



Memo TO Members

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Our Homes, Our Voices Week of Action

Events Planned Across the Country for National Housing Week of Action

NLIHC, together with state, local, and national partners, has expanded the [Our Homes, Our Voices](#) campaign this summer to include a week of activities across the country calling for increased federal investments in affordable housing and community development. The week of action, from July 22- July 29, will include coordinated activities in more than 20 cities.

There is a dire shortage of homes low income families and individuals can afford in every community in America. Far too many households – including seniors, people with disabilities, veterans, low-wage workers, and families with children – struggle to keep a roof over their heads. Federal investments in affordable housing to assist these households fall far short of the need. Three out of four families who qualify for federal housing assistance are turned away due to lack of funding. As a result, millions of families are forced to spend so much on rent that they lack sufficient resources for food, healthcare, and other basic necessities. And half a million individuals, including children, are homeless on any given night.

[Our Homes, Our Voices](#) national week of action will call for increased investments in affordable housing and community development and a rejection of the devastating funding cuts proposed in President Trump’s FY18 budget request and imposed by unrealistic Budget Control Act spending caps. Advocates are planning activities across the country to engage members of Congress, local elected officials, and the public to increase their awareness of the critical need for more affordable housing and community development resources and to demand action. There are currently events planned in 19 locations, and more are being added in the coming days. Activities range from rallies, press events, and meetings with congressional delegations to letter writing and call-in campaigns. Advocates in Des Moines, IA, for example, will host a bus tour of federally funded housing developments, and groups in Austin, TX have planned a press conference on the steps of City Hall to kick off their week of action. To learn about the events happening in your community, visit www.ourhomes-ourvoices.org/local-events.

It’s not too late to join Our Homes, Our Voices. NLIHC is [developing new tools and visuals](#) to assist your efforts. We look forward to helping you plan your event. Email ourhomes@nlihc.org with any questions or to get involved.

Take Action

Rally to Save Supportive Housing for the Elderly, June 27

Hundreds of advocates will participate in a “Save HUD 202 Rally” on June 27. The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. The rally will take place at the Upper Senate Park on Capitol Hill in Washington, DC. Invited speakers include members of Congress, senior residents, and providers of services for older adults. The rally is being organized by LeadingAge.

The goal of the rally is to send a strong message to lawmakers that homes provided by HUD’s Section 202 program must be preserved, fully funded, and expanded to meet the affordable housing needs of older adults.

Rally details:

Date: Tuesday, June 27

Time: 1-2 pm ET

Location: United States Capitol Grounds- Area 2
Upper Senate Park, U.S. Capitol Grounds

At Delaware Ave. NE and Constitution Ave. NE
Washington, DC

Learn more about the rally at: <http://bit.ly/2txWrFo>

Join More than 1,000 Organizations in Protecting and Expanding the National Housing Trust Fund

More than 1,000 national, state, and local organizations have signed onto NLIHC's letter urging Congress to protect and expand the national Housing Trust Fund (HTF), which President Trump proposed to eliminate in his [FY18 budget](#). While a copy of the letter has been delivered to all members of Congress, there is still time for organizations concerned about homelessness and the lack of affordable homes [to sign onto the national HTF letter](#) before an updated version is sent to Capitol Hill later in the budget process.

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. 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.

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

The letter with the current list of signatories is at: <http://bit.ly/2rSLcWF>.

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

Urge Members of Congress to Fully Fund Rural Housing Investments

NLIHC urges advocates to [contact](#) their members of Congress to oppose the Trump administration's proposed cuts to rural housing for FY18 and to fully fund rural housing investments. The president's budget proposes significant reductions to the U.S. Department of Agriculture (USDA) rural housing budget, including a \$60 million cut to Section 521 Rural Rental Assistance, the elimination of the Multifamily Preservation and Revitalization program, and the elimination of key homeownership programs, including Section 502 Direct Homeownership Loans and Section 523 Mutual Self-Help Housing.

