

HOUSING TRUST FUND PROJECT



Center for Community Change

Vermont Supports Housing and Conservation Trust Fund Despite State Budget Gap

NEWS

2011
SUMMER

In his budget address last January, newly-elected Governor Peter Shumlin called for full funding of the Vermont Housing and Conservation Trust Fund (VHCTF). This spring, he and the Legislature finished the budget season just shy of fulfilling that goal, appropriating a total of \$12,047,500 -- \$8,047,500 in property transfer tax revenues and another \$4 million from the state's capital budget -- to the Vermont Housing and Conservation Board (VHCB) which administers the fund.

"We're thrilled that the Legislature is able to fund the Housing and Conservation Trust

Fund at almost its full statutory level, and very thankful to Governor Shumlin for his leadership," said Erhard Mahnke, Executive Director of the Vermont Affordable Housing Coalition. *"This funding will enable housing providers to build and rehabilitate more affordable housing across the state, which is especially important in this time of shrinking federal resources."*

Under its authorizing statute, the Vermont Housing and Conservation Trust Fund is to receive one-half of the revenues generated by the state's property transfer tax. The total combined FY2012 appropriation approaches 95% of what the VHCB

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Join Change Nation
Be part of the Network to
fix America's
broken economy.
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CENTER for COMMUNITY CHANGE

News is published by the Housing Trust Fund Project of the Center for Community Change. The Center for Community Change is a national nonprofit which helps low-income people build powerful, effective organizations through which they can change their communities and public policies for the better.

The Housing Trust Fund Project operates as a clearinghouse of information on housing trust funds throughout the country and provides technical assistance to organizations and agencies working to create and implement these funds.

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VERMONT, *continued from page 1*

would have received under the statute, reflecting a reduction of only \$575,000 from the FY2012 statutory level, and an increase of more than \$945,000 over the appropriation made for FY2011.

While revenues from the property transfer tax are dedicated to the VHCTF, those funds must be appropriated by the Legislature in the state budget. The VHCTF was last funded according to the formula in FY2000; over the last ten years, more than \$35 million that should have been directed to the VHCTF was diverted. The Vermont Housing and Conservation Board estimates that the state lost the opportunity to produce 1,050 homes, save 67 farms, and develop 70 community projects as a result of the reductions in funding made from FY2001 through FY2011.

The victory came in a year when lawmakers had to address a \$179.5 million gap in the state's General Fund budget. Advocates attribute the commitment to the VHCTF expressed in this year's appropriation to the Governor's long history of support for the fund, which has been cultivated by housing and conservation groups since he led the state senate as President pro tem. During that time, Governor Shumlin became a champion of the VHCTF, restoring funding amid budget battles with former Governor James Douglas, including an override of the budget vetoed by the former governor in 2009.

Efforts to support Governor Shumlin's budget proposal were led by the Vermont Housing and Conservation Coalition, which is active year round educating lawmakers and government officials of the impact of the VHCTF at the community level and the

support it provides for state and local economies. Since its creation in 1987, the VHCB has committed \$247 million in loans and grants, leveraging an additional \$950 million. Over the last 22 years, resources from the VHCTF have:

- Created 10,400 units of affordable housing, serving more than 26,000 residents;
- Conserved 520 farms, including more than 134,000 acres of land;
- Preserved 252,000 acres of natural and recreation spaces and historic properties;
- Created approximately 22,100 jobs across the state from spending \$630 million on construction of VHCB-assisted projects.

To make the impact of these investments real for lawmakers, the Vermont Housing and Conservation Coalition arranges tours of housing and farms, as well as meetings with residents throughout the year. It also coordinates an annual lobby day at the state house.

This year, representatives from member organizations and affected residents testified before ten different committees, and met with Secretary of Administration Jeb Spaulding, Speaker of the House Shap Smith, and Senate President Pro Tem John Campbell, as well as the chairs of the House and Senate Appropriations Committees and other legislative leaders.

"The housing and conservation work is carried out by community organizations with real roots in the state," said Chris Donnelly, Director of Community Relations for the Champlain Housing Trust and Housing Co-Chair of the Vermont Housing and Conservation Coalition. *"When lawmakers see the scale of what*

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funding for the VHCTF has accomplished, or when they talk to builders who would have had to layoff staff without funding for their projects, it inspires both a rational and an emotional investment in the Trust Fund. It's about creating jobs and stability and opportunity for people."

