NATIONAL LOW INCOME HOUSING COALITION
Memo TO Members

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In This Issue:

Congress

Growing Number of Organizations Raise Concerns about Middle Income Housing Tax Credit Legislation

A number of national organizations have joined NLIHC to either oppose or express concerns about the "Middle Income Housing Tax Credit Act of 2016" (S.3384), introduced by Senator Ron Wyden (D-OR) in September. At that time, NLIHC released a press release strongly opposing the bill and urging Senators not to cosponsor the legislation (See *Memo, 10/3)* because it would divert scarce federal resources away from investments in housing for those most in need, households with extremely low incomes.

S.3384 would create a new federal tax credit to incentivize developers to build and preserve housing affordable to families earning 100% of the Area Median Income (AMI) or below. When fully subscribed the bill would cost $4.5 billion annually.

The National Law Center for Homelessness and Poverty (NLCHP) released a press statement highlighting the critical needs of homeless families and individuals. NLCHP's statement urges Congress to prioritize ending homelessness and states that "in its current form, the proposed Middle Income Housing Tax Credit Act of 2016 falls wide of the mark." The National Housing Law Project (NHLP) also expressed concerns about the bill, arguing that "limited federal resources should be targeted at very low-income families, where the need is greatest."

The Center for Community Change (CCC) Action released a statement in opposition to S.3384, stating, "At a time when three of every four low-income…renter households (are) paying half or more of their monthly income to afford housing, while only 2% of households earning the AMI have to spend that much, the highest priority for new federal resources for affordable housing must be directed to provide relief for these low-income rent-burdened families." The National Organization of African Americans in Housing (NOAAH) and the National Coalition for the Homeless have also expressed opposition to the bill.

NLIHC President and CEO Diane Yentel stated that S.3384 is "a misguided and wasteful use of federal resources" because it targets scarce resources to just 100,000 middle-income renters across the country who are severely cost burdened, while providing no benefit to the 12 million lower income families who pay more than half of their income on rent.

See the NLCHP press release at: http://bit.ly/2dsPr6R

See the CCC statement at: http://bit.ly/2dkg2QP

See the NHLP statement at: [add link]

See NLIHC's press release at: http://nlihc.org/press/releases/7163

See NLIHC's Call To Action at: http://bit.ly/2dhI9zM

See NLIHC's Factsheet on S.3384 at: http://bit.ly/2dS8idK

Compare the housing needs of ELI and middle-income families by state: http://bit.ly/2dKr9px and metro area: http://bit.ly/2dEIDlc.

Budget

Advocates Urge Congress to Pass Highest Possible FY17 Funding for HUD

The Campaign for Housing and Community Development (CHCDF) Steering Committee sent a letter to leaders of both the House and Senate Appropriations Committees urging them to provide the highest possible funding for HUD programs in the Fiscal Year 2017 Transportation, Housing and Urban Development and Related Agencies (THUD) spending bill as they wrap up funding negotiations for the year.

The letter reads:

"We appreciate that both the House and Senate Appropriations Committees have proposed increases for affordable housing and community development programs administered under the Department of Housing and Urban Development (HUD). However, given the affordable housing crisis our nation is facing, we ask that you adopt the funding level in the Senate's FY17 THUD bill, which provides an additional $1.5 billion to HUD programs over FY16 enacted levels. The Senate was able to increase HUD funding by reclaiming unused federal dollars through a rescission of unobligated Highway Trust Fund contract authority from previous years. Overall, the Senate would provide $39.2 billion in funding to HUD, while the House would provide $38.7 billion. We urge you to include this transportation rescission in the final FY17 THUD spending bill so housing and community development programs are adequately funded.

"The need for safe and affordable housing far outpaces the available supply in the United States. We thank the Committees for taking steps to address this urgent situation through a reasonable increase in funding proposed in the THUD spending bill. This action is crucial to helping secure the well-being for some of our nation's most vulnerable citizens and ensuring that communities have the means to thrive."

The letter also urges lawmakers to pass the final THUD spending bill without harmful policy riders.

CHCDF is an education, strategy and action hub for national organizations dedicated to adequate federal housing and community development funding for lower income families and communities. CHCDF's more than 70 members represent a full continuum of national housing and community development organizations, including faith-based, private sector, financial/intermediary, public sector, and advocacy groups. CHCDF is coordinated by the National Low Income Housing Coalition.