During a hearing held by the Senate Appropriations Subcommittee on Agriculture, Rural Development, Food and Drug Administration, and Related Agencies on June 13, senators from both parties voiced concerns about the administration's FY18 budget request for the USDA and its proposal to eliminate the under secretary for rural development position. Subcommittee Ranking Member Jeff Merkley (D-OR) stated that "the budget comes across less as a 'Make American Agriculture Great' budget, and more as a 'Rural America and Farmers Last' budget."

NLIHC and nearly 600 organizations from across the country have signed onto a letter circulated by the National Rural Housing Coalition (NRHC) opposing the proposed cuts. The letter criticized the administration's response to the problems facing rural America as what "can only be described as a wholesale retreat."

NLIHC encourages advocates to call their members of Congress to urge them to oppose the president's proposed budget and USDA reorganization plan and to fully fund rural housing programs.

Contact your Congressional delegation directly at: <http://bit.ly/2rr1AkV>.

Read NRHC's press release about rural advocates' letter to Congress at: <http://prn.to/2tmTGWB>.

Review NLIHC’s analysis of the Trump administration’s proposed budget, including funding for USDA Rural Housing programs, at: <http://nlihc.org/sites/default/files/Trump-Budget.pdf>.

Read USDA Secretary Sonny Perdue’s full testimony at: <http://bit.ly/2rgSiUI>.

Watch a recording of the hearing at: <http://bit.ly/2rIW5wN>.

United for Homes

Paul Ryan Delivers Speech on Vision for Tax Reform

House Speaker Paul Ryan (R-WI) delivered a speech on his vision for tax reform at the 2017 National Association of Manufacturers (NAM) Summit on June 20. His remarks touched on the potential legislation’s scope, timing, and design. During his speech, Mr. Ryan mentioned his desire to maintain the mortgage interest deduction (MID). Preserving the MID in its current form would miss an opportunity for modest reforms that would target scarce federal housing resources to those who need it most.

Mr. Ryan indicated that he hopes to see a comprehensive tax reform bill passed by the end of 2017. “Our goal is to get it done by the end of the year,” Mr. Ryan said. “We think it is very much doable.” Such legislation, he said, would eliminate many deductions, exemptions, exclusions, and credits, and use savings from reforms to cut rates for businesses and individuals.

Mr. Ryan stated that he would like the proposed tax cuts to be permanent. “Temporary reforms will only have a negligible impact on employment and economic growth,” he said. Under Senate rules, permanent tax cuts could not be passed through the reconciliation process that requires only a majority vote and would require the bipartisan support necessary to garner the 60 votes needed to overcome a filibuster.

The United for Homes campaign, led by NLIHC, calls on the president and Congress to embrace smart reforms to the MID. These include reducing the amount of a mortgage eligible for a tax break from \$1 million to \$500,000—impacting fewer than 6% of mortgages held nationally—and converting the deduction into a credit, which would create a new tax break for 15 million low and moderate income homeowners who currently do not benefit from the MID. These changes would result in \$241 billion in savings over 10 years to be reinvested into critical rental housing solutions, like the national Housing Trust Fund and rental assistance, for families with the greatest needs.

Representative Keith Ellison’s (D-MN) “Common Sense Housing Investment Act” (H.R. 1662), reintroduced in the 115th Congress, calls for the United for Homes proposal to be made into law.

Learn more about the United for Homes campaign at: <http://www.unitedforhomes.org/>

Learn how you can take action in support of the United for Homes campaign at: <http://bit.ly/2rZ52Um>

Read Mr. Ryan’s complete remarks at: <http://bit.ly/2tpzIAO>

Congress

Senate Republicans Release ACA Repeal Bill

Senate Republicans released their version of the American Health Care Act, a bill to repeal and replace the Affordable Care Act, on June 22. The Senate is expected to vote as early as this week on their legislation, which would cause millions of people to lose health insurance and slash Medicaid funding for supportive housing services that benefit people experiencing homelessness.

The Senate bill, like the version passed by the House, would roll back Medicaid expansion, change the structure of the program, converting it into a block grant, and dramatically cut its funding. The bill also allows states to impose work requirements, higher premiums, and emergency room co-payments within Medicaid. These changes would be devastating for low income households, especially homeless individuals receiving supportive services through Medicaid.

