

HOUSING TRUST FUND PROJECT



Center for Community Change

Juneau, Alaska Creates Affordable Housing Fund

Juneau is the first community in Alaska to initiate a housing trust fund. After months of collaborative work by the Affordable Housing Commission, the Juneau Economic Development Council, and the Juneau Homeless Coalition, on July 19, 2010, the City and Borough of Juneau Assembly passed an ordinance to establish the Juneau Affordable Housing Fund. It steered \$400,000 into the Fund so that the Affordable Housing Commission can begin funding local projects to promote and provide affordable housing in Juneau.

The City and Borough of Juneau (CBJ) Affordable Housing Commission, with the assistance of the CBJ funded Affordable Housing Coordinator at the Juneau Economic Development Council, investigated the use of a housing trust fund and made recommendations to utilize local resources for the specific purpose of creating more affordable housing. The Fund will also seek to leverage assets to attract more state and federal housing

funding to target Juneau's most critical housing needs.

The Commission believes there are many talented affordable housing providers, developers, and social service agencies in Juneau that support the local housing continuum. One difficulty that the housing community faces, especially in regards to the development of low-income and special needs housing, is coming up with the matching funds or gap financing to competitively qualify for state and federal housing funding grant programs. A primary benefit of the housing trust fund could be to provide the financial piece necessary

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JUNEAU ECONOMIC DEVELOPMENT COUNCIL



Juneau, Alaska skyline.



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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to package more affordable housing developments.

The Housing Fund will be administered through the Affordable Housing Commission and the Affordable Housing Coordinator at the Juneau Economic Development Council. The Affordable Housing Commission was re-established in January by the CBJ Assembly and authorized in June to oversee the Housing Fund. The Commission has nine public members appointed by the Assembly who have expertise in homelessness issues, land management, real estate, construction, financing, taxation, permitting, and energy and environmental efficiency.

The Affordable Housing Commission will establish funding priorities for the housing trust fund annually, based on local housing needs information and housing gap analysis performed by the Affordable Housing Coordinator. This annual evaluation allows the trust fund to be flexible in responding to changing market conditions and to focus resources where the need is greatest. The Affordable Housing Commission will also review applications for funding and offer recommendations for approval. The Affordable Housing Coordinator will provide administrative support and technical assistance.

The Juneau Economic Development Council has just completed the "*City & Borough of Juneau Housing Needs Assessment*." Among several policy recommendations, the report encouraged the adoption of a local housing trust fund. JEDC is also working with the Juneau Homeless Coalition analyzing the Continuum of Care housing stock. The Afford-

able Housing Coordinator will also identify and bring to the City and Borough of Juneau Assembly options for securing a dedicated source of public revenue to sustain the activities of the housing trust fund.

The Juneau Housing Fund will make grants and loans to eligible applicants (nonprofit organizations, public housing authorities, and for-profit entities) supporting the creation and preservation of affordable housing, first-time homebuyer assistance, predevelopment activities, and other discretionary uses for households earning no more than 120% of the area median income. No more than 10% of the funds can be used for administrative costs.

Awards will be made to provide a range of occupancy options, serve areas of the greatest need, leverage additional funds, secure long-term affordability, link to support services, and create jobs. An annual report will detail progress made; identify job creation, economic impacts, use of funds, administrative expenses, leveraged funds; and priorities for the following year.

The Juneau Economic Development Council secured letters of support for the proposed housing trust fund and, along with the Affordable Housing Commission and member organizations of the Juneau Homeless Coalition, provided encouragement and information to members of the Assembly.

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PEACE Moves Process Forward For Creating a Housing Trust Fund in Polk County, Florida

PEACE

After almost three years of organizing, the Polk Ecumenical Action Council for Empowerment, or PEACE, has secured commitments from four out of five members of the Polk County, Florida Board of County Commissioners to support a process to create a housing trust fund.