Read the CHCDF letter at: http://bit.ly/2dxPAot

HUD

GAO Recommends HUD Improve Section 202 Supportive Services

The U.S. Government Accountability Office (GAO) released a report that estimates that about half of Section 202 Supportive Housing for the Elderly (Section 202) properties employ a HUD-funded service coordinator to help link residents to supportive services, such as transportation assistance and meals. The Section 202 program provides funding to nonprofit organizations that have developed and operate housing for seniors with very low incomes. Section 202 property owners are expected to coordinate the provision of services so that residents can live independently and age in place.

The GAO's review of Section 202 properties found that the most common reason properties did not employ service coordinators was because they had insufficient resources to pay for them. Some property managers without service coordinators said their developments were too small for coordinators and that their residents received service support by other means. While some of the stakeholder groups interviewed by the GAO explained that property managers are well-positioned to know their residents and do not necessarily require a service coordinator, other stakeholders stated that property managers do not necessarily have the time or expertise to effectively manage their tenants' supportive service needs and that conflicts of interest may arise in their dual role as both manager and service coordinator.

The GAO concludes that HUD lacks accurate data and written policies needed to train staff for monitoring Section 202 properties to ensure residents are receiving supportive services. The GAO recommends HUD implement its guidance on improving data collection on Section 202 properties and to take steps to evaluate whether the guidance has improved the quality of information being collected. The GAO also recommends that HUD develop written procedures to better assess Section 202 properties' compliance with the program's supportive service requirements. HUD agreed to follow the GAO's recommendations and will look to improve its Section 202 management and data collection in the near future.

Read more about the GAO assessment at: http://bit.ly/2dHv7za

HUD Clarifies Definition of "Independent Student" for Section 8 Eligibility

HUD published a notice in the *Federal Register* updating the list of items that public housing agencies and owners and managers of HUD-assisted housing are required to verify to determine whether a student's income alone should be used to determine eligibility for Section 8 assistance. The updated items make HUD's definition of "independent student" consistent with that used by the U.S. Department of Education (ED) since 2007.

In 2005, prompted by media reports that a number of college athletes received housing stipends as part of their scholarships and paid little or no rent because they were living in Section 8-assisted housing, Senator Tom Harkin (D-IA) inserted language in the FY06 HUD appropriations bill that closed loopholes allowing such misuse. Congress approved that provision, and HUD published a rule on December 30, 2005 implementing it. The rule prohibited providing Section 8 assistance to someone enrolled at an institution of higher education if that individual was under the age of 24, not a veteran, and not married, and did not have a dependent child or have parents who were individually or jointly ineligible for Section 8 assistance (see *Memo*, 1/6/06).

HUD issued supplementary guidance on April 10, 2006 providing exceptions, enabling students under the age of 24 to receive Section 8 if the student could demonstrate independence from parents or the absence of parents (see *Memo*, 4/14/06). This guidance also adopted ED's definition of an "independent student" as one who meets at least one of the following criteria: is at least 24 years of age, is or was an orphan or ward of the court through the age of 18, is a veteran or currently serving on active duty, has legal dependents other than a spouse (e.g., children or elderly, dependent parent), is a graduate or professional student, or is married.

Congress expanded the definition of "independent student" in 2007, and ED modified its guidance to include students who were:

- Orphans, wards of the court, or in foster care at any time when the individual was 13 years of age or older;
- Emancipated or in legal guardianship;
- Unaccompanied and homeless or at risk of homelessness.

HUD's *Federal Register* notice formally adopts ED's 2007 additions. The notice is at: http://bit.ly/2dvsejn

MTW PHAs Have Higher Legal Costs than Other PHAs

HUD's Office of the Inspector General (IG) reports that public housing agencies (PHAs) participating in the Moving to Work (MTW) demonstration have significantly higher costs for legal services than PHAs that are not part of the demonstration. The IG also asserts that HUD did not provide adequate oversight of the MTW agencies to ensure that their legal costs were reasonable and necessary.

