



MEMO MEMBERS

The Weekly Newsletter of the National Low Income Housing Coalition

NATIONAL HOUSING TRUST FUND

Campaign Will Send Letter to Congress Urging Immediate Funding

The National Housing Trust Fund Campaign will send its letter to every Member of Congress next week calling for the immediate funding of the National Housing Trust Fund. The letter has been signed by organizations in each of the 435 Congressional districts, plus the District of Columbia and Puerto Rico.

More than 2,200 national, state, and local organizations have signed the letter. The NHTF Campaign will continue to collect organizational sign-ons, which will be posted on the NHTF website. Sign on at: www.nlihc.org/sign.

The letter reads:

We, the undersigned organizations, urge Congress to act soon to provide the initial funding for the National Housing Trust Fund (NHTF). We are requesting \$1.065 billion be provided immediately to the NHTF: \$1 billion to capitalize the NHTF and \$65 million for project-based vouchers to couple with NHTF capital grants.

The NHTF was created in the Housing and Economic Recovery Act of 2008 (HERA) to address the severe shortage of rental homes that are affordable for the lowest income families, but it has not yet been funded. The President proposed funding for the NHTF in his FY10 and FY11 budget requests.

In the United States today, there are only 37 rental homes available and affordable for every 100 households with incomes below 30% of their area median. A scarcity of housing that the poorest families can afford is the principle cause of homelessness in the United States.

Investment in the NHTF will create good jobs. Every \$1 billion provided to the Trust Fund will support the immediate construction of 10,000 rental homes, creating 15,100 new construction jobs and 3,800 new jobs in ongoing operations.

We urge Congress to provide this badly needed funding at the soonest possible opportunity.

Thank you to all the organizations that have signed the letter to date, especially national and state member of the NHTF Campaign who reached out their networks.

CAPITOL HILL

Senate Appropriations Addresses Administration Collaboration on Sustainability

The Senate Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies held a hearing on May 6 on the Interagency Partnership for Sustainable Communities, which would coordinate program funding between federal agencies in an effort to increase the impact of each department's programs. Both HUD and the Department of Transportation have included funds for sustainable community initiatives in their FY11 budget requests. The Secretaries of HUD and Department of Transportation (DOT) each testified at the hearing.

Subcommittee Chairwoman Patty Murray (D-WA) opened the hearing by saying that housing and transportation "are the most significant expenses for most families" and that these costs affect families' quality of life and the health of communities. "Efforts to create sustainable communities can be part of that solution," she said.

The Chairwoman expressed her concern, however, that relatively few program details were provided with HUD's and Transportation's FY11 budget requests. Subcommittee Ranking Member Christopher Bond (R-MO) said that funds for sustainable initiatives should not be taken from existing programs that are already pressed for funds.

Under the Interagency Partnership, each of three departments--the Environmental Protection Agency (EPA), in addition to HUD and DOT--provides resources to help build sustainable and livable communities, and will work together to deploy these resources in a coordinated fashion. In February, HUD launched its Office of Sustainable Communities to coordinate federal-level resources and support local planning initiatives in partnership with DOT and EPA (see Memo 2/12). The office's mission is to create strong communities by connecting housing to employment, fostering local innovation, and contributing to a clean energy economy.

In their testimonies, both DOT Secretary Ray LaHood and HUD Secretary Shaun Donovan touted the unique approach HUD, DOT, and EPA have taken in working together. "I don't know if there has been another time when three agencies sat down and said they are going to collaborate and share resources,"

Secretary LaHood said. “It is time that the federal government spoke with one voice,” Secretary Donovan said.

Secretary LaHood shared his findings from grassroots listening sessions and visits that he conducted in 80 cities in 35 states over the last 16 months, saying that the people he spoke to want more public transportation, more walkability, and less sprawl in their communities. The government needs a new approach to providing transportation options, he said, and must employ livable and smart growth principles in that planning.

Secretary Donovan said that low income people served in HUD’s programs often have trouble accessing health care, grocery stores, and other services. He said he believes sustainable community initiatives can help to address those barriers.