At their annual “Nehemiah Action” on April 19th, PEACE, a multi-racial, faith-based organization that is an affiliate of the DART organizing network, pressed county commissioners to devote local resources to solve the county’s affordable housing crisis in the face of declining state funding. More than 1,200 members from PEACE’s nineteen member congregations gathered at the organization’s 10th annual rally to press County officials for action to address the community’s most pressing needs, including establishing three additional health clinics, increasing the number of residential drug treatment beds, and producing additional affordable rental housing.

County Commissioners Bob English, Jean Reed, Ed Smith and Randy Wilkinson all agreed to support a plan to convene at least five meetings with high level county staff, local housing authorities, members of the business community, and leaders of PEACE for the purpose of creating an affordable rental housing trust fund.

The Commissioners committed to completing a first draft plan covering the administrative and programmatic elements of a housing trust fund,



PEACE holds their Nehemiah Action with more than 1,200 leaders in attendance to discuss the Polk County Housing Trust Fund.

including oversight mechanisms, by January 14th of next year, and to produce a final draft plan by March 18th that would include potential sources of dedicated funding, not including resources from the county’s general fund. Only Commissioner Sam Johnson declined to support the proposal, explaining afterwards that he wanted to see more details before pledging his support.

PEACE’s affordable housing campaign was initiated almost three years ago, in the months leading up to its annual assembly in November 2007. At the 2007 Assembly, members voted to focus on the need for more affordable homes based on house meetings that surfaced the urgency of the issue across the County. Thirty percent of all households that rent in Polk County--17,235 households--do not have affordable housing, and the rental climate has worsened in the wake of the foreclosure crisis. The Lakeland - Win-

ter Haven area was recently ranked by Forbes magazine as the 6th riskiest place to live for homeowners given its high foreclosure rate, equivalent to more than one foreclosure for each hour throughout the 365 days of last year. PEACE’s housing trust fund plan would address at least 10% of the rental housing need in the County over the next three years.

Pastor Earl Brown, spokesperson of the PEACE Housing Committee reflects: “We have not achieved the level of success we desire; however, we must not quit. To quit would be to not only give up on helping the citizens of our County. To quit would be giving up on transforming the economy of our County. Quality affordable housing for the working poor, the lower middle-class, etc. is critical to an economy that portrays an all-American County. The people Polk County need -- need quality affordable housing.”

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PEACE



Father Matt Mello and Pastor Earl Brown of PEACE seek a commitment for affordable housing from Jean Reed, Polk County Board of County Commissioners.

The meetings to develop the housing trust fund are to be convened by staff from the County's Housing and Neighborhood Development office. Leaders from PEACE have formulated plans for the meetings, which are designed to review promising

models from jurisdictions around the country covering these five areas:

- (1) **Programmatic elements**, including incentives and initiatives being used effectively in other parts of the state;
- (2) **Administration**, including

analyzing the existing organization of the Department of Housing and Neighborhood Development and implications for staffing and budget;

(3) **Oversight options**, including defining the level of authority and responsibility for an oversight body and how it should be constituted;

(4) **Revenue sources** and the funding levels each would generate; and

(5) **Drafting models** of housing trust fund ordinances.

PEACE is now engaged in recruiting members of the business community to participate in the convenings, which they hope to have start in the fall.

Contact: Juan Galeano, Organizer, Polk Ecumenical Action Council for Empowerment (PEACE) PO Box 1928, Lakeland, FL 33803 (863-802-8757) peaceorganizer@gmail.com.

Delaware Housing Coalition's Long Term Strategy Pays Off

The Delaware Housing Coalition (DHC) has successfully built support for and sustained its state Housing Development Fund through a thoughtful and persistent strategy to demonstrate the value of investing in affordable housing. This year funding for the state housing trust fund was sustained through a \$4.07 million base, with a supplemental appropriation of \$4.5 million earmarked for the preservation of affordable rental housing.

DHC's director, Ken Smith, expresses his gratitude for the energy with which the coalition's members

have worked to accomplish this key goal, "*Setting aside differences, affordable housing advocates in Delaware have accomplished a critical task of protecting and increasing state resources to meet the need.*"

Among its most important impacts, the Delaware Housing Coalition has gained the support of Governor Jack Markell, who recognizes housing as basic economic infrastructure and a core human need. This has reinforced their effective work with members of the Delaware General Assembly.