From FY10 through FY15, 2,992 PHAs spent $590.7 million on legal costs, while 35 MTW agencies spent $131.3 million. MTW agencies accounted for 22% of the total legal costs, but represented just 1.2% of the PHAs. Of the 20 PHAs with the highest overall legal costs, nine were MTW agencies responsible for 47% of the total legal costs at the 20 PHAs. The average legal service cost per unit at MTW agencies was significantly higher than at comparable non-MTW PHAs:

- $333 per unit at very large MTW PHAs, compared to $169 per unit at very large non-MTW PHAs
- $251 per unit at large MTW PHAs, compared to $177 per unit at large non-MTW PHAs
- $727 per unit at medium-sized MTW PHAs, compared to $151 per unit at medium-sized non-MTW PHAs

The IG audited three of the 39 PHAs currently participating in the MTW demonstration and found that records could not support at least $9.2 million of the $16.5 million the three spent for outside legal services between October 2007 and September 2012. The three MTW agencies audited by the IG were Chicago, District of Columbia, and Pittsburgh.

The IG report is at: http://bit.ly/2dp4GMX

HUD Publishes Energy Benchmarking Notices

HUD issued two notices regarding energy benchmarking reporting, one for HUD-assisted or HUD-insured private multifamily housing (Multifamily), and one for public housing. Utility benchmarking involves tracking the utility consumption of a development on an ongoing basis, calculating the energy and water efficiency of the development, and comparing its efficiency to similar developments. Utility benchmarking helps property owners understand their buildings' energy and water performance, allowing them to detect malfunctioning equipment and billing errors, prioritize operational and capital improvements, verify the return on investments, and plan future budget needs.

For both Multifamily housing and public housing, HUD is proposing to apply benchmarking information collection requirements only to properties that have existed for at least 12 months and that have 21 or more housing units.

HUD's Office of Multifamily Housing Programs is proposing to require energy benchmarking reporting for properties with Housing Assistance Payment contracts, Project Rental Assistance Contracts, or Multifamily properties that are already or about to be insured by the Federal Housing Administration (FHA). Covered Multifamily properties include:

- Section 8 Housing Assistance Payment (HAP) contracts,
- Section 202 Project Rental Assistance Contracts (PRAC),
- Section 811 PRAC and Project Rental Assistance (PRA) contracts,
- Section 202/162 Project Assistance Contracts (PAC),
- Section 202 Senior Preservation Rental Assistance Contracts (SPRAC), and
- Multifamily Housing properties insured under Sections 223(a)(7), 223(f), 221(d)(3) 221(d)(4), 220, 231, 236, and 241(a).

HUD will require owners of the above properties to submit benchmarking information on the following schedule:

- For HUD-assisted properties with a utility allowance: at the time of a triennial utility allowance baseline calculation;
- For HUD-assisted properties where there is no utility allowance: every third year at the time of financial statement submission;
- Prior to issuance of new FHA mortgage insurance under Sections 223(a)(7), 223(f), and 241(a);
- With a Capital Needs Assessment submission required by the Office of Asset Management and Portfolio Oversight in HUD's Office of Multifamily Housing Programs on a 10-year cycle; and
- With a Capital Needs Assessment submission required as part of any enforcement action.

HUD also encourages owners of covered properties to voluntarily submit water and energy benchmarking data to HUD on an annual basis. The Office of Multifamily Housing Programs will accept metrics calculated using either whole building data or a combination of whole owner-paid utility data and sampled tenant-paid utility data.

For public housing agencies (PHAs), HUD is proposing that those PHAs operating 250 or more public housing units under an Annual Contributions Contract (ACC) use the Environmental Protection Agency's (EPA) ENERGY STAR Portfolio Manager program to benchmark all properties no less than every 3 years and report the automatically generated metrics to HUD beginning no later than 2018. ACC units in buildings that have converted or will convert to 100% Project Based Vouchers (PBVs) through the Rental Assistance Demonstration (RAD) will also be required to benchmark. These PHAs are encouraged to voluntarily submit benchmarking data to HUD annually. Smaller PHAs are also encouraged to benchmark and submit the requested metrics.

Most benchmarking requirements utilize the ENERGY STAR Portfolio Manager, which automatically calculates energy performance metrics, including a benchmarking score for public housing properties. ENERGY STAR benchmarking scores range from 0 to 100. Properties that achieve a score of at least 75 points may be eligible for ENERGY STAR certification. It is anticipated that EPA's ENERGY STAR program will release a similar benchmark score for water consumption in approximately one year.