"Funding for the Vermont Housing and Conservation Board is critical to our hundred year vision for the state," continued Donnelly. "It marries housing and conservation to create thriving communities and to preserve the special place that Vermont is for the long term."



Citizen participants at Vermont Legislative Day.

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and Chris Donnelly, Housing Co-Chair, Vermont Housing and Conservation Coalition and Director of Community Relations, Champlain

Housing Trust, 88 King Street, Burlington, VT 05401 (802-861-7305) chris.donnelly@champlainhousingtrust.org.

Delaware Builds Housing Development Fund to Expand Economic Opportunities

Delaware's Housing Development Fund received a big boost in the state's capital budget passed this month based on enhanced revenue projections. On July 1st, Delaware Governor Jack Markell signed the state's budget, which allocates an additional \$10 million in the capital budget to a Housing Preservation Fund embedded within the Housing Development Fund, the state's housing trust fund. The new resources are a share of more than \$320 million in unanticipated excess revenues projected by the Delaware Economic and Financial Advisory Council to accrue next year.

The additional housing funds were included in a package of initiatives proposed by the Governor to invest the

new revenues to create and retain jobs and expand economic opportunities.

"We know from our economic impact analysis that every dollar invested in housing generates \$7 in additional economic activity, so the state's investment in preserving multifamily housing will not only address the state's affordable housing needs, but will have a significant impact on jobs," said Ken Smith, Executive Director of the Delaware Housing Coalition. *"We're very happy that Governor Markell is so attentive to housing needs in the state and the role that affordable housing investments can play in stimulating the state's economy."*

The Coalition published its first economic benefit study, *"Meeting Delaware's Housing Needs: The Economic Impact of the Proposed Five-Year Strategic Housing Plan"* in 2004, and the economic analysis has

been a key argument in gaining support for committing resources to the Housing Development Fund.

The first part of the Governor's 3-part plan, *"Building Delaware's Future Now,"* proposed to direct \$135 million to create the Building Delaware's Future Fund to make strategic investments to promote economic growth. Unveiling the plan, the Governor said, *"We can put people to work now in ways that will improve our quality of life, help attract new businesses and preserve some of our state's great assets for years."* Along with the Housing Preservation Fund, the Governor's proposal would invest:

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- \$40 million for a “New Jobs Infrastructure Fund” designed to attract and support business development in the state;
- \$40 million to supplement the state’s Transportation Trust Fund to maintain roads, rail stations, bike paths, and air and waterways;
- \$35 million for an “Asset Preservation Fund” to maintain historic properties, state buildings, and cultural institutions; and
- \$10 million for open space preservation.

Given the volatility of the projected revenues, which are derived largely from abandoned property, the Governor’s spending increases were proposed in a bond bill to be included in the capital

budget as one time expenditures, rather than added to the state’s operating budget.

The other components of the Governor’s “*Building Delaware’s Future Now*” jobs plan would (1) reduce the state’s debt and cut income and business taxes targeted to core industries, including small businesses, financial services, and manufacturing, and (2) make new investments to improve the quality of early childhood education and to build residents’ job skills by expanding research and job training facilities at the state’s institutions of higher education.

The Housing Development Fund, which is the repository for the preservation funds, was created in 1986 and has

received appropriations from the state’s General Fund as well as dedicated revenue from document recording fees. Last year, funding for the state housing trust fund was sustained through a \$4.07 million base, and supplemented by an appropriation of \$4.5 million that was also earmarked for the preservation of affordable rental housing.

According to the Delaware Housing Coalition, there are almost 28,000 extremely low-income (ELI) households in Delaware who pay more than 30% of their income for housing, and approximately 25,000 Delaware households are “at risk” due to housing cost burdens or other serious housing problems. Between 2000 and 2008, Delaware lost 9,460 affordable rental units while it gained 25,150 high-end units.

Contact: Ken Smith, Executive Director, Delaware Housing Coalition, PO Box 1633, Dover, DE 19903 (302-678-2286) dhc@housingforall.org or www.housingforall.org.