In 2004, the Delaware Housing Coalition published its first economic benefit study, "*Meeting Delaware's Housing Needs: The Economic Impact of the Proposed Five-Year Strategic Housing Plan.*" The study contained a major finding that awards made through the Housing Development Fund were leveraged, on average, seven times over—for every \$1 dollar committed by the Housing Development Fund, another \$7 dollars were committed from other public and private sources.

In 2006-2007, the Nonprofit Housing Agenda was formed. This

group of twelve to thirteen agencies worked together to raise awareness about affordable housing among policy-makers and focused on the need to increase the resources allocated for affordable housing. Among its members are: ARC of Delaware, Better Homes of Seaford, Cornerstone West CDC, DHC, Diamond State CLT, First State Resource Conservation and Development Council, Homeless Planning Council, Interfaith Community Housing Delaware, NCALL Research, MHDC, Millsboro Housing for Progress, Sussex County Habitat for Humanity, and YWCA Delaware. The NHA combined resources from its members to hire a lobbyist with budget and policy expertise.

In 2007, the Delaware Housing Coalition began publishing, *"Who Can Afford to Live in Delaware."* This annual report provided critical data on housing affordability and a summary of the major issues facing the state.

Work began in 2007-2008 to prepare for the transition to a new state administration. A democratic gubernatorial forum on affordable housing was held in May 2008. A post-election forum, *"Promising Prospects for Housing,"* featured national experts to discuss opportunities presented by changes taking place in the affordable housing field. The Forum was sponsored by the Housing Policy Round Table—a broad-based group of advocates, developers, providers, and lenders working to raise issues of adequate planning and funding. And a number of Delaware Housing Coalition and Nonprofit Housing Agenda members were named to the Governor's transition team, helping to identify key issues and make strategic recommendations for the new administration.

The Coalition has continued to work with the new administration and the new state Housing Finance Agency Director to coordinate advocacy around critical issues. Preservation of affordable housing has remained a key priority.

These strategic steps enabled the Coalition to work with individual legislators to increase their knowledge of affordable housing issues. The economic impact (leveraging funds, as well as retaining deep subsidies to preserve affordable housing) has been a key argument in gaining support for committing resources to affordable housing.

Building support for affordable housing has also included the Coalition's Annual Day for Housing held in the state's capitol, Dover. The Coalition's Good Neighborhood project underscores the importance of affordable housing and they have developed a *"fair share measure"* to identify where housing is affordable to very low-income households. The Coalition's *"Why Not in My*

Back Yard," highlights the benefits of affordable housing to communities. This effort is being guided by a nine-member, statewide, community oversight committee.

The Housing Advocacy Network for the Diamond State (HANDS) is a Coalition initiative to place affordable housing advocates in all of the state's legislative districts.

The mission of the Delaware Housing Coalition is to advocate for safe, decent, and affordable housing throughout the state. Their goal is to impact and shape the environment relating to housing.

DHC is committed to fostering the growth and long-term success of grass roots constituencies; nurturing their leaders; and working together to change the conditions which prevent them from obtaining safe, decent, and affordable housing.

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

EAST COAST PROPERTY MANAGEMENT



Old Landing I and II is a community of apartments and townhouses, produced by Millsboro Housing for Progress. A unique feature of Old Landing II is a special subsidy reserve which supports six of the units, allowing them to serve families earning no more than 30% of area median income. This rental assistance was provided by DSHA through the Housing Development Fund.

California Matches Local Housing Trust Funds with Proposition 1C Funds

Living with a disability and unable to work full time, Paula struggled for years to find an affordable place to live. Like many fellow seniors living in San Mateo County, California, her income could not compete in the local rental market. After enduring challenging and potentially dangerous living situations, Paula found a place she could afford at the Village at the Crossing in San Bruno. More than a place to live, Paula had found a home.

“After renting or sharing rooms with perfect strangers, and spending a year in a basement with rats, ants and spiders, I feel like I found Nirvana,” said Paula. “The wealth of experiences, stories, diverse cultures and sense of community; having such care and concern is a totally new experience.”

