



# Memo TO Members

**Volume 21, Issue 31**  
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## **National Housing Trust Fund**

### **Financing and Operating Affordable Housing for Extremely Low Income Households, Webinar**

NLIHC's national Housing Trust Fund (HTF) Developer Advisory Group recently published two briefs on strategies for funding extremely low income (ELI) housing and on options and considerations related to using operating assistance and operating assistance reserves for HTF projects.

On Monday, August 15 at 12:30 pm ET, NLIHC will host a webinar for advocates and developers on options and considerations related to financing and operating affordable housing for ELI households to achieve 30-year affordability without depending on vouchers.

NLIHC's Ed Gramlich and Paul Kealey will provide an overview of the Advisory Group's papers. Former Homes for America President and CEO Nancy Rase and Community Frameworks Senior Housing and Community Developer Ginger Segel, both members of the HTF Developer Advisory Group, will be on hand to share reflections and answer questions.

Register for this webinar at: <http://bit.ly/29YREE0>

For accessibility accommodations, contact James Saucedo at [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org) or 202-507-7452.

### **Key Upcoming Dates Related to States' HTF Allocation Plans**

NLIHC provides state-specific information related to national Housing Trust Fund (HTF) allocation plans. The state resources can be found at: <http://bit.ly/28SEBVd>. These state pages are updated regularly. We also provide a calendar of the dates, times and locations of upcoming public hearings as well as public comment period deadlines announced by the State Designated Entities administering the HTF program.

Below is a list of notable events August 8 through August 12.

#### **Monday, August 8**

- Connecticut: Deadline for public comments on draft HTF allocation plan.
- Kentucky: Deadline for public comments on draft HTF allocation plan.
- Massachusetts: Deadline for public comments on draft HTF allocation plan.

#### **Wednesday, August 10**

- District of Columbia: Deadline for public comments on draft HTF allocation plan.
- Iowa: Public hearing on draft HTF allocation plan. Iowa Housing Finance Agency, 2015 Grand Avenue, Des Moines, IA 50312. 1:30pm, CT.

#### **Friday, August 12**

- South Carolina: Deadline for public comments on draft HTF allocation plan.

## **Congress**

### **Advocacy Guide for the Election Season**

Over the next few months, affordable housing and community development organizations have an opportunity to influence a number of critical issues before Congress and to help break through the noise of the presidential campaigns to make affordable housing an election issue.

This summer and fall, Congress will be in their home districts and states between August 1 and September 6 and again between October 10 and November 11.

To help advocates make full use of this time, NLIHC has created a Summer/Fall 2016 Advocacy Guide, outlining the five key ways organizations can take action between now and the November elections to advocate for the issues that are most important to their mission, the people they serve, and their community.

The Advocacy Guide covers ways organizations can help:

- Increase federal spending on key federal housing programs;
- Expand and improve the Low Income Housing Tax Credit;
- Ensure that housing needs are addressed in criminal justice reform;
- Support the Make Room campaign—an initiative to demand that Congress make affordable housing a top priority; and
- Engage voters and candidates.

For NLIHC's Summer/Fall Advocacy Guide, see: <http://bit.ly/2aUc0yZ>

For best practices for individuals and organizations lobbying their elected officials, see: <http://bit.ly/2azsrTX>

### **One Million Messages Headed to Congress**

Make Room, in partnership with NLIHC and the Campaign for Housing and Community Development Funding (CHCDF), has launched a national effort to send 1 million messages to Congress about the critical need to end housing insecurity in America.

Between now and the November election, organizations across the nation will share a common message: our nation is facing a housing affordability crisis of record proportions that demands Congressional leadership.

NLIHC encourages all national, state, local organizations, and concerned individuals to join the campaign by visiting the Make Room website.

Make Room is a nationwide education, mobilization and advocacy campaign to elevate rental housing on the national agenda and push for solutions.

For more details about Make Room and the campaign, see <http://bit.ly/1ETergy>

Organizations can take action at <http://bit.ly/2aWFQGs>

Individuals can take action at <http://bit.ly/2aympnq>

## Administration

### **Veteran Homelessness Declines By Nearly Half Since 2010**

HUD, the Department of Veterans Affairs (VA), and the U.S. Interagency Council on Homelessness (USICH) announced that the number of veterans experiencing homelessness decrease 47% since 2010. Between January 2015 and January 2016 veteran homelessness declined 17%, quadruple the previous year's annual decline.

HUD's annual Point-in-Time (PIT) estimate of the homeless population found fewer than 40,000 veterans experienced homelessness on a given night in January 2016. The January 2016 PIT estimate found approximately 13,000 unsheltered homeless veterans living on the street, a 56% decrease since 2010.

