Dr. Ben Carson will testify before the Senate Appropriations Transportation and HUD (THUD) Subcommittee on June 7 at 2:30 pm and again on June 8 at 10 am before the House Appropriations THUD Subcommittee on the administration’s FY18 budget. The president’s budget proposes to slash federal investments in affordable housing at HUD by 15%, or \$7.4 billion, compared to FY17. The proposed cuts would mean more than 250,000 people could lose their housing vouchers. It would also impose punitive measures that would jeopardize family stability – increasing the financial burdens they face through higher rents and ending support to help cover the cost of basic utilities, like water and heat. The proposed budget would slash funding for public housing and many other vital programs and eliminate funding for the national Housing

Trust Fund, the HOME Investment Partnerships program, and the Community Development Block Grants program. Ms. Yentel said in a statement that the president’s budget “reflects a cruel indifference to the millions of low income seniors, people with disabilities, families with children, veterans, and other vulnerable people who are struggling to keep a roof over their heads.”

Read Ms. Yentel’s statement of support for Ms. Patenaude’s nomination at: <http://bit.ly/2rZJiXy>

Read Ms. Yentel’s statement about the president’s FY18 budget request at: <http://bit.ly/2qH9X73> her Point of View on the budget request at: <http://bit.ly/2rll80V>

Read NLIHC’s detailed analysis of the president’s FY18 budget request at: <http://bit.ly/2rwM9ae>

See NLIHC’s updated budget chart of HUD programs at: <http://bit.ly/1SowzjU>

Bill Would Require Drug Testing in Public Housing and Section 8 Program

Representative David Rouzer (R-NC) introduced a bill (H.R. 2179) on May 5 that would require individuals to pass a drug test to be eligible for public housing and Section 8 rental assistance, as well as for Temporary Assistance for Needy Families and the Supplemental Nutrition Assistance Program.

The “Drug Testing for Welfare Recipients Act” would subject individuals to criminal background checks for drug-related offenses as well as substance abuse screening and would deny housing assistance to an individual who tests positive for a controlled substance.

Individuals who fail drug tests would be barred from receiving housing assistance for twelve months or until they successfully complete a treatment program for each controlled substance they tested positive for and pass a new drug screening.

A housing provider may retest residents as it deems appropriate. If a member of a household is removed due to a failed drug test, the household’s housing assistance would be prorated based on the number of family members who remain eligible for the program.

If the HUD secretary determines that a public housing agency (PHA) has substantially failed to comply with the bill, the secretary must reduce HUD’s funding to the PHA by 15%.

NLIHC opposes this bill. Learn more about the bill at: <http://bit.ly/2sjjdAg>

Fair Housing

Report Finds State Agencies Are Not Fully Implementing Protections for Survivors of Domestic Violence in LIHTC Properties

A new report has found that several state housing finance agencies have yet to fully implement the Violence Against Women Act’s (VAWA) protections for survivors of domestic violence currently residing in or applying for apartments developed with Low Income Housing Tax Credits (LIHTCs), despite being required to do so since 2013. The report provides recommendations for ways state housing finance agencies can independently act to comply with the law and protect survivors.

When Congress reauthorized VAWA in 2013, lawmakers expanded the law to cover most federal housing programs, including the LIHTC program. Even though the law explicitly required that LIHTC providers comply with VAWA, the Department of the Treasury has issued no regulations or implementation guidance for the LIHTC program.

The report was published by the Sargent Shriver National Center on Poverty Law, the National Housing Law Project, the American Civil Liberties Union, Regional Housing Legal Services, the National Network to End Domestic Violence, the National Alliance to End Sexual Violence, and Mid-Minnesota Legal Aid.

Read the report at: <http://bit.ly/2rJpTdF>

HUD

HUD Releases New CHAS Data

HUD has released its latest Comprehensive Housing Affordability Strategy (CHAS) data. The five-year (2010-2014) data are used by HUD and state and local governments to examine housing needs and make funding decisions. The data are available at the state, county, place, and census-tract level.