Thanks to an award of \$2 million from California’s Local Housing Trust Fund Matching Program, the Housing Endowment and Regional Trust (HEART) of San Mateo County plans to help fund the development of more affordable communities like the Village at the Crossing for seniors, people with disabilities and low wage workers living in San Mateo County.

In June, California’s Department of Housing and Community Development (HCD) announced Local Housing Trust Fund matching awards totaling \$16.275 million to nine California jurisdictions with qualifying housing trust funds. The matching grants will be used for loans to construct rental housing projects affordable for a minimum

of 55 years to households earning no more than 60% of the area median income. Funds can also be used for down-payment assistance to qualified first-time homebuyers earning up to 120 percent of the area median income.

Part of a \$2.85 billion voter approved housing bond passed in 2006 (Proposition 1C), the Local Housing Trust Fund Matching Program is a competitive grant program that helps finance local housing trust funds dedicated to the creation or preservation of affordable housing.

The program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs. Maximum allocations are \$2 million, with a minimum allocation of \$1 million. Eligible applicants include cities, counties, and charitable nonprofit organizations.

HEART of San Mateo County plans to combine \$700,000 from the HCD award with \$1.25 million in matching funds for its QuickStart Revolving Loan Fund, which provides short-term, quick turn-around loans to assist with the early development stages of multifamily rental and ownership housing.

Knowing the affordability challenges experienced by people like Paula, HEART has committed \$500,000 of its Quickstart match funds to be used solely for creation of multi-family rental housing for extremely low-income households. Combined with the grant, HEART will commit \$1.2 million to serving extremely low income households.

HEART



Paula (2nd from the right) enjoys a pose with residents living in the Village at the Crossing in San Bruno.

In addition to creating and preserving affordable rental housing, HEART is using \$1.3 million its Local Housing Trust Fund award to help at least 27 low and moderate income households become successful first time homeowners. HEART created “Opening Doors in Our Community” in 2008 and redesigned the program in 2009.

Working with Meriwest Credit Union, the program enables borrowers to put 5% down, rather than 20%, and provides affordable financing for home purchases to individuals who live or work in San Mateo

County and are at or below 120% of the area median income.

Eight other Local Housing Trust Fund awardees are: City of Los Angeles (\$2 million), Housing Trust of Santa Clara County (\$2 million), Housing Trust Fund of Santa Barbara County (\$1.2 million), Orange County Housing Trust (\$2 million), Redevelopment Agency of the City of Oakland (\$1.575 million), Sacramento Housing and Redevelopment Agency (\$2 million), Sacramento Housing and Redevelopment Agency-County (\$2 million), and San Luis Obispo County Housing Trust Fund (\$1.5 million).

San Luis Obispo County also has a significant imbalance between the cost of housing and what county residents can afford. The San Luis Obispo County Housing Trust Fund is a nonprofit corporation and a certified Community Development Financial Institution (CDFI) with the mission of increasing the supply of affordable housing for very low, low and moderate income residents of San Luis Obispo County, including households with special needs.

The San Luis Obispo County Housing Trust Fund provides financing and technical assistance to private developers, nonprofit corporations and government agencies to help them produce, improve and preserve affordable housing. The Trust Fund also advocates for affordable housing and works to bring housing resources into San Luis Obispo County.

The San Luis Obispo County Housing Trust Fund is matching its \$1.5 million Local Housing Trust Fund award with \$1.875 million to establish a \$3.375 million loan fund to

help develop or preserve permanent rental and ownership housing projects, transitional housing projects, and residential care facilities. At least 30% of the funds will be used for housing that serves households earning 30% of area median income. The balance of the funds will target 80% area median income.

Since its formation in 2003, the San Luis Obispo County Housing Trust Fund has provided more than \$4.75 million in loans to help create or preserve 180 units of affordable low income housing, including 146 units of new construction, 25 units of preservation and nine units that were market rate units converted to affordable units to provide transitional housing for foster kids.