Secretary Donovan discussed recent successes the departments have had in reaching their shared goals, including eliminating duplicative rules that prevented Weatherization program funding from reaching the maximum number of households possible, developing joint regional planning grants (see Memo 4/30), and bringing an energy-efficient mortgage product to scale through an innovation fund. HUD also worked with EPA on replacing outdated environmental reviews, which slowed or prevented the development of multifamily buildings, with an updated, state-of-the-art review, the Secretary said.

Senator Bond stressed the importance of communities having a say in the planning process, and expressed concern that highway trust funds could be used for purposes other than highways. In response, Secretary LaHood reiterated the extensive feedback process that DOT has engaged in to find out exactly what communities desire. Some communities want road improvement and expansion, but others seek buses, trains, light rails, trolley cars, walking paths and biking paths. “People are sick of being in their cars and we are obliged to provide these [options],” Secretary LaHood said.

Secretary LaHood said further that the highway trust fund is currently funded in part through DOT general funds, not exclusively from the gas tax, and so all taxpayers have a vested interest in how those funds are applied, both to roads and other uses.

The Senate and House have not yet agreed to an FY11 budget resolution, the first step in the FY11 appropriations process. While the Senate Budget Committee passed an FY11 budget resolution (see Memo, 4/26), the House has not yet acted. Congress may begin considering appropriations bills after May 15 even if there is no final budget resolution at that time.

LIHTC Bill Introduced in Senate

Senator Maria Cantwell (D-WA) introduced legislation on May 6 to improve the low income housing tax credit (LIHTC)

program. The bill, S. 3326, the Job Creation and Housing Act of 2010, would provide an exchange program for the 4% tax credit and expand the ability of investors to carry back tax credits. Both of these provisions have been sought by housing advocates, including NLIHC, as a way to reinvigorate the program, which has stalled during the financial crisis.

The 4% exchange provision is similar to the one included in H.R. 4687 and the carryback provisions are similar to provisions in H.R. 4109 and S. 3141 (see Memo, 3/18). A more limited 4% program was included in the House-passed Small Business and Infrastructure Jobs Tax Act of 2010. The 4% exchange program in S. 3326 differs from the one in the Jobs Act. The provisions in the jobs bill would not be available to nonprofit developers and would require that projects be placed in service by the end of 2010; these limitations are not in S. 3326. Thus, advocates are seeking to have language similar to that in S. 3326 and H.R. 4687 included in any final legislation (see Memo, 4/2).

S. 3326 was referred to the Senate Finance Committee. Senators Barbara Boxer (D-CA) and John Kerry (D-MA) have cosponsored the bill.

Clarification

Last week’s Memo reported on testimony of the Council of Large Public Housing Authorities (CLPHA) at the House hearing on public housing preservation (see Memo, 4/30). CLPHA would like to clarify its position on one-for-one replacement: CLPHA supports the goal of one-for-one replacement housing that utilizes local flexibility for hard units and vouchers, as long as there are sufficient funds to provide one-for-one replacement.

DISASTER RECOVERY

NLIHC President Sheila Crowley to Testify on Stafford Act Reform

Disaster Recovery Subcommittee Chairwoman Mary Landrieu (D-LA) of the Senate Homeland Security and Governmental Affairs Committee will hold a hearing titled “Stafford Act Reform: Sharper Tools for a Smarter Recovery.” NLIHC President Sheila Crowley is among those testifying; she will focus on the need for federal disaster recovery efforts to better address temporary housing and case management needs.

The hearing will consist of two panels, with the first panel to include testimony from FEMA Administrator Craig Fugate and Deputy Inspector General of the Office of Emergency Management Oversight Matt Jadacki. Testifying with Ms. Crowley on the second panel will be David Maxwell, president

of National Emergency Management Association on behalf of the Stafford Act Coalition, and Charleston, SC, Mayor Joseph Riley, Jr., representing the United States Conference of Mayors.

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) was last revised in 2006. Since then, advocates have called for additional reform to deal with problems that legislation did not address. Senator Landrieu is expected to hold additional hearings this summer to further examine disaster recovery reform efforts.