Capital Green, a subsidized rental community near Legislative Hall in Dover, Delaware, was recently renovated with funds from a previous state Bond Bill allocation.

DELAWARE HOUSING COALITION



Anas Gen Addi, Director, Delaware State Housing Authority, addressing the crowd at the Delaware Housing Coalition Day for Housing, May 10, 2011, in Dover, Delaware.

DELAWARE HOUSING COALITION



Florida Housing Advocates Victorious in Lifting Cap on State Housing Trust Fund

FLORIDA HOUSING COALITION

For the last five years, the William E. Sadowski Coalition's priority has been to repeal the cap placed on the state and local housing trust funds in Florida put into place in 2007. The William E. Sadowski Affordable Housing Act was passed in 1992 and dedicates a portion of the documentary stamp tax paid on real estate transactions and directs those resources into Florida's state and local housing trust funds. Since 2007, after the dedicated revenue reached \$243 million, any additional monies were diverted into the general fund.

This year, with the passage of HB639, the campaign to repeal the cap has finally come to a successful conclusion. As the real estate market recovers, the documentary stamp tax collections will increase and provide much needed revenue for affordable housing.

Representative Gary Aubuchon (R) and Senator Mike Bennett (R) championed the repeal of the cap. The Florida Housing Coalition and its members worked tirelessly on this campaign, including: Habitat for Humanity of Florida, the Florida Supportive Housing Coalition, the Florida Coalition for the Homeless, the Florida Realtors, the Coalition of Affordable Housing Providers, the Bankers, and all the individual and local organizational members of the Florida Nonprofit Housing Advocates Network.

The centerpiece of HB639 was the repeal of the cap, but the 32-page bill contains a number of other provisions, including a finding that "due to the current economic conditions in the housing market there



Habitat for Humanity of Florida credits the SHIP program for making Florida's Habitat Affiliates the most productive in the nation, assisting 11,000 families across Florida.

is a critical need to rehabilitate or sell excess inventory of unsold homes, including foreclosed homes and newly constructed homes as well as a critical need for the rehabilitation and preservation of older, affordable apartments ... and that there is a critical need to create housing related jobs and that these conditions require the targeting of state and local housing trust fund moneys for those purposes." The "no new construction" provision expires July 1, 2012.

The Florida legislature also created the Department of Economic Opportunity and reorganized state agencies. In addition, the State Economic Enhancement Development trust fund (SEED) was created and funds from the state and local housing trust funds are permanently redirected to the newly created SEED trust fund. This proposal from

the House was the alternative to the Governor's proposal to permanently eliminate the state and local housing trust funds and the Senate's proposal to permanently redirect all the dedicated funds to the general fund.

Affordable housing is an express purpose of SEED. As SEED currently stands, it is not self implementing, as it does not prescribe the manner in which applications are to be made and does not provide criteria for awarding funds. The concept is that the legislature sees a business plan before they create the administrative system and appropriate funds.

Beginning in July 1, 2012 (FY12-13) money that was going into the Hous-

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ing Trust Funds and the Transportation Trust Fund flow into SEED: \$75 million each year from Housing and \$50 million (FY12-13), \$65 million (FY13-14) and \$75 million (FY14-15) and thereafter from Transportation.

Dedicated revenue to the State and Local Housing Trust Funds in Florida must be appropriated. For the last two years, the State Housing Initiative Program (SHIP) program has not been funded and this will be true for FY11-12. Repealing the cap on the trust funds will not matter to a county that will soon have to close its housing development for lack of SHIP funding. For this reason, the Florida Housing Coalition urges the Florida Housing Finance Corporation to use other funds to fund SHIP offices in FY11-12 to keep them afloat.

The estimated \$194 million available for appropriation from the state and local housing trust fund would have created approximately 15,000 jobs and more than \$1.4 billion in economic activity. The political priority was jobs creation, so it seemed to housing advocates,

including the entire Sadowski Coalition, that this would be the year to use the housing trust fund monies for housing—putting the out of work contractors back to work rehabilitating foreclosed homes and moving existing inventory to light a fire under the real estate market.

The coalition is pleased with its victory in avoiding the redirect of the housing trust fund revenues, with only \$75 million permanently redirected from the state and local housing trust funds beginning in FY12 to the newly created SEED trust fund. And as the economy recovers, the state and local trust funds can anticipate renewed support for their affordable housing activities.