With the new \$1.5 million Local Housing Trust Fund grant plus an additional \$385,000 in private investments, the fund now has \$2.2 million in loan fund equity and \$3.5 million in investments.

While the Local Housing Trust Fund program has been a success for established housing trust funds, the program has not worked as well for new housing trust funds. The voter approved uses of 1C funds allowed

an equal allocation for matching grants to new local housing trusts created on or after September 30, 2006. HCD released a NOFA for \$5.4 million in matching funds for new housing trust funds. California Assembly Bill 1865, currently working its way through the legislature, would lower the financial threshold to \$500,000 for new housing trust funds, which would make it easier for new local housing trust funds to apply. The legislation is supported by the California State Association of Counties, the Non-Profit Housing Association of Northern California, Housing California, California Coalition for Rural Housing, and California Housing Consortium, among others.

Contacts:

California Department of Housing and Community Development:
Jennifer Sweeney, CA HCD, 1800 Third Street, Sacramento, CA
95811-6942 (916-445-4775).

HEART of San Mateo County: Christopher Mohr, Executive Director, 139 Mitchell Ave, Suite 108, South San Francisco, CA 94080
(650.872-4444) cmohr@heartofsmc.org or
www.heartofsmc.org.

San Luis Obispo County Housing Trust Fund: Jerry Rioux, Executive Director, 71 Zaca Lane, Suite 130, San Luis Obispo, CA
93401 (805-543-5970) jerry@slotchf.org or www.slotchf.org.



SAN LUIS OBISPO COUNTY HOUSING TRUST FUND

Plans for new housing in San Luis Obispo County sponsored by the ROEM Development Corporation. The Village at Broad Street will provide family housing.

The National Association of Home Builders Releases an Economic Benefit Study of Affordable Housing in Denver

The National Association of Home Builders has released a new study on the positive economic impact of Low Income Housing Tax Credit (LIHTC) transit oriented development in the Denver metro area. The study looked at the economic impact of building 615 new apartments along transit corridors using 9% LIHTCs.

Commissioned by the Home Builders Association of Metro Denver in partnership with the Urban Land Conservancy, *"The Economic Impact of Low Income Housing Tax Credit Development Along Transit Corridors in Metro Denver"* demonstrates that LIHTC developments generate millions in local wages, taxes and other government revenue, as well as jobs created and the ongoing positive impact of a healthy stock of affordable homes.

According to the study, the one-year estimated impact of building 615 new LIHTC 9% apartments includes:

- \$57.6 million in local income,
- \$5.0 million in taxes and other revenue for local governments, and
- 732 local jobs.

These are the local impacts, representing income and jobs for residents of the Denver Metropolitan Statistical Area, taxes, and other sources of revenue, including permit fees for all local jurisdictions within the metro area. These impacts also include both the direct and indirect impact of construction activity itself,

and the impact of local residents who earn money from the construction activity, spending part of it within the local area.

This same study looked at the annually recurring local impacts. These impacts include:

- \$16.7 million in local income,
- \$2.3 million in taxes and other revenue for local governments,
- 192 local jobs.

These are ongoing, local impacts that result from the new LIHTC apartments being occupied and the residents paying taxes and otherwise participating in the local economy year after year. It also includes the effect of increased property taxes.

The study was conducted by Dr. Elliot Eisenberg, senior economist at the National Association of Home Builders. Dr. Eisenberg conducted his research using a model developed by the National Home Builders Association in 1996. The model is structured to give a comprehensive picture of the economic impacts of housing development, including the impact in the communities where construction workers live and spend their income, as well as the local impact of new residents' spending.