Last week, housing advocates participated in a national call-in day hosted by the National Alliance to End Homelessness. It is critical that housing advocates continue call their Senators and tell them to oppose any healthcare bill that slashes Medicaid.

To contact your senators, call the congressional switchboard toll free at 202-224-3121.

Look up your federal elected officials on NLIHC website: <http://bit.ly/2s3UwGJ>

Banking Committee to Hold Hearing on Housing Finance Reform

The Senate Committee on Banking will hold a hearing on June 29 to discuss principles of housing finance reform. Committee members will hear testimony from three witnesses:

- David H. Stevens, Mortgage Bankers Association
- Edward J. DeMarco, Housing Policy Council of the Financial Services Roundtable; and
- Michael D. Calhoun, Center for Responsible Lending.

The government sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, were established by Congress to provide residential mortgage liquidity through a secondary market. They also provide annual funding to the national Housing Trust Fund (HTF) through a small assessment on the GSEs' annual book of business. The housing collapse in 2008 and the resulting financial problems at both enterprises led to calls to replace the GSEs with a new housing finance and securitization system. Bi-partisan legislative proposals for housing finance reform in 2014 called for increased contributions to the HTF.

Fannie Mae and Freddie Mac play important roles in both the single-family and the affordable multifamily markets. These functions, as well as increased contributions to the HTF, need to be part of any future housing finance system.

The hearing will be held at 10 am ET, Dirksen Senate Office Building, Room 538.

Learn more about the future of housing finance at: <http://bit.ly/2syHxjr>.

Learn more about the national Housing Trust Fund at: <http://nlihc.org/issues/nhtf>.

Learn more about the hearing at: <http://bit.ly/2t2GBW6>.

Budget and Appropriations

House Committee May Vote on Budget Resolution this Week

Republican leaders of the House Budget Committee hope to vote on a FY18 budget resolution this week, even as House GOP members continue to disagree on overall fiscal policy. The Republican proposal would cut nondefense discretionary spending to \$511 billion, \$5 billion below the current spending limit for FY18. Such cuts could reduce critical funding for federal affordable housing and homelessness programs.

The proposal would increase the cap for defense spending to \$621.5 billion—\$72.5 billion above the FY18 limit—and would require at least \$150 billion in cuts to mandatory spending over 10 years. The resolution will also likely pave the way for Republican-led tax reform efforts.

The current spending limits were put in place by the Budget Control Act of 2011 (BCA). The Committee’s plan to raise defense spending beyond the BCA’s statutory limit would require Congress to reach a bipartisan budget agreement to lift the caps and avoid automatic spending cuts, as lawmakers have done in the past. In 2015, Congress reached an agreement to increase the spending caps for FY16 and FY17.

Many lawmakers on both sides of the aisle have stated that the current spending caps are unworkable and could set up the FY18 appropriations process for failure.

Representative Kay Granger (R-TX), a senior member on the House Appropriations Committee, agreed that a budget deal is needed because the current spending caps are too low. “We need to get rid of sequestration,” she said, referring to the mandatory defense and nondefense spending cuts required under the BCA. It remains unclear, however, if and when lawmakers will begin negotiating a deal to lift the caps or end sequestration.

Representative Jordan Introduces Bill to Consolidate and Gut Federal Housing Programs

Representative Jim Jordan (R-OH), a cofounder of the conservative House Freedom Caucus, introduced a bill that would consolidate nearly all federal affordable housing programs into state block grants and dramatically reduce their funding over the next ten years. The “Welfare Reform and Upward Mobility Act” (H.R. 5360) would prohibit Congress from funding means-tested housing programs beginning in 2017.

H.R. 2832 would consolidate the following programs:

- Housing Choice Voucher program,
- Public Housing,
- Section 8 Project-Based Rental Assistance program,
- HOME Investment Partnerships program (HOME),
- McKinney-Vento Homeless Assistance Grants,
- Section 202 Housing for the Elderly program,
- Section 811 Housing for People with Disabilities program,
- Native American Housing Block Grant program,
- Section 101 Rent Supplement Program,
- Section 236 Rental Assistance Payments program,
- Rural Housing Insurance Fund, and
- Rural Housing Service assistance programs.