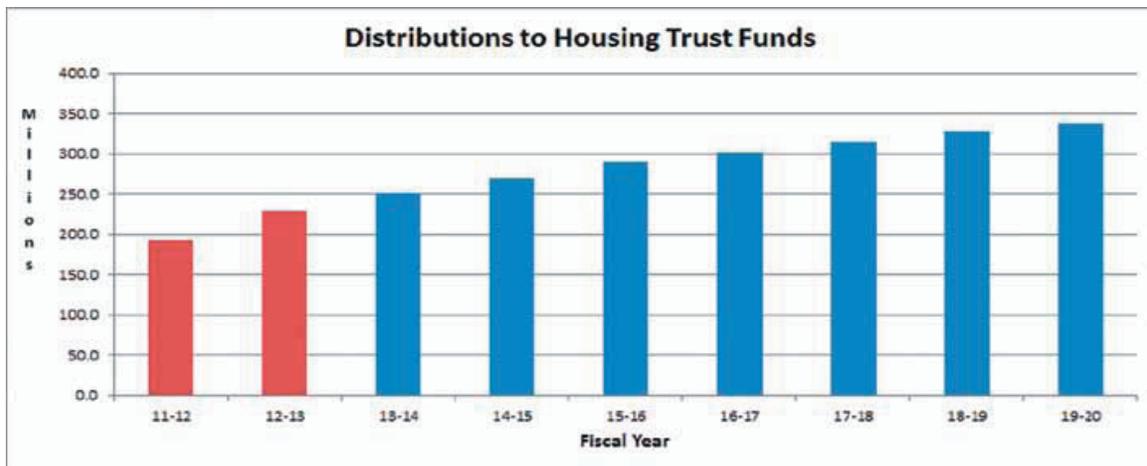
The September conference of the Florida Housing Coalition will focus on

strategies for restoring full funding of the state’s model housing programs.

Contact: Jaimie Ross, President of the Board of the Florida Housing Coalition and Affordable Housing Director for 1000 Friends of Florida, P.O. Box 5948, Tallahassee, FL 32314 (850-222-6277) Jaimieross@aol.com or www.flhousing.org.



Associated Industries of Florida being interviewed by reporters after Housing Day Rally at the Capitol. Business and industry groups continually stressed the connection between housing and jobs.



The bar graph illustrates that over the next eight years, the Housing Trust Funds are projected to receive \$2.3 billion in doc stamp monies, more than \$392 million of which would otherwise have gone to general revenue if the cap had not been repealed.

Louisville Takes Steps Forward with Affordable Housing Trust Fund

With the strong support of the community and housing advocates, Louisville, Kentucky Mayor Greg Fischer is making important strides in securing resources for the Louisville Affordable Housing Trust Fund. During his first year in office, Mayor Fischer allocated \$100,000 in general fund resources to the Affordable Housing Trust Fund in his FY2011-12 budget, and is working with members of the Louisville Affordable Housing Trust Fund Board to identify and secure a long-term, dedicated revenue source.

“Mayor Fischer has recognized the significance and usefulness of a local Affordable Housing Trust Fund in both providing housing and in creating jobs. He highlighted this first allocation under his administration as solidifying his commitment,” acknowledges Cathy Hinko, Executive Director of the Metropolitan Housing Coalition.

Advocates worked for several years to pass the Louisville Affordable Housing Trust Fund in 2008 with a \$1 million allocation from the City general fund to seed initial operations. In 2009, the Affordable Housing Trust Fund ordinance was amended enabling the trust fund to become a 501(c)(3). The Louisville Affordable Housing Trust Fund Board is now appointed and they have hired a consultant to help develop an implementation strategy for making the fund operational and for securing short and long term revenue for the fund.

Long time champions of the housing trust fund, CLOUT (Citizens of Louisville Organized and United Together) and the Metropolitan Housing Coalition, have been working with the Mayor and the City Council to make the case



At CLOUT's Nehemiah Action Assembly in April 2011, more than 1,560 members asked Louisville Mayor Greg Fischer to commit to prioritize securing a dedicated ongoing revenue source for the Louisville Affordable Housing Trust Fund.

for a dedicated revenue source for the Affordable Housing Trust Fund.