View local estimates of veteran homelessness at <http://bit.ly/2aGREb9>

A media release is at <http://bit.ly/2aK8kl8>

## Research

### **Low-Wage Workers Face Affordable Housing Challenges**

An analysis by the Joint Center for Housing Studies of Harvard University, titled *Many Full-Time Workers Face Housing Affordability Problems*, finds the median full-time wage in low paying occupations is not high enough for a worker to afford a modest one-bedroom apartment. The median annual earnings of a full-time Home Health Aide in San Diego, for example, is \$26,000, far lower than the \$42,400 needed to afford a one-bedroom apartment without spending more than 30% of income on housing costs. (See this week's Fact of the Week— <http://bit.ly/2aGcg3U>.) The author identifies wage stagnation among low wage earners and inadequate federal housing assistance as challenges to families in need of stable, secure, and healthy housing.

*Many Full-Time Workers Face Housing Affordability Problems* is available at <http://bit.ly/2aHf3vY>

### **Rents of Least Expensive Apartments Rising Faster than General Market**

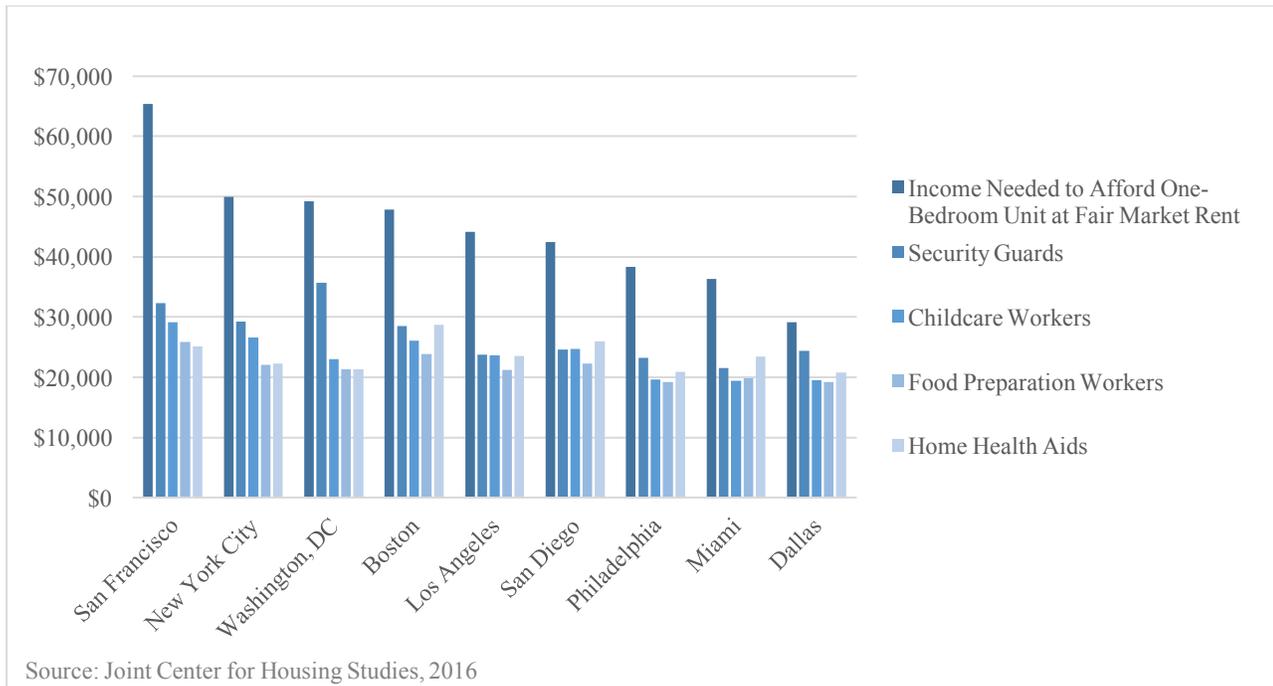
An analysis by Zillow, titled *Zillow Rent Index by Tier: Low-End Demand, High-End Supply*, finds that the cost of low-rent apartments rose faster than rental costs in general over the past year in each of the 15 large metropolitan areas examined. Rental costs rose faster for low-rent apartments than for high-rent apartments in 7 of the 15 metropolitan areas. The author attributes this finding to the fact that demand for low-rent apartments is rising, but fewer than 10% of newly constructed units since 2014 are low-rent apartments. More than half of newly constructed units are high-rent apartments. The authors conclude that affordability challenges will continue as long as the mismatch continues between rising demand for low-rent apartments and new construction of high-rent apartments.

The report defined three tiers of rental units based on their estimated rent price. Low-rent apartments are the least expensive one-third of rental units in the metropolitan area and conversely, high-rent apartments are the most expensive one-third of rental units.

*Zillow Rent Index by Tier: Low-End Demand, High-End Supply* is available at <http://bit.ly/2ay704F>

## Fact of the Week

### Median Annual Wages for Full-Time Workers Fall Short of the Income Needed to Afford a Modest One-Bedroom Apartment



Source: La Jeunesse, E. (2016). *Many Full-Time Workers Face Housing Affordability Problems*. Boston, MA: Harvard Joint Center for Housing Studies. Retrieved from <http://bit.ly/2aHf3vY>

## Housing and Elections

### Getting Out the Vote, Voterization Webinar

The presidential election is everywhere. It seems to be on every screen, in every paper, and finding a spot in every conversation. Despite the ceaseless attention on the 2016 general election, it is likely that fewer than half of voting-eligible renters will vote on or before November 8. Presidential election years of 2008 and 2012 were considered to have high-turnout rates, and they achieved 62.2% and 58.6% voter participation, respectively. For renters, turnout rates for those same elections were only 42.4% and 40.5%, according to the U.S. Census Bureau's Current Population Survey.