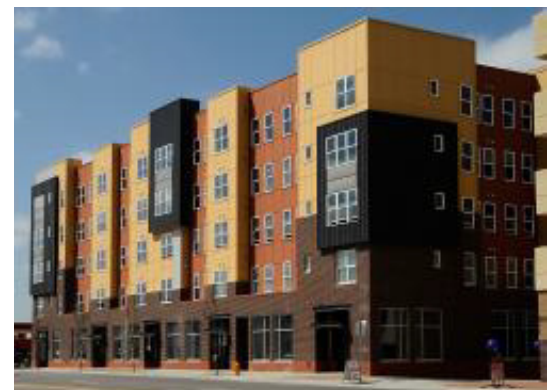
The study is intended to provide information to policy makers on the economic benefits of transit oriented affordable housing develop-

ment as the Denver Metro area is beginning a \$6.5 billion, 119 mile, 60 station expansion of the region's light rail system. An Enterprise Community Partners' study suggests that the demand for housing within a half mile of a light rail station will grow from 45,000 households to 155,000 households in 2030--a 344% increase. Forty percent of this growth is projected to come from low income households.

Also contributing to the economic benefit study were the Colorado Housing and Finance Authority, the City and County of Denver, the Burgwyn Company, the Colorado Coalition for the Homeless, the Denver Housing Authority, NEWSED CDC, and Shaw Construction.

To read a copy of the study, go to:

<http://www.hud.gov/offices/cpd/about/conplan/pdf/TheEconomicImpactofLIHTCDevelopmentAlongTransitCorridorsinMetroDenver.pdf>.



Broadway Junction offers one- and two-bedroom affordable apartments within easy walking to mass transit in Denver.

The South Carolina Housing Trust Fund Makes More Than \$1 Million in Awards

The South Carolina Housing Trust Fund has made twenty-one awards throughout the state to support owner-occupied rehabilitation and homeowner acquisition with more than \$1 million in awards. The announcement was made July 14, 2010 by the South Carolina State Housing Finance and Development Authority—the administrator of the state fund.

The South Carolina Housing Trust Fund was created in 1992 to provide financial assistance to eligible non-profit organizations for the development of housing affordable to low to very low-income households. The trust fund was landmark legislation for the state, marking the state's first commitment of tax dollars to affordable housing. Revenues supporting the trust fund are generated by a portion of the state's deed transfer fee.

The Trust Fund strives to maximize leveraging of federal, state and other housing assistance programs. The Trust Fund delivers funds through established partnerships and supports activities providing emergency repairs, owner-occupied rehabilitation, homeownership acquisition, group homes, supportive housing, and rental housing. Applications for the Fund are accepted in four funding cycles during the year.

The Housing Trust Fund Advisory Committee oversees the state fund and is comprised of leaders in affordable housing from across the State, as well as citizens who fall within the qualified income ranges

The Brookland-West Columbia Community and Housing Development Corporation provides affordable housing, assists with home repairs, and becoming homeowners throughout Lexington and Richland County.



for the Fund. The role of the Advisory committee is to advise the South Carolina State Housing Finance and Development Authority of housing needs, to recommend areas of the State in which affordable housing development should be encouraged, to identify the types of housing development that should be considered for funding, and to provide other pertinent information.

The South Carolina Housing Trust Fund has awarded Trust Fund proceeds in excess of \$22.3 million for the development or preservation of housing since 1992. The awards have provided more than 3,000 housing units for approximately 15,000 people.

The most recent awards include: the support of rehabilitation activities by:

- ALIVE, Inc.;
- Brookland West-Columbia Community & Housing Development Corporation;
- Camden First CDC;
- Carolina Communities Foundation, Inc.;
- Christians in Unity;
- Clarendon County CDC;
- Helping Hands Int. Outreach Ministry;

- Low Country Community Services, Inc.;
- Lynchburg CDC;
- Metanoia CDC;
- New Covenant Cmty. Center, Inc.;
- SEED Faith Ministries Intl. Inc.;
- SC Uplift Community Outreach;
- Sumter County CDC;
- United Methodist Relief Center;
- United Way of Kershaw Co.;
- VEER CDC; and
- Wateree Cmty. Actions, Inc.

In addition, an award was given to OIKOS Community Development Inc. to assist with home purchase in conjunction with the Section 8 Homeownership Voucher Program in Lexington County. Homes of Hope, Inc. was also given an award for the re-manufacturing of donated mobile home units to be used to provide owner-occupied housing for very-low income families in Greenville County.