In April 2011, CLOUT invited the Mayor to its Nehemiah Action Assembly, attended by more than 1,560 members. Among several issues for which CLOUT requested support from elected officials, CLOUT asked Mayor Greg Fischer to make five commitments related to the Affordable Housing Trust Fund:

- (1) Make securing a dedicated, ongoing revenue source for the Fund a top priority the first year of his administration,
- (2) Allocate \$500,000 in City general funds in the FY2011-12 budget,
- (3) Allocate \$1 million in City general funds annually until a dedicated ongoing revenue source is secured,
- (4) Meet with leaders from CLOUT within 30 days to discuss possibili-

ties for a dedicated, ongoing revenue source, and

- (5) Report back on progress to a CLOUT assembly in October 2011.

The Mayor pledged to prioritize securing the dedicated, ongoing revenue source, agreed to the strategy meeting within 30 days, and said he would return to CLOUT in October. The Mayor said he could not allocate \$500,000 in the FY2011-12 budget, but he was committed in principle to committing local revenue to the Affordable Housing Trust Fund until a dedicated, ongoing source is secured. The Mayor did pledge \$100,000 for FY2011-12 budget.

Following the meeting, Mayor Fischer has followed through on his commitments. In addition to the \$100,000 general fund budget allocation, in late

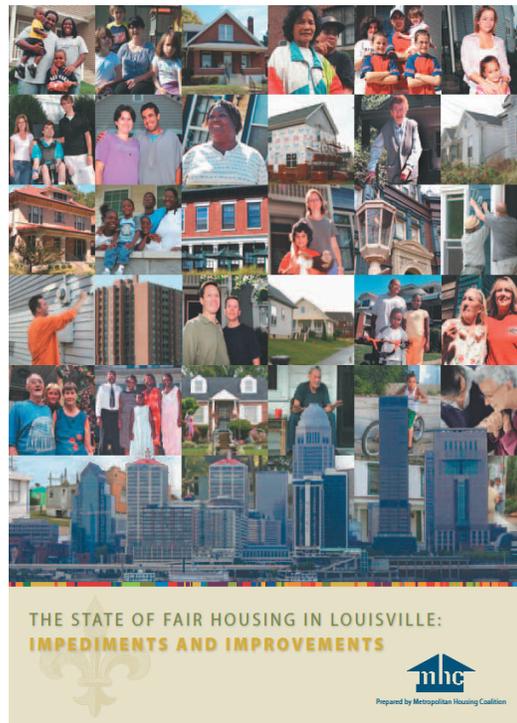
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June, the Mayor sat down with leaders from CLOUT and members of the Louisville Affordable Housing Trust Fund Board to discuss viable sources for dedicated revenue, with a pledge to continue working with the Board to secure a revenue source.

Though the \$100,000 the Mayor allocated in the FY2011-12 budget is a good start, the Mayor is requiring that the Board secure a matching \$100,000 from other public, private or philanthropic sources before releasing the funds. The Board has already begun to identify some potential resources for the match, with the help of the Mayor's office. But advocates recognize that even when the match is secured, the growing need for affordable housing in Louisville requires greater resources.

"There is an urgency to take action here. We have families and single women sleeping in tents down by the river," said David Dutschke, Co-President of CLOUT. *"When we started this campaign in 2005, the Housing Authority of Louisville had a waitlist of 11,000. Here we are six years later, and the waitlist has more than doubled to 25,000, which is both staggering and shameful when you think of the human impact and what could have been done over those years."*

In addition to the increasing numbers of people experiencing homelessness, the lack of affordable housing in Louisville also limits where people are able to live, often resulting in families living in substandard and unsafe housing. In January 2011, the Metropolitan Housing Coalition released *"The State of Fair Housing in Louisville: Impediments and Improvements."* The report outlines patterns of housing segregation based on race, gender, familial status, disability and national origin. The report also examines the link between health out-



To download a copy of *"The State of Fair Housing in Louisville: Impediments and Improvements,"* go to: http://www.metropolitanhousing.org/reports.cfm?article_id=265&CFID=1542359&CFTOKEN=20799977

comes, incomes, protected class status, and where people are living. The report concludes with a series of recommendations for increasing housing opportunity, including funding the Affordable Housing Trust Fund through a dedicated, renewable public source.