HUD uses the data to allocate grant funding, and state and local governments use CHAS data to draft their Five-Year Consolidated Plans and Annual Action Plans. Users can either download the raw data files or use the CHAS data query generator. The data query can be used to determine the number of low and moderate income households by income subgroup and the number of households with a housing cost burden, those spending more than 30% of their income for housing.

The latest CHAS data can be accessed at: <http://bit.ly/2rVoUXD>

Research

Suburban Rents Rising Faster than Urban Rents

A report by Zillow Research, *Rents Are Climbing Faster in Suburban than Urban Areas*, shows that for the first time in four years the median monthly cost of a suburban rental home had a greater year-over-year percent increase than the median cost of an urban rental home. Suburban rents increased 2.5% while urban rents increased 2.3%. The report suggests that the rent increase is partially due to the difficulty of accessing homeownership, which keeps demand for rentals high.

Homeownership remains out of reach for many renters, particularly low income renters in tight real estate markets. In San Francisco, a low-income renter would have had to spend 66.8% of his or her income on a mortgage in the second quarter of 2015. In addition, rental prices in urban areas are pushing renters to seek lower rents in the suburbs. Growing demand for suburbs is especially apparent in hot urban markets. In San Francisco, suburban rents climbed 2.6% while urban rents dropped .4%

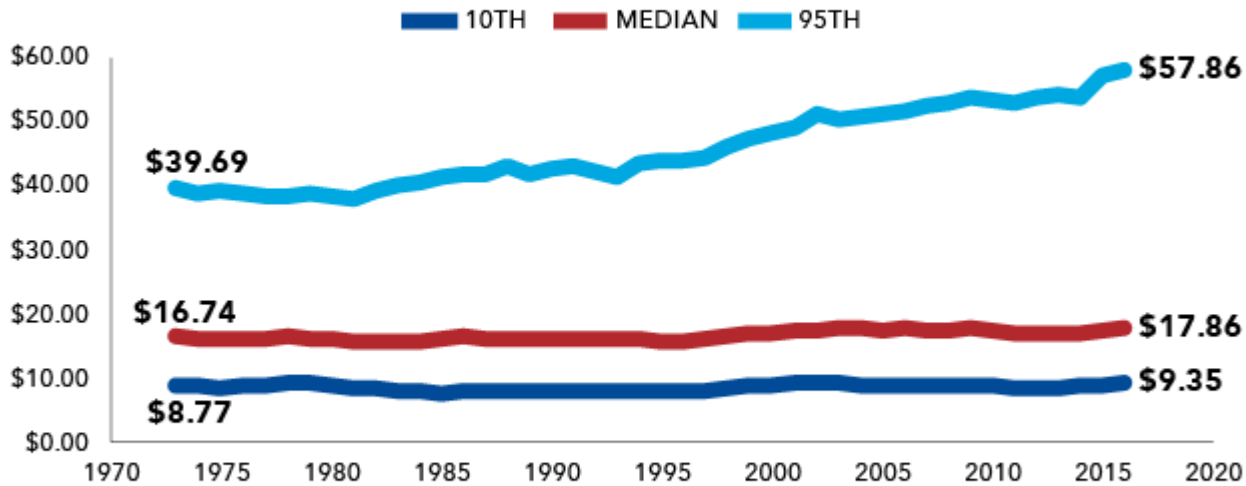
Rental demand may also be linked to the foreclosure crisis. Laws prevent many foreclosed homeowners from purchasing another home for seven years. Previous homeowners may now be renting the same type of housing – namely single-family homes - they previously owned. The share of single-family homes that are rented increased from 12.7% in 2005 to 19.2% in 2016. The greatest increases occurred in metro areas with the highest foreclosure rates. The high concentration of single-family homes in the suburbs may attract households that want more space but are unable to access homeownership. The report concludes that the trend of increased suburban rental demand will continue as long as ownership remains out of reach for many renters.

Rents Are Climbing Faster in Suburban than Urban Areas is available at: <http://bit.ly/2smLOPI>

Fact of The Week

Low and Median Wages Barely Increased Since 1973, While Those at the Top Saw Sizeable Gains

Wages by Percentile 1973-2016



Note: Wages in 2016 dollars.