Instead of funding these programs individually, Congress would appropriate funds for block grants to states in an amount that “bears the same relationship” to the amount that a state received for means-tested housing programs for the most recent fiscal year. Each year over the next ten years, Congress would reduce funding for housing block grants until the spending is cut in half by 2028.

States would have to match 20% of their federal grants with non-federal funds. States would “have full flexibility to use the amounts of grants to finance a housing provider, service, or program,” and would be allowed to establish a portable voucher system that allows parents with low incomes to use a portion of their voucher’s value to attend a private prekindergarten education program.

States would have to conduct a “comprehensive self-assessment of the effectiveness and progress” of covered housing programs. The U.S. Comptroller General would also have to conduct a study and report its findings to

Congress on different approaches and best practices used by states in carrying out their affordable housing programs in accordance with the bill.

The bill would also impose new work requirements on the Supplemental Nutrition Assistance program (food stamps) and the Temporary Assistance for Needy Families (TANF) program.

The bill currently has four cosponsors – Representatives Dave Brat (R-VA), Bruce Westerman (R-AR), Mark Meadows (R-NC), and Michael Burgess (R-TX) - and was referred to the House Committees on Ways and Means, Agriculture, Energy and Commerce, Financial Services, and Budget.

Learn more about the bill at: <http://bit.ly/2s911Ly>.

HUD

Anna Maria Farias Nominated as Fair Housing and Equal Opportunity Assistant Secretary

The Trump administration nominated Anna Maria Farias to serve as HUD's assistant secretary for Fair Housing and Equal Opportunity (FHEO). Ms. Farias is the chair of the Board of Regents at Texas Woman's University. She held several roles at HUD between 2001 and 2008, including senior counsel to former HUD Secretary Mel Martinez, deputy assistant secretary for special initiatives, deputy assistant secretary for grant programs overseeing the Community Development Block Grant program, and director for the Center for Faith-Based and Community Initiatives.

From 1992 to 1993, Ms. Farias was a member of the Wage Appeals Board and the Board of Service Contract Appeals at the Department of Labor. Earlier in her career she worked under Secretary of Education William J Bennett from 1985 to 1988. From 1980-1985, Ms. Farias was an attorney at the Office of General Counsel, Merit Systems Protection Board. And from 1989 to 1992, she was counsel to a member of the National Labor Relations Board.

Ms. Farias grew up in the public housing in Crystal City, Texas, and later returned to be the executive director of the public housing agency there from 1993 to 2000.

National Housing Trust Fund

HUD Publishes 2017 HTF Allocations and Allocation Plan Sample Forms

HUD published the official amounts of national Housing Trust Fund (HTF) allocations to states for FY17 in the *Federal Register* on June 23. Allocations were posted earlier on HUD's website (see *Memo*, [6/19](#)). The total amount available for 2017 is \$219,168,374, which includes \$12,665,449 of sequestered FY16 funds and \$37,298 from American Samoa, Guam, and the Commonwealth of Northern Mariana Islands that declined their small FY16 allocations.

HUD also posted the 2017 version of its *Housing Trust Fund Allocation Plan Guide*, which states may use to submit their 2017 HTF Allocation Plan. States may also use another format if all elements required by the interim HTF rule are included. The sample form covers all the required elements. HTF Allocation Plans must be submitted to the local HUD CPD Field Office and HUD Headquarters by August 16.

The HTF statute and interim rule require states to draft for public comment an annual HTF Allocation Plan that, among other features, indicates how a state will distribute its HTF dollars, explains the requirements that organizational recipients of HTF dollars must meet, and describes the criteria a state will use for selecting grant recipients. The statute requires state Allocation Plans give priority in awarding HTF dollars to projects based on six factors, which should be clearly described:

1. The extent to which rents are affordable, especially for extremely low income households (those with income less than 30% of the area median income or less than the federal poverty guideline).
2. The length of time that HTF-assisted apartments will remain affordable. (The regulations require HTF-assisted apartments to be affordable for a minimum of 30 years.)
3. The merit of a proposed project (such as projects serving people with special needs, projects that have energy-saving or non-polluting features, or projects accessible to transit or employment centers).
4. Geographic diversity, as reflected in the state's Consolidated Plan.
5. An applicant organization's ability to obligate money and carry out projects in a timely fashion.
6. The extent to which a proposed project will use non-federal funds.