Utility costs (energy and water) account for approximately 22% of public housing operating budgets and a similar proportion across the Multifamily assisted-housing sector. HUD spends an estimated $6.4 billion annually to cover the costs of utilities in its public and assisted housing programs. Based on an analysis of more than 35,000 buildings covered by newly established local energy benchmarking laws, the EPA found an average energy use reduction of 7% between 2008 and 2011. Investments in energy and water efficiency can improve occupant comfort, reduce tenant turnover, stabilize operating costs, preserve affordable housing, ensure disaster resilience, and mitigate climate change.

The Multifamily *Federal Register* notice is at: http://bit.ly/2dyxJNU

The public housing *Federal Register* notice is at: http://bit.ly/2dt1Pqd

HUD Reminds Assisted Housing Owners to Maintain Lead-Based Paint Records

HUD's Office of Multifamily Housing Programs issued Notice H 2016-10 on October 3 that reminds owners and management agents of HUD-assisted properties that they must maintain lead-based paint risk assessment and inspection records and lead disclosure forms as required by HUD's Lead-Based Paint Poisoning Prevention regulations at 24 CFR Part 35.

The Notice also informs owners and managers that a Real Estate Assessment Center (REAC) inspector soon will be inspecting one or more of their developments, asking to review their files to ensure they contain the requisite lead risk assessment or inspection records and lead disclosure forms. The Notice describes the process that a REAC inspector will undertake during a review.

Notice H 2016-10 is at: http://bit.ly/2dItW2F

Fair Housing

Webinar on Using HUD's Nuisance Ordinance Guidance to Keep Domestic Violence Victims Safe

A free webinar will be held to discuss HUD's recent guidance about fair housing standards related to nuisance abatement and crime-free housing ordinances (see *Memo*, 9/19). The webinar will also give an overview of HUD's complaint process. The webinar will be held on October 20, 2016, from 3:00 – 4:30 pm ET.

The webinar will be of interest to domestic violence advocates, crime victim advocates, legal aid attorneys, and anyone who wants to better understand how nuisance abatement ordinances and crime-free housing programs impact victims of domestic violence.

Part 1 will cover the impact of nuisance abatement ordinances and crime-free housing programs on victims of domestic violence and other vulnerable populations. The presenter will be Sandra Park, senior attorney, ACLU Women's Rights Project. The ACLU's webpage on nuisance ordinances is at: www.aclu.org/notanuisance

Part 2 will review HUDs new guidance, which is at: http://bit.ly/2cY6oGT. The presenter will be Kathleen Pennington, assistant general counsel for fair housing enforcement, HUD.

Part 3 will be an overview of HUD's complaint process. The presenter will be Lynn Grosso, director of enforcement, Office of Fair Housing and Equal Opportunity, HUD.

Part 4 is a Q & A session with the presenters. Presenters will be available for an extra 30 minutes for participants who have additional questions and wish to stay on the line.

Accessibility: Live-streaming ASL interpretation will be provided for the webinar.

There is no registration process. Simply join the free webinar at: https://ovw.adobeconnect.com/ovwforum. Participants are urged to join a few minutes early to ensure the webinar works on your computer.

Audio will not play over your computer speakers. For audio, dial 641-715-0700. When prompted, enter the participant code: 577787#. During the webinar, you can participate via the webinar's "chat" feature or over the phone.

Research

NLIHC Report Finds Long Waits for Federal Housing Assistance

NLIHC released today a new report titled *Housing Spotlight: The Long Wait for a Home* about Housing Choice Vouchers (HCVs) and Public Housing waiting lists. An NLIHC survey of Public Housing Agencies (PHAs) indicated that 53% of HCV waiting lists were closed to new applicants and another 4% were open only to specific populations, such as homeless individuals and families, veterans, persons with a disability, or local residents. Sixty-five percent of closed HCV waiting lists had been closed for at least one year, more than half did not think the list would reopen within the next year, and wait times for HCVs often spanned years. The findings make clear that we must expand housing resources for our nation's lowest income renters.

HCV waiting lists had a median wait time of 1.5 years for housing assistance. Twenty-five percent had a wait of at least 3 years. Twenty-five percent of the largest PHAs (5,000+ vouchers and public housing units combined) with HCV waiting lists had a wait time of at least 7 years. The average HCV waiting list consisted of 2,013 households. Public Housing waiting lists had a median wait time of 9 months. Twenty-five percent of them had a wait time of at least 1.5 years. Public Housing waiting lists had an average size of 834 households.

Extremely low income (ELI) households, whose incomes are at or below 30% of the area median income, accounted for 74% of households on the average HCV waiting list and 67% of households on the average Public Housing waiting list.