With simultaneous short-term and long-term revenue campaigns to manage, members of the Board and its allies are looking to reinvigorate the Open the Door Campaign, the effort focused on creating the Affordable Housing Trust Fund several years ago. The Open Door Campaign involved several organizations, including: the Coalition for the Homeless, the Metropolitan Housing Coalition, CLOUT, Habitat for Humanity of Metro Louisville, Kentuckians for the Commonwealth, Kentucky Jobs With Justice, Women in Transition, the Kentucky Alliance Against Racist and Political Repression, among others.

The Open the Door Campaign demonstrated significant community support with more than 80 organizational and

2,000 individual endorsements of the Affordable Housing Trust Fund, as well as supporting two rallies and sending more than 1,500 postcards to the Mayor and Metro Council.

Now, working with the commitment of Mayor Fischer, the Open the Door Campaign can secure its original vision of a dedicated public revenue for the Louisville Affordable Housing Trust Fund.

"The Affordable Housing Trust Fund we have in place is a tremendous tool developed out of best practices from around the country that could help people in Louisville find a place to live," said Dutschke. *"But until we put significant revenue in the fund, it is a tool sitting on the shelf. The time to prioritize funding for housing and secure an ongoing revenue source is now."*

Contact: Rachel Hurst, Consultant to the Affordable Housing Trust Fund Board, 1227 South Sixth Street, Louisville KY 40203 (270-869-5613) or rachelmhurst@gmail.com.

Juneau Begins Implementation of its Affordable Housing Trust Fund

The Juneau Affordable Housing Fund, established in 2010, issued its first request for proposals in April, and is now bolstered by a \$90,000 appropriation which the Alaska legislature included in its FY12 capital budget.

“The legislative appropriation is a positive sign that there is a recognition--especially among our local delegation--that more resources are needed for affordable housing projects in the state,” credits Scott Ciambor, Affordable Housing Coordinator of the Juneau Economic Development Council.

The City and Borough of Juneau Assembly created the fund and appropriated \$400,000 to be used for the creation, acquisition, rehabilitation, or preservation of affordable housing. Preliminary applications for the first funding round were due by the end of May 2011.

The purpose of the Fund is to address the shortage of affordable housing in Juneau by providing low and zero-interest loans to nonprofit organizations, public housing authorities, and profit-motivated entities that can provide housing for households at 120% area median income and below.

The Fund is managed by the City and Borough of Juneau (CBJ) Assembly-appointed Affordable Housing Commission and the CBJ Affordable Housing Coordinator at the Juneau Economic Development Council. Each year the Commission sets priorities for the use of the Fund. Round One priorities include:

- Use of capital to develop housing units;
- One-bedroom rental units for low-income residents; and
- Long-term affordability (50+ yrs.).

To ensure sustainability of the Fund until a dedicated revenue source is secured, 65% of the funds will be available for Round One and the majority of the awards will be low-interest loans. Five percent of the funds will be available for zero-interest loans. The maximum award available for an individual applicant is \$150,000.

In Round One, the Commission received four applications. Three projects focused on senior-housing and the other was a permanent supportive housing project for very low-income persons (50% area median income and below). The Commission will meet on July 28 to decide which projects to fund. The final step is for the Assembly to approve the funding recommendations.

The Juneau Affordable Housing Fund was created because Juneau does not have enough housing to meet the current demand or to support growth. In the last ten years, 25 units of affordable rental or supportive housing have been added to Juneau’s housing stock. Another 92 single-family affordable