Because the HTF Allocation Plan is part of the Consolidated Plan (ConPlan), states are required to submit their HTF Allocation Plan as a component of their annual Action Plan and/or long-term ConPlan using HUD's eCon Planning Suite. However, the eCon Planning Suite still does not contain all the data fields needed to accommodate the HTF Allocation Plan. The sample form and Notice CPD-17-05 (see *Memo*, [6/12](#)) note that some of the HTF Allocation Plan requirements will be completed in the eCon Planning Suite in IDIS, the management information system used by HUD's Office of Community Planning and Development (CPD). Portions of an HTF Allocation Plan not required to be submitted with the eCon Planning Suite will be submitted using a Word document or PDF file.

The sample form, which indicates which IDIS screens to complete, is designed for state staff who enter HTF Allocation Plan information into IDIS. It also has a series of questions for which a state can check a box and add text to address HTF elements not yet activated on IDIS. Unfortunately, in 2016 several states simply used the sample form as their draft HTF Allocation Plan presented to the public for comment. Because the first nine pages are devoted to instructing state staff about which IDIS screens to complete, the sample form is not conducive to public understanding of the HTF. NLIHC has expressed this problem to HUD, suggesting that for purposes of the required public comment, states should also provide a simple narrative similar to the Vermont HTF Allocation Plan.

Housing Trust Fund Allocation Plan Guide 2017 is at: <http://bit.ly/2rG967Q>

The *Federal Register* notice is at: <http://bit.ly/2rJNYxx>

NLIHC's press statement on the publication of HTF allocations is at: <http://nlihc.org/press/releases/7981>

Research

Harvard's Joint Center for Housing Studies Report Shows Lack of Affordable Rental Housing

Harvard's Joint Center for Housing Studies released its annual *State of the Nation's Housing* report on June 16. The report shows that 37% of American households — more than 43 million households - now rent, marking a 50-year high. The supply of rental housing has not kept pace with demand. As a result, the rental market has a vacancy rate of 6.9%, a 30-year low, and 11 million renters spend more than half of their incomes on housing.

Older householders fifty-five years of age and over accounted for 44% of renter household growth between 2005 and 2016; renters under the age of thirty-five accounted for another 25% of the growth. In addition to demographic changes, the unaffordability of homeownership also contributes to the demand for rental housing. The lack of sufficient supply of starter homes, the tight mortgage market overall, and high student debt are barriers for young potential homebuyers. The lack of information about mortgage options also deters households from becoming homeowners.

Most new rental development is at the luxury, high-end of the housing market; the typical asking rent for a new apartment climbed by 5.6% in 2016. High-income households earning at least \$100,000 accounted for 22% of the growth in renter households between 2005 and 2016. The number of rental units renting for at least \$2,000 per month increased by 97% between 2005 and 2015, while the stock of rental units renting for less than \$800 per month declined by 2%.

Rent price increases continue to outpace inflation, impacting renters at all income brackets. Rent burdens, however, disproportionately impact low income households and racial and ethnic minorities. More than 70% of renters with annual incomes less than \$15,000 and 25% of black households — compared with 13% of white households — spend more than half their incomes in rent.

Even if federal funding for affordable housing programs remains constant, rising housing costs mean that fewer low income households would be assisted in the future. Housing unaffordability and lack of supply remain central issues for America's housing policy.

The State of the Nation's Housing is available at: <http://bit.ly/1kKwpkW>

New Supply of Rental Housing Not Keeping Up with Demand

The National Multifamily Housing Council and the National Apartment Association released *U.S. Apartment Demand – A Forward Look*, which estimates the future national demand for rental housing through 2030. The report projects 141 million households in the U.S. by 2030, an increase of 16 million from 2016. Rental occupancy is projected to increase from 37.8% of households in 2016 to 39.5% in 2030. To meet this demand, 586,000 additional rental homes per year, including 328,000 apartments in multifamily structures, will be needed. Current construction, however, falls short of this need.