Legislation introduced in the 114th Congress to expand funding for vouchers, public housing, and other housing programs for ELI households should be reintroduced and passed in the new Congress next year. The bills include the "Pathways out of Poverty Act" (H.R. 2721) and the "Common Sense Housing Investment Act" (H.R. 1662), which propose modest changes to the mortgage interest deduction to provide additional funds for both vouchers and public housing, as well as the national Housing Trust Fund; the "Ending Homelessness Act of 2016" (H.R. 4888) which would increase funding for vouchers; and the "Affordable Housing Credit Improvement Act" (S. 3237), which would better target the Low Income Housing Tax Credit program to ELI renters.

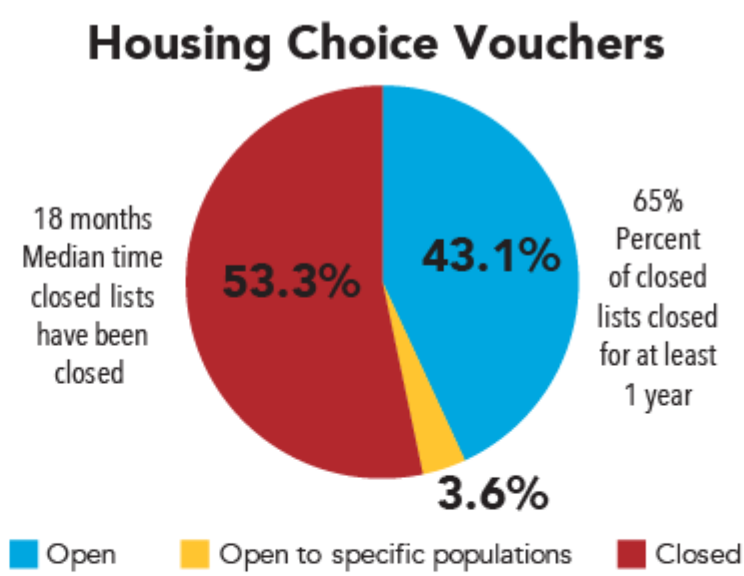
Three hundred and twenty PHAs completed NLIHC's survey about the status, size, waiting times, and household composition of their waiting lists. The participating PHAs were diverse in size, metropolitan status, and location.

Housing Spotlight: The Long Wait for a Home is available at: http://nlihc.org/article/housing-spotlight-volume-6-issue-1

NLIHC's press statement on the report is here: http://nlihc.org/press/releases/7202

Fact of the Week

Open and Closed Housing Choice Voucher Waiting Lists



From the Field

Denver Creates Affordable Housing Trust Fund

The Denver City Council voted 9 to 4 on October 19 to create a citywide affordable housing trust fund, marking the first creation of a housing production fund with a dedicated revenue source in city history. The new trust fund is expected to invest as much as $150 million over 10 years to build an estimated 6,000 new homes.

Prior to last month's action by the city council, Denver Mayor Michael Hancock created a stakeholder group to study the city's housing crisis and propose a policy solution to the city council. The Colorado Coalition for the Homeless, an NLIHC state partner, was part of the stakeholder group that met for 18 months before legislation creating the trust fund was introduced. Other members of the stakeholder group included housing and homelessness advocates and service providers, neighborhood associations, community development corporations, and real estate developers, as well as staff from the offices of the mayor and several city council members. Denver City Council Members Robin Kniech and Albus Brooks introduced the legislation creating the trust fund and led the advocacy for its passage.

The new affordable housing trust fund will receive funding from a modest property tax increase and a new development impact fee. The property tax increase is equal to a "half mil" or $0.50 per $1,000 in residential property value. The half mil property tax increase will be taken from a full mil property tax increase that voters previously approved but that the city had not yet implemented. The development impact fee will range from $0.40 to $1.70 per square foot, depending on the type of project. Denver will begin to collect these new assessments on January 1, 2017, and they are expected to generate as much as $150 million over 10 years to build an estimated 6,000 new housing units. Officials estimate that in the fund's inaugural year $10 million will come from a combination of the property tax increase and the development impact fee. An additional $5 million will come from Denver's general reserve fund, $1.5 million of which will be taken from untapped recreational marijuana sales tax revenue.