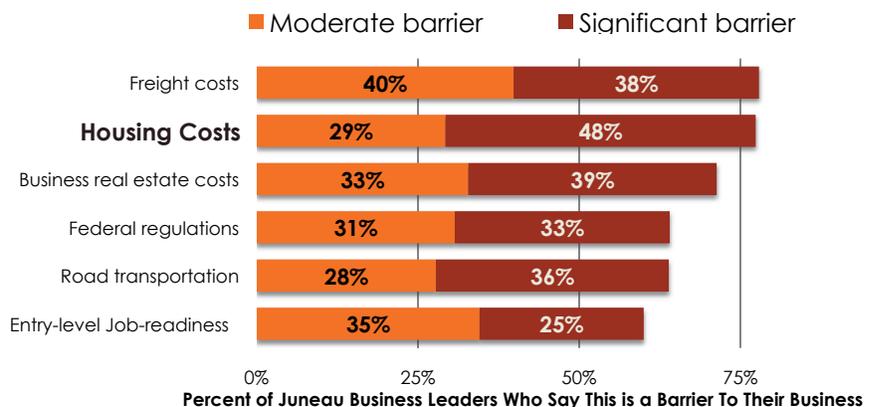
homeownership housing units were built during that same period. In 2010, one, three and four bedroom rental homes posted a vacancy rate of zero. Estimates are that 343 new housing units are needed in Juneau.

“Having the JAHF in place is exciting for our community. We’ve realized two key benefits thus far; the availability of an additional development resource for housing and--even more importantly--the establishment of a process that allows for the use of local expertise and stakeholder feedback on projects that will compete for state and federal funding,” shares Scott Ciambor.

A survey of 125 Juneau business leaders asking them which elements are significant to operating their businesses, the high cost of housing, in general, was deemed a barrier to 77% of Juneau business leaders.

Contact: Scott Ciambor, Affordable Housing Coordinator, Juneau Economic Development Council, 155 S. Seward Street, Juneau, AK 99801 (907-523-2338) or <http://jedc.org/housing-fund.shtml>.

Juneau Business Barriers: How significant are each of the elements listed below to operating your business?



Puerto Rico's Housing and Human Development Trust Fund Awards \$585,000

In 2010, the Puerto Rico Housing and Human Development Fund (Fideicomiso de Vivienda y Desarrollo Humano de Puerto Rico—FIDEVI), created as a collaborative alliance between Puerto Rico's banking industry and the homeless population advocacy community, awarded \$585,000 to six organizations to assist persons most in need of housing. Cosma Inc., Fundacion de Desarrollo Comunal de Puerto Rico, Lucha Contra el SIDA Inc., Corporacion Fondita de Jesus, Hogar Crea Inc., and Habitat for Humanity of Puerto Rico will help close the housing need gap by facilitating the development of housing for the homeless community.

The mission of FIDEVI is to combine public and private efforts in the constitution of a permanent and irrevocable fund that will promote and support the development of affordable and accessible housing for persons of scarce or no resources, such as homeless people, mental patients, single mothers and el-

derly people. FIDEVI was created in 2004 because the gap in the rental market was greatest for the very low income population and the demand for rental housing was projected to increase to 423,000 in 2010.

Various local laws were amended to provide the Trust with the capacity to issue notes that are tax exempt, with interest income generated by the notes excluded from the ordinary income to the note holders. The Trust has entered into various arbitrage transactions in which tax exempt notes are sold to buy taxable securities used as collateral and source of payment of the notes. The differential between what the note generates and the securities acquired is used to pay for the transaction expenses and to provide the Trust with an income to be used for its charitable purposes. The Fund can also receive donations from private companies as well as state and federal funds.

The program offers financial support of up to \$100,000 to nonprofit and nongovernmental organizations from the local homeless advocacy community to develop housing projects. The Fund targets homeless, seniors, women with children and families with extremely low incomes and supports transitory or permanent housing. The Fund also promotes rehabilitation or new construction of housing and emphasizes that housing has living assistance and/or other special services support.

Because of its public/private origins, FIDEVI is established as a nonprofit with a Board of Trustees comprised of several members, representing:

- The Governor of the Commonwealth of Puerto Rico,
- President of the Puerto Rico Mortgage Bankers Associations,
- President of the Puerto Rico Bankers Association,
- Three citizens from the Homeless advocacy community, and
- One public interest citizen.

In addition a Trust Advisory Council was created with at least seven members to advise the Trustees regarding the operational aspects of the Trust. The Council consists of a member appointed by the Governor, a member appointed by the Secretary of the Department of Housing, a member appointed by the Puerto Rico Bankers Association, a member appointed by the Mortgage Bankers Association, three members representing the homeless advocacy community, and other members as the Trustees may deem advisable.