Several factors will increase the demand for rental housing. First, international immigration will exceed domestic population growth by 2023 if no changes are made to immigration policy, and immigrant households will likely enter the rental market. Second, young adults are marrying and having children later in life, delaying homeownership and increasing the number of single-person households. Third, as the large Baby Boomer generation ages, rental demand may increase because homeownership rates decline among seniors. Finally, homeownership is out of reach for many households because of tight mortgage credit standards and increasing student debt.

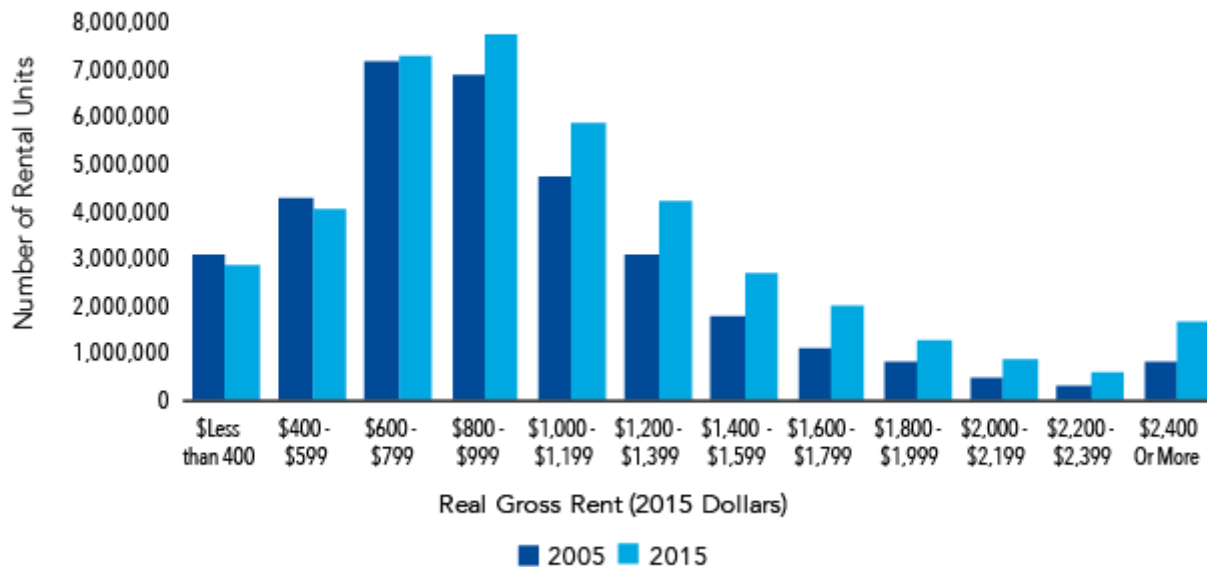
The authors estimated future demand for rental housing under three different scenarios. In the base scenario, the authors assumed current trends would continue, producing a need for 328,000 new apartments per year in multifamily buildings through 2030. In a scenario in which homeownership rates stabilize and slightly increase to match long-term averages, restrictive immigration policies decrease population growth, and household formation slows, 139,000 new apartments per year would be needed. In a scenario in which the homeownership rates decline even further and recent immigration levels are maintained, 517,000 new apartments per year would be needed.

U.S. Apartment Demand – A Forward Look can be found at: <http://bit.ly/2rAsqlO>

Fact of The Week

High-Cost Rental Units Increase, Low-Cost Rental Units Decline over Last 10 Years

Rental Housing Growth at the High-End, Loss at the Low-End



Source: Joint Center for Housing Studies of Harvard University. (2017). The State of the Nation's Housing.

Source: Joint Center for Housing Studies of Harvard University. (2017). The State of the Nation's Housing. Cambridge, MA: Author. Retrieved from <http://bit.ly/1kKwpkW>

From the Field

Delaware Advocates Make Progress on Anti-Blight Bills

Affordable housing and community development advocates from Delaware are working to gain passage of two bills designed to strengthen local governments' ability to counter blight in their communities. Housing Alliance Delaware, an NLIHC state partner, worked with leaders from the State Attorney General's office to have the bills introduced into the Delaware House of Representatives. The bills advanced out of committee on June 14 and now wait for a full vote in the House.