In the weeks leading up to the city council's September 19 vote, City Council Member Chris Herndon introduced an alternative proposal that employed the same language as the original proposal to create the trust fund but delayed implementation of the program by one year, during which the city would be required to seek alternative sources of funding. Advocates for the original proposal pointed out that there had already been 18 months of study before their bill reached the city council. Mr. Herndon's proposal was defeated

After compromise between supporters and opponents of the trust fund, three significant amendments were included in the final legislation approved by the City Council. One requires the mayor and the city council to create a citywide comprehensive housing plan each year. Another amendment exempts accessory dwelling units from the development impact fee created by the legislation. A final amendment opposed by trust fund advocates sunsets the fund after 10 years. Advocates attempted to block this amendment by highlighting that the proposed legislation already enabled the city council to enhance, continue, or end the trust fund at any time.

An advisory board created by a committee in the Mayor's office will now convene to determine how to allocate trust fund money, what populations will be served by the program, the mix of rental housing versus homeownership activities to be funded, and how the funding will be provided. The 23-seat advisory board is open to public participation, and advocates anticipate applications for seats on the board to be released this month.

Cathy Alderman of the Colorado Coalition for the Homeless celebrates the creation of the affordable housing trust fund, but notes that the fund will need much more revenue to fully address the housing and homelessness crisis in Denver. She notes with optimism that the creation of the fund allows the Council to continue to explore new sources of funding and to increase its funding in the future.

For more information, contact Cathy Alderman at calderman@coloradocoalition.org.

Resources

Center for Community Change Releases National Survey of Housing Trust Funds

The Housing Trust Fund Project of the Center for Community Change (CCC) released *Opening Doors to Homes for All: The 2016 Housing Trust Fund Survey Report*. There are now more than 770 city, county, and state housing trust funds that provided more than $1 billion to support affordable housing in 2015. The report highlights six trends that housing trust funds are advancing: providing homes for extremely low income (ELI) households (those with incomes at or below 30% of area median incomes), keeping homes affordable, addressing homelessness, fending off gentrification and displacement, attending to rural housing needs, and striving to meet environmental goals.

Housing trust funds are established by elected government bodies at the city, county, or state level when a source or sources of public revenue are dedicated by ordinance or law to a distinct fund with the express purpose of providing affordable housing. Ideally the funds a) are transferred automatically each year into the housing trust fund account to provide a continuous stream of funding without going through an appropriation or budgeting process and b) can be used only in accordance with the enabling legislation or ordinance establishing the fund, serving those for whom housing needs are most critical. Such ideals are not possible in every situation, legally or politically.

Forty-seven states plus the District of Columbia have housing trust funds, with a few states having more than one. Not all states have dedicated, ongoing sources of revenue, however, and Alabama, California, Idaho, and Rhode Island have yet to allocate resources to their housing trust funds. The top three sources of revenue for state housing trust funds are a real estate transfer tax (15), document recording fees (7), and appropriations (8). Slightly more than half of the state housing trust funds are administered by state housing finance agencies, while most of the others are administered by a state agency or department.

City housing trust funds exist in 35 states. The most common dedicated source of public funding for city housing trust funds are developer impact or linkage fees and inclusionary zoning in-lieu fees, followed by property taxes. Other sources include tax increment districts, land sales, bond revenues, and taxes on hotels/motels, short-term rentals, demolition, recordation, and real estate transfers. County trust funds exist in 12 states, the vast majority using document recording fees as their primary source of revenue.

Four housing trust funds target all of their funds to ELI households: Chicago's Low Income Housing Trust Fund, Camden County's (New Jersey) Homeless Trust Fund, Nebraska's Homeless Trust Fund, and Washington's Home Security Fund. Serving the lowest incomes was the most commonly listed qualification for securing points to receive funds from state and city housing trust funds, and the second most common for county housing trust funds (with serving the homeless ranking the most common by county respondents). Set-asides to serve ELI households exist in 8 state housing trust funds, 6 city housing trust funds, and 6 county trust funds.

Fifty-five housing trust funds are committed to addressing homelessness, and another 50 give priority consideration or extra points to projects serving homeless populations. Another 24 set aside funds to projects providing housing for homeless people, homeless services, and permanent supportive housing. Eight housing trust funds require permanent affordability, and 20 have at least 50-year affordability periods. Sixteen housing trust funds set aside dollars to preserve existing rental housing in order to prevent displacement, and 25 give priority to projects in specific neighborhoods undergoing or threatened by gentrification. Thirteen state housing trust funds have set-asides for housing in rural areas.