Requests for proposals are issued once a year. Organizations go through a qualifying process. In 2010, seventeen organizations were pre-qualified and invited to submit a proposal from 72 nonprofit/nongovernmental organizations answering the announcement. Fourteen organizations submitted applications of which six were approved for funding in 2010. The investment of \$585,000 in 2010 will support six developments providing 127 housing units.

Contact: José A. Rivera Reyes, Executive Director, FIDEVI, Ponce de Leon Ave # 208, Suite 1014, San Juan, PR 00918-1002. fidevivr@gmail.com.



Corporacion Fondita de Jesus is one recipient of an award. Puerta Al Cambio, shown here, facilitates the reintegration of participants into the community.

New Release! Report on Providing Housing for Extremely Low Income Persons

The Housing Trust Fund Project has just released “**Model Approaches to Providing Homes for Extremely Low Income Households**” -- a report profiling the experiences of five State and three Local Housing Trust Funds. The report is intended to document programs and strategies that have been tried and proven effective to help advance the conversation on best approaches to providing homes for extremely low income (ELI) households in anticipation of securing funding for the National Housing Trust Fund.

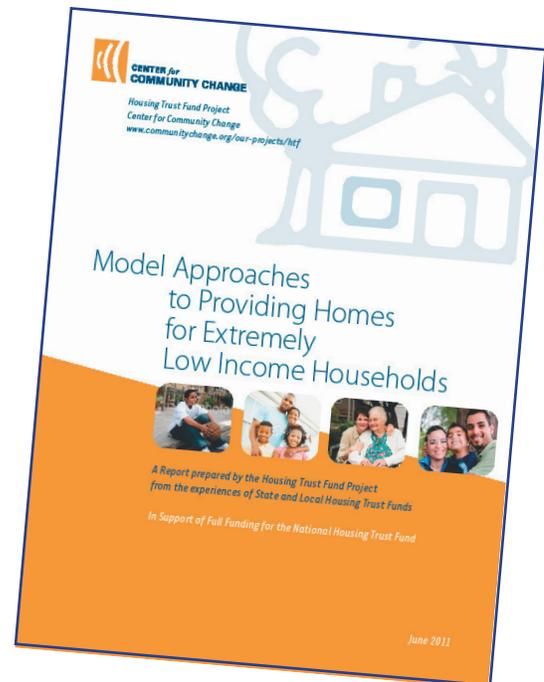
The United States Department of Housing and Urban Development (HUD)’s draft regulations to implement the National Housing Trust Fund propose that all funding within the first year of implementation be used to serve ELI households. Though the overwhelming need for ELI units is clear, developing housing for ELI households presents particular challenges that deserve examination.

Model Approaches to Providing Homes for Extremely Low Income Households outlines three approaches:

- Cross-Subsidization between higher and lower income housing,
- Supporting on-going operating and maintenance costs, and
- Providing project or tenant-based rental assistance.

The report profiles programs in

- Chicago, Illinois,
- Louisiana,
- New Jersey,
- North Carolina,
- Ohio,
- Oregon,
- Portland, Oregon,
- Seattle, Washington,
- Washington, and
- Washington DC.



To download the report, go to:
<http://www.communitychange.org/our-projects/htf/other-media/Models-for-Providing-ELI-Housing-HTFProject.pdf>

The Housing Trust Fund Project would like to acknowledge the generosity of the agencies and organizations whose staff participated in interviews and provided background information. **Model Approaches to Providing Homes for Extremely Low Income Households** was made possible with support from the Oak Foundation and the Butler Family Fund.

Campaign for Community Change Launches Change Nation

The Campaign for Community Change is building a new action network for people who care about fixing America's broken economy called **Change Nation**. The intention is to create and develop new organizing tools that empower people to join together to work for an America where everyone has a chance to thrive.

The Campaign for Community Change is the action arm of the Center for Community Change. The Campaign seeks to educate and empower marginalized communities to influence the public policies that affect their lives; increase their ongoing civic participation; and help them build the political will for reform.

On the weekend of July 16, **Change Nation** kicked off its first major initiative, joining with MoveOn.Org, Change to Win, USAction, DEMOS and 50 other progressive groups as part of the ReBuild the Dream campaign. People opened up their homes to host more than 1,500 house meetings across the nation to discuss and generate ideas for rebuilding the American dream.

To learn more about Change Nation and how to get involved,
go to: <http://joinchangenation.org/>