The hearing will take place at 2:30 pm on May 12 in room 342 of the Dirksen Senate office building.

RESOURCES

Report: Likely Rise in Elderly Homeless Requires Greater Federal Commitment

Homelessness among the elderly will likely increase by 33% over the next 10 years, and more than double over the next 40 years, according to a recent projection released by the Homelessness Research Institute. This projection is part of a paper examining the impact that elderly homeless will have on homeless providers and housing organizations. The paper also finds that the primary “pathway” toward homelessness for the elderly is from stable housing to a loss of housing due to job loss, health problems, and the disintegration of relationships, as well as the generally decreasing availability of public assistance programs.

The report concludes that because older Americans are economically vulnerable to homelessness, they require more preventive action, including the support that comes from federal programs. “Federal housing programs are fundamental in reducing the economic hardship experienced by the elderly whose only income is often Social Security and/or Supplemental Security Income,” the authors note. The increase in the elderly population will require additional federal resources and programs to increase the supply of affordable housing; create permanent housing with supportive services for the chronically homeless; and conduct further research to better understand homelessness among the elderly.

Nationwide, the number of homeless senior citizens is currently 44,172; the authors estimate that this number will grow to 58,772 by 2020 and to 92,572 by 2050. The authors base their projection of increasing homelessness among the elderly on the Census Bureau’s projection of the increase in the elderly population through 2050 and the assumption that the percentage of those over 65 living in households earning half of the poverty level or less will remain at roughly 2%, as it has since 1975. They reach their projected number of homeless seniors by

applying the current proportion of elderly individuals in deep poverty who are homeless, 1 out of 22, to the projected increase in elderly people in deep poverty.

This article is part of a larger series on the demographics of homelessness from the Homelessness Research Institute, the research and education arm of the National Alliance to End Homelessness.

The report, Demographics of Homelessness Series: The Rising Elderly Population is available at www.endhomelessness.org/content/general/detail/2698

Updated Legislative Fact Sheets Available

NLIHC has updated many of its “current issues” fact sheets and its priority legislation chart, based on recent legislative activity and policy outlooks. NLIHC fact sheets track legislation related to the Coalition’s 2010 policy agenda, including the national housing trust fund, vouchers, public and assisted housing preservation, budget and appropriations, Gulf Coast housing recovery, renters in foreclosure, low income housing tax credits, climate and green housing, and housing plus services issues. Access the updated information at: <http://www.nlihc.org/template/page.cfm?id=228>

NLIHC NEWS

NLIHC Welcomes Research Intern

Ivis Garcia Zambrana has joined NLIHC as a summer research intern. Ivis has graduated with dual master’s degrees in community and regional planning and Latin American studies from the University of New Mexico. This fall she will begin her doctoral studies with the Urban Planning and Policy department at University of Illinois at Chicago. Her interest in affordable housing largely stems from her work as a city planner in the San Francisco Bay Area and from growing up in Puerto Rico, where nearly half of the population lives below the poverty line.

NLIHC Seeking Fall Interns

NLIHC is now accepting resumes for Fall 2010 intern positions. Interns are highly valued and fully integrated into the staff work of NLIHC. We seek students passionate about social justice issues, with excellent writing and interpersonal skills. The positions available are:

Communications Intern. Assists in the planning of NLIHC's annual media awards, the preparation and distribution of press materials, and on website and social media networking projects. Also responsible for daily maintenance of the media database and the tracking of press hits.

Policy Intern. Tracks new legislation, attends and summarizes Congressional hearings for weekly newsletter, participates in visits to Congressional offices and develops materials for use in lobbying the House and Senate to accomplish NLIHC's mission. Updates the Congressional database.

Outreach Intern. Assists with grassroots organizing efforts for the National Housing Trust Fund Campaign and other legislative campaigns. Assists with membership recruitment/retention efforts and internal database upkeep.

Research Intern. Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC newsletter, attends briefings, and helps staff respond to research inquiries.

All interns will contribute articles to our weekly newsletter, Memo to Members, and perform other duties as assigned. A small stipend is available.