To advance environmental goals, 19 state, 9 county, and 19 city housing trust funds report energy efficiency improvement in existing housing as an eligible activity. Seven housing trust funds require energy audits and others require projects to benchmark the energy and water use of their assisted property. Fifty-eight trust funds identify transit-oriented development as an eligible activity, and several give extra points for projects that will provide affordable housing near transit.

The report provides numerous examples, brief case studies, and details about state enabling legislation for local housing trust funds.

The release of this latest Housing Trust Fund Project report comes a few months before Mary Brooks retires from CCC. Mary is known nationally as "the" housing trust fund advocate and source of encyclopedic housing trust fund knowledge. She has helped countless community leaders, organizers, and elected officials create and sustain housing trust funds for at least 30 years. Mary has long been a dogged advocate for affordable housing, especially for extremely low income households. NLIHC appreciates the time she served on the NLIHC Board of Directors and especially for her early and continued support for the national Housing Trust Fund. When Mary retires at the end of the year, the Housing Trust Fund Project will carry on in the capable hands of Michael Anderson and Katy Heins.

The report is at: http://bit.ly/2dH4Mh7 and the website for the Housing Trust Fund Project is at: http://housingtrustfundproject.org

Events

AEI Holds Conference on Economical Workforce Housing

The American Enterprise Institute (AEI) held its first annual *Conference on Economical Housing by Design* on October 4. The daylong event, sponsored by the National Multifamily Housing Council, focused on market-rate approaches for expanding the supply of workforce housing.
Experts representing academia, the government sector, and the real estate and financial industries provided scalable and broadly applicable approaches to expanding the supply of economical, workforce, entry-level rental, and owner-occupied housing.

Ed Pinto, resident fellow and co-director of AEI's International Center on Housing Risk, reported on AEI's findings about market-rate apartments at moderate rents and detailed AEI's solution for increasing the supply of such units. According to Pinto, federal subsidies are not the best way to create affordable workforce housing; subsidies are too expensive, scarce, and slow, and are best suited to serve lower income people. Instead, Pinto called for local governments to improve land use regulations—higher density, reduced parking, expedited processing, reduced fees—and use economical design, construction, and management.

According to Mr. Pinto, these market rate apartments provide housing for "service workers, line production workers, and entry-level workers in other parts of the economy." Nationally, these jobs account for 38% of all public and private jobs.

Throughout the conference, experts discussed the choices communities have in meeting the rental needs of these workers and why economical rental housing by design—a term used to describe naturally occurring market-rate, economical housing—is the best way to meet this demand.

Watch the video from the conference at: http://bit.ly/2dzWg5y

Read *Economical Rental Housing by Design for Communities That Work* at: http://bit.ly/2d8Lmo0

Read *The Role of Community in Economical Rental Housing by Design for Communities That Work* at: http://bit.ly/2dXM0n7

NLIHC News

NLIHC Welcomes 108 New Members in Third Quarter 2016

Welcome to the following organizations and individuals who joined the National Low Income Housing Coalition in the third quarter of 2016, including the 81 new members who joined during NLIHC's very successful Membership Month in September. Thanks to everyone who participated in Membership Month and welcome to our new members!

New Organizational Members:

- AHEAD, Inc., Littleton, NH
- ALCO Management, Memphis, TN
- Apartments For People LLC, Stuart, FL
- Banana Kelly Community Improvement Association, Bronx, NY
- Bath Savings Institution, Bath, ME
- Building Performance Advisors LLC, Portland, ME
- City of Clarksville Community & Economic Dev, Clarksville, TN
- Clark Insurance, Portland, ME
- Community Housing Fund, Beaverton, OR
- Developers Collaborative, Portland, ME
- FARRR Foundation Lighthouse Community Service, Lynchburg, VA
- Four Directions Development Corporation, Orono, ME
- Ganneston Construction Corporation, Augusta, ME
- Good Samaritan League, Boise, ID
- Habitat For Humanity of Champaign County, Champaign, IL
- Habitat for Humanity of Florida, Inc., Clearwater, FL
- Housing Authority of the City of Austin, Austin, TX
- Housing Initiatives of New England, Portland, ME
- Illinois Housing Council, Chicago, IL
- John Anton Consultant, Portland, ME
- Liz Bramlet Consulting, LLC, Washington, DC
- Mid-South Peace and Justice Center, Memphis, TN
- Midwest Afforeable Housing Corporation, Whitefish Bay, WI
- Murray, Plumb & Murray, Portland, ME
- Nancy S Rase Consulting Services, LLC, Annapolis, MD
- Navajo United Methodist Center, Farmington, NM
- Oakwood Trails NHW, Rex, GA
- OCAHC, Carrboro, NC
- Park Heights Angel Incorporated, York, PA
- Planning Decisions, Inc., South Portland, ME
- Portland Community Reinvestment Initiatives, Inc., Portland, OR
- Rowena Vittali, Flushing, NY
- SJCHT & Sunrise Neighborhood, Friday Harbor, WA
- The Wishcamper Companies, Inc., Portland, ME
- Town of Hamburg, New York, Hamburg, NY