Source: Economic Policy Institute's State of Working America Data Library.

Source: Economic Policy Institute's State of Working America Data Library

From the Field

Nebraska Establishes Rural Workforce Housing Investment Fund

Nebraska Governor Pete Ricketts (R) joined legislators in creating the Rural Workforce Housing Investment Fund when he signed Legislative Bill 518 (LB 518) on April 27. The \$7.3 million initial distribution of grants through the fund is a transfer from the Nebraska Affordable Housing Trust Fund (NAHTF) and as such is not an increased investment in housing. The Rural Workforce Housing Investment Fund was created as a response to growing concerns from rural Nebraska communities claiming they cannot attract a skilled, robust workforce and therefore lose out on potential economic development. LB 518 passed by a unanimous 49-0 vote in Nebraska's legislature. The bill was supported by Nebraska Housing Developers Association, an NLIHC state partner.

The new Rural Workforce Housing Investment Fund will provide grants to support new construction or rehabilitation of rental or owner-occupied housing in rural communities that can demonstrate a compelling need through a housing needs study. Grants are available only to nonprofit development organizations, and all grants must be supported by a 1:1 match from local governments or other contributors. All potential projects will be evaluated for feasibility, with recipients of funds needing to show that their projects will be ready for occupancy within 24 months of the award. The Rural Workforce Housing Investment Fund is not meant to be a source of subsidy layering for developers: the funds cannot be used in conjunction with HOME, Community Development Block Grant, Low Income Housing Tax Credit, or NAHTF grants.

The Department of Economic Development will administer the Rural Workforce Housing Investment Fund and will produce additional rules for the program. LB 518 does not specify any affordability targets or requirements, but the NAHTF requires affordability levels no higher than 120% of area median income (AMI). Advocates

will work to ensure that money transferred out of the NAHTF will maintain the same affordability requirements.

In addition to the \$7.3 million taken from the NAHTF to fund rural workforce housing, the legislature reallocated \$2.25 million from the NAHTF to the state's general fund in each year of the biennial budget. The overall reduction in NAHTF funding stands at \$11.8 million. One reason the NAHTF was targeted as a funding source was an accounting problem that until recently under-counted the amount of funding available. The error amounted to \$10.3 million more available in the NAHTF than originally thought, making it a target for legislators working toward a balanced budget.

Nebraska Housing Developers Association Executive Director Sara Tichota celebrates the new resource for rural housing development saying, "Rural workforce housing has long been an urgent problem for Nebraskans, and I am glad we are now providing a new tool that will unlock economic development in many smaller communities."

For more information about the "Rural Workforce Housing Investment Act" and efforts to protect the Nebraska Affordable Housing Trust Fund, contact Sara Tichota at sara@housingdevelopers.org.

Resource

Tool Helps Prioritize Homeless Individuals for Permanent Supportive Housing

A paper from Economic Roundtable, *Prioritizing Which Homeless People Get Housing with Predictive Algorithms*, documents the development of a new assessment tool for prioritizing homeless individuals for permanent supportive housing (PSH). The tool, known as the Silicon Valley Triage Tool (SVTT), applies a statistical predictive model to administrative data from the health, mental health, criminal justice, and social service systems in Santa Clara, CA in order to identify and rank homeless persons with the costliest utilization of public services. The tool allows the homeless service system to prioritize homeless clients with the highest public service costs for the scarce supply of PSH, in an attempt to ensure efficiency in the allocation of resources and maximize the public cost-savings of the intervention.

The developers of the SVTT note that they view "the tool as an interim means of prioritizing need in the context of social failures to provide an adequate supply of affordable housing or to provide more effective social safety net interventions that will reduce the flow of people into chronic homelessness."

Learn more about the development of the Silicon Valley Triage Tool at: <http://bit.ly/2rlb5iB>.