Contact: Matt Rivers, South Carolina State Housing Finance and Development Authority, 300-C Outlet Pointe Blvd., Columbia, SC 29210 (803-896-8774) www.schousing.com.

National Housing Trust Fund Update

Despite the concerted efforts of housing advocates and supporters throughout the United States during the spring and early summer, the Senate has yet pass legislation that would provide initial funding for the National Housing Trust Fund.

In late May, the House passed H.R. 4213, commonly known as the tax extender bill, which appropriated \$1 billion to the NHTF and an additional \$65 million in voucher subsidies for creating housing options affordable to people at the lowest incomes. After nearly two months of revisions and deliberations in the Senate, H.R. 4213 failed to secure the 60 votes needed for passage.

Senate Majority Leader Harry Reid (D-NV) and Senate Finance Committee Chairman Max Baucus (D-MT) have been considering several other bills related to taxation in which to include funding for the National Housing Trust Fund as well as provisions related to the Low Income Housing Tax Credit.

A second possibility has been H.R. 5297, the Small Business Jobs and



Credit Act of 2010. At one point, there was a possibility of Majority Leader Harry Reid (D-NV) and Minority Leader Mitch McConnell (R-KY) agreeing on amendments to the bill, one of which would have included a package of provisions from the extenders bill, including the funding for the National Housing Trust Fund.

A cloture vote to move H.R. 5297 failed by a vote of 59-41, a 100% partisan vote. So Senator Reid has pulled the entire bill from the floor and is expected to try again the week of August 2. If the Senate had been able to pass the bill while the House was still in session, it could have been completed by the end of July and enacted into law. Now that the House has adjourned for the August recess, if the Senate can pass a bill before it recesses, further consideration will have to wait until September.

Advocates can still contact their Senators even during the recess once they are in their home districts, and urge that the Senate move funding for the National Housing Trust Fund.

Estimated NHTFund Distribution

Alabama	\$9,600,000
Alaska	\$3,000,000
Arizona	\$16,600,000
Arkansas	\$6,500,000
California	\$193,200,000
Colorado	\$14,700,000
Connecticut	\$11,100,000
Delaware	\$3,000,000
District of Columbia	\$3,400,000
Florida	\$55,100,000
Georgia	\$24,000,000
Hawaii	\$5,800,000
Idaho	\$3,000,000
Illinois	\$43,000,000
Indiana	\$14,800,000
Iowa	\$6,000,000
Kansas	\$5,800,000
Kentucky	\$9,200,000
Louisiana	\$12,100,000
Maine	\$3,200,000
Maryland	\$13,300,000
Massachusetts	\$26,000,000
Michigan	\$26,600,000
Minnesota	\$13,700,000
Mississippi	\$5,900,000
Missouri	\$14,700,000
Montana	\$3,000,000
Nebraska	\$3,200,000
Nevada	\$9,900,000
New Hampshire	\$3,000,000
New Jersey	\$34,500,000
New Mexico	\$4,600,000
New York	\$111,600,000
North Carolina	\$22,900,000
North Dakota	\$3,000,000
Ohio	\$31,500,000
Oklahoma	\$7,700,000
Oregon	\$15,000,000
Pennsylvania	\$33,900,000
Puerto Rico	\$9,200,000
Rhode Island	\$4,200,000
South Carolina	\$8,900,000
South Dakota	\$3,000,000
Tennessee	\$13,400,000
Texas	\$60,000,000
Utah	\$4,100,000
Vermont	\$3,000,000
Virginia	\$19,900,000
Washington	\$23,300,000
West Virginia	\$4,000,000
Wisconsin	\$15,500,000
Wyoming	\$3,000,000
American Samoa	\$60,000
Guam	\$560,000
Northern Marianas	\$260,000
Virgin Islands	\$610,000
Total	\$1,000,000,000

SOURCE: NATIONAL LOW INCOME HOUSING COALITION.

To get more information on the National Housing Trust Fund, please visit these websites:

National Low Income
Housing Coalition:
www.nlihc.org

or

Housing Trust Fund Project
Center for Community Change:
www.communitychange.org/our-projects/htf/national-housing-trust-fund.