In their cover letters, interested students should specify which position/s they prefer. The cover letter and resume should be sent to:

Bill Shields, Vice President for Operations
National Low Income Housing Coalition
727 15th Street NW, 6th Floor
Washington, DC 20005

or via email to bill@nlihc.org or fax at 202-393-1973. Please call 202-662-1530 x 232 with any questions.

NLIHC 2010 Advocates' Guide Available for Order

NLIHC's 2010 Advocates' Guide to Housing and Community Development is now online and available for purchase in book form. The Guide contains updated chapters on 70 housing and housing-related programs and issues, from the National Housing Trust Fund and the Housing Choice Voucher program to the mortgage interest deduction and the Federal Housing Administration. Each chapter provides a program history and description as well as information on what advocates need to know now about current program issues. As applicable, advocates are also provided with information on what to say to legislators and with tips for making the program work well at the local level. In addition, the Guide's appendices provide information on Congress, the Administration, and the policymaking process that is designed to help advocates weigh in on housing programs and issues.

New articles for 2010 include an overview of housing need and tips for accessing NLIHC resources as well as chapters on the Homeless Prevention and Rapid-Rehousing program, intergenerational housing, and service coordinators in multifamily housing.

The Advocates' Guide can be accessed at <http://www.nlihc.org/doc/2010-ADVOCATES-GUIDE.pdf>. Copies of the book are available for purchase, for \$40 for non-members and \$25 for members. Bulk rates are available for advocates wishing to distribute copies more broadly; email khara@nlihc.org for details.

FACT OF THE WEEK

Historical and Projected Elderly Population Growth and Rates Of Homelessness

Year	Number of Elderly* People	Number of Elderly People Homeless	Proportion of Elderly Homeless
2000	35,061,000	40,563	1/864
2010	40,243,000	44,172	1/911
2020	54,632,000	58,772	1/930
2030	71,453,000	76,072	1/930
2040	80,049,000	85,172	1/940
2050	86,705,000	92,572	1/937

* The term “elderly” is defined as those aged 65 or over.

Source: M William, Sermons, & Meghan, Henry. (2010). *Demographics of homelessness series: the rising elderly population*. Washington, D.C.: National Alliance to End Homelessness.

NLIHC STAFF

Kimberly Bates Outreach Associate
Sarah Brundage Administrative Assistant, x224
Elizabeth Buck Katrina Monitoring Intern
Linda Couch Senior Vice President of Policy, x228
Sheila Crowley President, x224
Megan DeCrappeo Research Analyst, x245
Barbra Drake Communications Intern
Danna Fischer Legislative Director / Counsel, x243
Ivis Garcia Zambrana Research Intern
Ed Gramlich Regulatory Director/State Partner Liaison, x314
Elisha Harig-Blaine Outreach Associate, x316
Jake Kirsch Outreach Associate, x 244
Rebekah Mason Katrina Housing Fellow, x233
Taylor Materio Communications Associate, x223
Brandi Mercurio Development Coordinator, x234
Khara Norris, Director of Administration, x242
Samantha Pedreiro Policy Intern
Danilo Pelletiere Research Director, x237
Melissa Quirk Policy Analyst, x230
Kim Schaffer Director of Communications & Outreach, x222
Bill Shields Vice President of Operations, x232
La'Teashia Sykes Outreach Associate, x247

ABOUT NLIHC

The National Low Income Housing Coalition is dedicated solely to achieving equitable federal policy that assures affordable, accessible, and healthy homes for the people with the lowest incomes in the United States.

Established in 1974 by Cushing N. Dolbeare, NLIHC educates, organizes, and advocates to ensure decent, affordable housing within healthy neighborhoods for everyone.

TELL YOUR FRIENDS!

NLIHC membership is the best way to stay informed about affordable housing issues, keep in touch with advocates around the country, and support NLIHC's work.

NLIHC membership information is available at www.nlihc.org/join. You can also e-mail us at outreach@nlihc.org or call 202-662-1530 to request membership materials to distribute at meetings and conferences.