Event

NeighborWorks Brings Training Institute to Philadelphia, August 14-18

The next NeighborWorks Training Institute (NTI) will take place in Philadelphia the week of August 14-18. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending. In addition to taking training courses throughout the week, participants can attend a mid-week symposium, "[Creating Opportunities for Financial Inclusion and Economic Empowerment](#)" on August 16.

More information about the NTI is at: <http://bit.ly/2rgCylb>.

Register for the NTI at: <http://bit.ly/1ATs8Ia>.

Other NLIHC News

Support NLIHC While Shopping Amazon Smile!

Summer is here! As you prepare for warmer weather, vacations, and outdoor festivities, you can support NLIHC by shopping on [Amazon Smile](#).

Amazon Smile is a simple and automatic way for you to support NLIHC and our mission to ensure that the lowest income households in America have access to affordable and decent homes. When you shop through Amazon Smile, Amazon will donate a portion of the purchase price to NLIHC at no additional cost to you!

Click here to start supporting NLIHC's work while shopping: <http://amzn.to/2ew9GOn>

Thank you for your support and happy shopping!

NLIHC Welcomes Katherine Randall as Research Intern

NLIHC is pleased to welcome Katherine Randall as our research intern for the summer. Katherine earned her B.A. from Bowdoin College in 2016, and she is now a graduate student at the University of Pennsylvania pursuing a Master's degrees in City Planning and Historic Preservation. She is using her concentration in Public-Private Development to learn about affordable housing development and adaptive reuse of historic properties. She hopes to pursue a career in housing policy advocacy and formulation after graduate school. Join us in welcoming Katherine to the NLIHC team!

NLIHC Seeks Interns for Fall Semester

NLIHC is accepting applications for internship positions for the fall 2017 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues with excellent writing and interpersonal skills.

The available positions are:

- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC's weekly *Memo to Members* newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.
- **Communications/Media/Graphic Design Intern.** Prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database and tracks press hits. Also assists with sending out e-communications; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience needed. Please provide 3 design samples and/or link to online portfolio in addition to a writing sample.

Fall interns are expected to work 25 hours a week beginning in August or September and finishing up in December. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in the fall 2017 internship.

Interested students should send their materials to: Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

Where to Find Us

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- The National Law Center on Homelessness and Poverty’s “[Housing Not Handcuffs: National Forum on the Human Right to Housing](#)” in Washington, DC on June 6
- Care for the Homeless and LIU's MPA Program’s “[Bobby Watts Policy Forum on Preventing and Ending Homelessness in New York City](#)” in New York, NY on June 14
- Virginia Housing Alliance [Annual Awards Luncheon](#) in Richmond, VA on June 15
- Housing Association of Nonprofit Developers (HAND)’s [Annual Meeting and Housing Expo](#) in Washington, DC on June 20
- Detroit City Wide Convening of Tenant Councils in Detroit, MI on June 23
- A Home for Everyone’s “[Making Housing a Priority](#)” Conference in La Crosse, WI, July 19-20
- The Monarch Housing and New Jersey Housing and Community Development Network [2017 New Jersey Congressional Reception](#) in Washington DC on July 26
- The United Native American Housing Association [Summer Meeting](#) in Polson, Montana the week of August 21
- The [Hudson Valley Pattern for Progress Event](#) in Newburgh, NY on September 14
- The Housing Washington 2017 “[24th Annual Affordable Housing Conference](#)” in Spokane, WA, October 2-4

NLIHC in the News

NLIHC in the News for the Week of May 28

The following are some of the news stories that NLIHC contributed to during the week of May 28:

- “HUD Secretary Ben Carson Clarifies Remarks About Poverty,” *NPR – All Things Considered*, June 1 at: <http://n.pr/2rKu9Kd>
- “Housing chief steps up public profile in coming weeks,” *Chron.com*, June 1 at: <http://bit.ly/2rshyIC>
- “HUD's Carson Expected to Ramp Up Public Profile,” *The New York Times*, May 31 at: <http://nyti.ms/2riWMwg>
- “Rising rents show need for more housing,” *Press-Enterprise*, May 31 at: <http://bit.ly/2swuooe>

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Khara Norris, Director of Administration, x242
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