The two bills, HB 187 and HB 188, seek to counter blight, a growing issue in Delaware, by expanding local governments' authority to prevent absentee landlords from acquiring more abandoned properties and to collect code enforcement and hazard abatement fees from delinquent landlords of blighted properties. House Bill 187, "Prequalification of Bidders at Sheriff's Sale," would allow local governments to create a prequalification process for bidders at sheriff's sales. Local governments use tax lien sales to enforce taxes and assessments on blighted properties. Transferring these abandoned properties to new owners can bring new investments to improve the properties, but Housing Alliance Delaware notes that the new owners do not always make the needed improvements. HB 187 would allow local governments to refuse to sell to sheriff-sale bidders who own other neglected properties. Through the proposed prequalification process, local governments would be able to screen for delinquent property owners and preemptively reduce the risk that properties would continue to be vacant and poorly maintained after sale.

House Bill 188, “Application of Liens for Political Subdivisions,” would allow local governments to place a lien on a blighted property for costs incurred on code enforcement and hazard abatement. These liens would transfer the cost burden of property maintenance from the government to property owners, incentivizing owners to maintain properties that might otherwise become blighted. Together, these two bills would allow local governments to address current blight and prevent it in the future, with no additional fiscal burden to the state.

Representative J.J. Johnson introduced the bills on May 18, and on June 14 Housing Alliance Delaware leaders spoke in support of the bill following the organization’s annual Day for Housing. The bills passed out of the Housing and Community Affairs Committee on June 14 and now await a full House vote. The Congressional session ends on June 30, but advocates are hopeful the bills will be voted on prior to the end of session.

“Housing Alliance Delaware was pleased to collaborate with legislators, local governments, and non-profit housing advocates to craft this blight abatement legislative initiative. Through HB 187 and HB 188, we will empower communities to alleviate the difficult problem of blight to advance better housing opportunities and help promote vibrant communities in our state.”

For more information, contact Tina Showalter, Housing Alliance Delaware executive director, at: tshowalter@housingalliance.org

Maine Legislature Fails to Override Governor’s Veto of Senior Housing Bond

The latest attempt in a two-year effort to implement a \$15 million senior housing bond package was narrowly defeated in the Maine state legislature on June 8. The bond would leverage an additional \$22.5 million in private capital for the construction of more than 200 new housing units and the weatherization of 100 additional housing units for seniors.

The Maine State Legislature first passed a senior housing bond bill in June 2015 with overwhelming bipartisan support from both the Democratic-controlled State House of Representatives and the Republican-controlled State Senate. (See *Memo* [8/31/15](#).) After a failed veto attempt by Governor Paul LePage (R), the bond advanced to a November 2015 statewide ballot, where nearly 70% of Maine voters approved of the measure.

Notwithstanding the popularity of the measure among both voters and elected officials, Mr. LePage persisted in his opposition, telling a town hall audience in April 2016 that he would prevent the sale of the bond as long as he was governor. Ordinarily, once a housing bond clears the threshold of a statewide ballot, the state treasurer would then begin the process of selling bonds to investors.

Advocates led by the Maine Affordable Housing Coalition (MAHC), an NLIHC state partner, persevered in insisting on full implementation of the bond measure. As members of the State Legislature convened this spring, advocates supported LD 832, a bill introduced by State Senator Roger Katz (R-Kennebec) to eliminate any need for Mr. LePage’s approval to sell the bond. “I think the principle here is pretty simple: when Maine voters have approved state borrowing at the ballot box, no one - including a governor - should have the right to veto that decision,” said Mr. Katz at his testimony in support of his bill to the State Legislature’s joint-chamber Appropriations and Financial Affairs Committee.

LD 832 passed in both chambers of the legislature with the support of all Democrats and most Republicans, on a vote of 26-8 in the Senate and a vote of 85-57 in the House. As many predicted, Mr. LePage vetoed the bill, but it then returned to the state legislature for a veto-override vote. The vote to override easily cleared the Senate but failed to pass in the House. Eighty-nine state representatives voted to override the veto, with 58 voting against. The measure needed 98 votes to achieve the required two-thirds majority.