NLIHC's Voterization effort informs organizations and community groups interested in registering voters, engaging with candidates, and most importantly, getting voters to the polls. The final presentation in the 2016 Voterization webinar series will be "Mobilization: Getting Out the Vote," on Thursday, September 15, at 2:00pm ET.

The webinar will cover producing strong Get Out the Vote (GOTV) materials, using voter registration lists to conduct phone banks leading up to Election Day, and coordinating rides to the polls for people with disabilities or transit access issues. Attendees will also learn about common challenges voters face with regard to ID requirements or voting without a permanent residence. The presentation will also discuss key considerations for states that allow early voting and voting by mail.

In case you missed it: our first two webinars—"Understanding and Overcoming the Challenges of Voter Registration" and "Voter Education and Candidate Engagement"—are available to be viewed online at

<http://nlihc.org/library/voterization>. PowerPoint slides of both presentations are available in addition to the recordings. NLIHC also offers its Voterization Plan and Voterization Narrative Guide as resources to support the work of housing organizations engaging in electoral activities.

Register for “Mobilization: Getting out the Vote,” at: <http://bit.ly/1Zh1AL2>

NLIHC’s Voterization Plan is at: <http://bit.ly/1Y5Oekd>

NLIHC’s Voterization Narrative Guide is at: <http://bit.ly/24nonv5>

For questions, contact the field team at: [outreach@nlihc.org](mailto:outreach@nlihc.org)

## **From the Field**

### **Californians Look to Address Affordable Housing in the Voting Booth**

Direct legislation is more common in California than anywhere else in the country. On November 8, there will be 17 statewide ballot measures for voters to consider. Cities and counties throughout the state are adding referenda of their own, many of which aim to address housing affordability and homelessness. Ranging from housing bonds to zoning changes, these measures coincide with a heightened public awareness around housing and homelessness as the crisis intensifies in California.

California’s homeless population reached 115,000 in 2015, with nearly 74,000 individuals living unsheltered, according to the Annual Homeless Assessment Report by HUD. According to NLIHC’s [2016 Gap Report](#), there is a shortage of 1,003,110 affordable and available units in California for extremely low income renters—those who earn 30% or less of area median income.

The housing and homelessness crisis has become particularly dire in Silicon Valley region, where skyrocketing housing costs have made the area unaffordable for those who have not benefitted from the tech industry’s prosperity. In San Francisco, for example, voters approved a \$310 million bond last fall for the construction of affordable housing in the city (see *Memo*, [11/9/2015](#) and [10/13/2015](#)). Voters in Santa Clara and Alameda counties will decide on similar measures this November.

Beyond measures to build more housing that is affordable, tenant advocates are taking action to slow the escalation of rents in markets with tremendous scarcities of rental housing. In November, five communities in the Bay Area will consider referenda to adopt rent control policies that will cap annual increases in rent amounts.

Advocates in the cities of Richmond, Mountain View, Alameda, San Mateo, and Burlingame collected enough signatures to qualify for the ballot. The referenda in San Mateo and Burlingame are being contested and their respective city councils will decide before the end of August if rent control will be included in November. In the City of Richmond, the rent control ballot measure will serve to counteract the City Council’s repeal of their existing rent control ordinance in November of 2015.

Read more at <https://hfront.org/2016/08/08/californians-look-to-address-affordable-housing-in-the-voting-booth/>

## Events

### Breaking Down Barriers to Opportunity, Webinar

PolicyLink is offering a webinar about how the Affirmatively Furthering Fair Housing (AFFH) rule can be used to promote equitable transportation, transit-oriented development (TOD), and opportunity-focused place making. Learn how to get involved in and influence your local AFFH process, and how the AFFH data tool can be used as an ongoing resource to support equitable transportation planning.

The webinar will take place on August 17 at 1:00 pm ET.

Presenters include:

- Patricia Fron, Chicago Area Fair Housing Alliance
- Ubax Gardheere, Puget Sound Sage
- Jonathan Burch, Chicago Metropolitan Agency for Planning
- Emily Chatterjee, Leadership Conference on Civil and Human Rights
- Sarita Turner, PolicyLink (moderator)
- Anita Cozart, PolicyLink (moderator)

Register at <http://bit.ly/2axX1fr>

## NLIHC News

### NLIHC Accepting Applications for Fall Research Internship

NLIHC is accepting resumes for a fall 2016 internship position with the research team. 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 **Research Intern** assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.

This position begins in September and runs until December and is at least 20-30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position for which you are applying and that you are interested in a fall 2016 internship.

Interested students should send their materials to: Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 via email to [pkealey@nlihc.org](mailto:pkealey@nlihc.org).

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