- Two Rivers-Ottauquechee Regional Commission, Woodstock, VT
- Unidos Por La Libertad, Covina, CA
- Veterans, Inc., Worcester, MA
- Volunteers of America of Northern New England, Brunswick, ME

New Individual Members:

- Delephene Anderson, Leesburg, VA
- Julien Arbor, Willowbrook, IL
- Marieta Austin, Jamaica, NY
- Jennifer Brewer, Woodbridge, VA
- Helen Brown, Santa Ana, CA
- Barbara Burnham, Silver Spring, MD
- Livia Burton, Davis, CA
- Lewise Busch, Chapel Hill, NC
- Steven Callison, Medford, OR
- Josephine Clarke, Germantown, MD
- Louise Clemans, Bella Vista, AR
- Thomas Comeau, Alexandria, VA
- Phillip Coward, Detroit, MI
- Anna Danau, Ho Chi Minh City, Vietnam
- Daniel DeBrucker, Syracuse, NY
- Karen Devito, Dumfries, VA
- Rebecca Doggett, East Orange, NJ
- Susae Elanchenny, Dulles, VA
- Henrietta and Steven Emmanuel, Virginia Beach, VA
- Patricia Evans, Los Angeles, CA
- Donald Falk, San Francisco, CA
- Brooke Finn, Boston, MA
- Reginald Gabel, Alexander City, AL
- Stephanie Hall, Manassas, VA
- Piper Hendricks, Washington, DC
- Norman Henry, Desoto, TX
- Matt Hill, Baltimore, MD
- Saul Himelstein, Westerville, OH
- Thomas Hirsch, Madison, WI
- Annie Au Hoon, Waianae, HI
- Jeanne Jemison, Memphis, TN
- Janice Kimball, Salt Lake City, UT
- Ellen Klyce, Memphis, TN
- Ezra Krieg, West Palm Beach, FL
- James Lambert, Richmond, VA
- Jack Lipin, Saint Charles, MO
- Hadayai Majeed, Conley, GA
- Victoria Martin, Pontiac, MI
- John Mataya, Arlington, VA
- Madeline McHale, Seattle, WA
- Leola McLean, Glenn Dale, MD
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- Kay Murano, Spokane, WA
- Marla Newman, Baton Rouge, LA
- Khara Norris, Alexandria, VA
- Kevin O'Connor, Kingston, NY
- Evan Ponder, Chicago, IL
- Torian Priestly, Atlanta, GA
- Jayne Raab, Sacramento, CA
- Martha Roberts, Montpelier, VT
- Wilfred Romero, Colorado Springs, CO
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- Michael Schad, Arlington, VA
- Thomas Scott, San Diego, CA
- Jay Sin, Monrovia, CA
- Maritza Sixto, Hamilton, VA
- Marc Slotnick, Newton Center, MA
- Taylor Smiley Wolfe, Portland, OR
- Andrew Strickland, Alexandria, VA
- Abigail Tatkow, Austin, TX
- Betty Tuininga, Binghamton, NY
- Joe Vallely, Boston, MA
- Terra Washington, Atlanta, GA
- Teresa Whipkey, Newark, OH
- Betty Willhoitte, Falmouth, ME
- Racquel Williams, Raleigh, NC
- Jennifer Yentel, Raleigh, NC

Thanks to all of our members who participated in our Membership Orientation webinar last week! If you missed it, you can watch a recording at: http://nlihc.org/sites/default/files/NLIHC_Membership-Webinar_100416.mp4

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