MAHC’s “Profile of Maine’s Older Population and Housing Stock” report examines both the unique housing needs of seniors in Maine and the aging housing stock across the state. (See *Memo* [10/24/16](#).) According to the

report, 52% of Maine’s renter households over age 55 are cost-burdened, meaning they pay more than 30% of their gross monthly income on rent and utilities, and 24% are severely cost-burdened, paying more than half of their income on housing. Nearly 40% of renter-occupied homes in Maine were built prior to 1950, making the homes and their residents especially vulnerable during the state’s harsh winter months. These twin issues guide the ongoing work of advocates to implement the senior housing bond initiative.

“The final State House vote was a victory for partisan politics over the well-being of our seniors and the will of Maine’s voters,” said Greg Payne, MAHC director and chair of the NLIHC board of directors. “Meanwhile, long waiting lists for senior housing will only grow longer, and people will only grow more desperate. Despite this failure of leadership, we will continue to try to address those needs as best we can, while also advocating for the housing resources that Maine’s seniors deserve.”

Mr. LePage is term-limited and will remain in office until January 2019. Advocates are hopeful that Maine’s next governor will issue the senior housing bond prior to its constitutionally mandated expiration in 2020.

For more information, contact Greg Payne at gpayne@mainehousingcoalition.org.

Resource

NLIHC Publishes Updated Congressional District and State Housing Profiles

NLIHC updated its Congressional District and State Housing Profiles with *Out of Reach 2017* data. The profiles are one-page snapshots of affordable housing and rental affordability in each of the 435 Congressional districts, the 50 states, and the District of Columbia.

The Congressional District Profiles include the “Housing Wage” for areas within each Congressional district. The Housing Wage is the wage a full-time worker must earn to afford a one-bedroom or two-bedroom apartment at the Fair Market Rent (FMR) without spending more than 30% of his or her income on rent. The Congressional District Profiles also include the number of hours a person needs to work at minimum wage in order to afford a FMR two-bedroom apartment, as well as information on housing cost burdens by income group and the shortage of affordable and available rental units.

The State Profiles include similar information on the shortage of affordable and available rental units, cost burdens by income group, and the state Housing Wage for a two-bedroom FMR apartment.

NLIHC’s Congressional District Profiles are found at: <http://nlihc.org/library/CDP>

NLIHC’s State Profiles are located at: <http://nlihc.org/library/SHP>

Event

NeighborWorks Brings Another 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

NLIHC Seeks Interns for Fall 2017 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:

- **Field Intern.** Assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.
- **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 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 – June 26, 2017

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

- National Alliance to End Homelessness [Conference](#) in Washington, DC on July 18.
- 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, MT on August 21.

- The [Hudson Valley Pattern for Progress Event](#) in Newburgh, NY on September 14.
- [Tennessee Housing Development Agency Conference](#) in Nashville, TN on September 21.
- The Housing Washington 2017 "[24th Annual Affordable Housing Conference](#)" in Spokane, WA, October 2-4.
- [Ohio Housing Conference](#) in Columbus, OH on November 7.
- ReFrame Association [Conference, Home, Health, & Hope](#) in Kingsport, TN on November 9.

NLIHC in the News

NLIHC in the News for the Week of June 18

The following are some of the news stories that NLIHC contributed to during the week of June 18:

- “Amid California's housing crisis, last-minute bill would let Marin County limit home building,” *Los Angeles Times*, June 22 at: <http://lat.ms/2suTMO0>
- “New affordable housing in Clermont, Orlando and Kissimmee help meet 'cry' for cheaper rent,” *Orlando Sentinel*, June 21 at: <http://bit.ly/2s4VHW7>
- “The hourly wage needed to rent a two-bedroom home in every state,” *MSN.com*, June 19 at: <http://bit.ly/2s4UWfH>
- “Report: 94-hour workweek required at minimum wage to afford 2-bedroom apartment in Utah,” *Deseret News*, June 18 at: <http://bit.ly/2tkGPFb>

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