

NATIONAL LOW INCOME HOUSING COALITION



# 2015

## **HOUSING LEGISLATIVE FORUM**

UNITING TO EDUCATE, ADVOCATE,  
ACTIVATE – NOW!



Washington Court Hotel  
Washington, DC • March 1–3, 2015



## In Memoriam

### Edward W. Brooke (1919 – 2015)

The National Low Income Housing Coalition mourns the death of Senator Edward W. Brooke (R-MA), who died on January 3, 2015 at the age of 95. The first African American to be popularly elected to the U.S. Senate, Senator Brooke was a strong advocate for low income and fair housing during his two terms (1966-1978). He and colleague Senator Walter Mondale (D-MN) sponsored the legislation that became the Fair Housing Act of 1968. He was also the author of the "Brooke rule" in 1969 that established the principle that residents of federally assisted housing spend no more than 25% of their income on housing (it was raised to 30% in 1981). His work on housing exemplified his bipartisan approach to legislating. In 2009 Senator Brooke received the Congressional Gold Medal.

From the beginning of the National Low Income Housing Coalition in 1974, Senator Brooke was a close ally and good friend. NLIHC founder Cushing Dolbeare credited Senator Brooke as the Senate lead on provisions that NLIHC urged be included in the 1974 Housing and Community Development Act. As Ranking Member of the Senate Banking Committee during his second term, Senator Brooke was the most important champion for affordable housing in the Senate.

### Willie "Peaches" Manning (1937 – 2015)

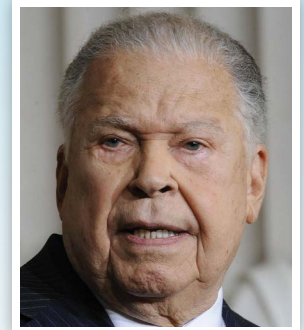
Peaches Manning, a long-time member of the National Low Income Housing Coalition, died on January 3, 2015. For 38 years, Ms. Manning was the Resident Association Coordinator with the Metropolitan Development and Housing Association (MDHA) in Nashville, Tennessee. In that role, Ms. Manning managed resident associations at 19 public housing properties to promote a sense of community and neighborhood involvement among Nashvillians. Before becoming Resident Association Coordinator, she served MDHA as a child development aide for two years.

A native of Nashville, Ms. Manning was revered by many, young and old, particularly the city's public housing residents, many of whom she served as a mentor. Among her many accomplishments, Ms. Manning organized MDHA's 90 Plus Club celebrations, which honored residents over the age of 90, and established MDHA's

After leaving the Senate in 1979, Senator Brooke served as Chair of the NLIHC Board of Directors, noting that the position "gave me purpose and showed that even though I was no longer in office I could still have a positive impact in the lives of others." In 1982, NLIHC gave Senator Brooke its first housing leadership award. In 2010, NLIHC divided the annual award into two: The Edward W. Brooke Housing Leadership Award and the Cushing N. Dolbeare Lifetime Service Award.

Throughout his post-Senate years, Senator Brooke remained a steadfast friend of NLIHC. He and his wife Anne are among NLIHC's most generous donors. When Cushing Dolbeare died in 2005, Senator Brooke traveled to DC to speak at NLIHC's commemorative event for her. In 2013, he agreed to be the honorary chair of the NLIHC-led United for Homes campaign.

We are honored that the Brooke family designated NLIHC as one of three charities to which they directed donations in memory of Senator Brooke.

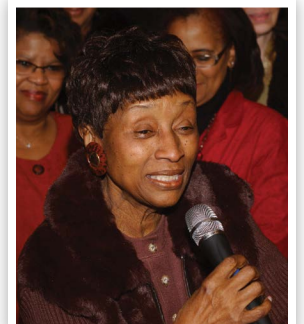


*Senator Edward Brooke*

scholarship fund for students living in public housing.

In 2012, Ms. Manning was inducted into the Hall of Fame for the Lydia Society, a coming of age organization designed to educate teenage girls living in public housing. She was selected for her work in the community, especially her development of a scholarship program for them to attend summer camps.

Ms. Manning was a great friend and partner to NLIHC. For many years, she organized delegations of MDHA residents to attend NLIHC's annual housing policy conference and lobby day. NLIHC mourns her passing.



*Peaches Manning*





## Agenda

### SUNDAY, MARCH 1

**10:00 am – 5:00 pm**      **Forum Registration**  
*Outside Grand Ballroom*

**1:00 pm – 1:10 pm**      **Welcome/Getting Started**

- Brenda Clement, NLIHC Board Chair
- Paul Kealey, Chief Operating Officer, NLIHC, and Forum MC

**1:10 pm – 2:00 pm**      **NLIHC Policy Priorities for 2015-2016**  
*Grand Ballroom*

The NLIHC Board of Directors approved the NLIHC policy agenda in November 2014, based on the recommendations of NLIHC members on the Policy Advisory Committee.

Learn what NLIHC expects to be the most critical issues for the lowest income renters in the new Congress.

**Panelists:**

- Linda Couch, National Low Income Housing Coalition ([@lowincomelinda](#))
- Daisy Franklin, Public Housing Resident Network (CT), NLIHC Policy Committee Co-chair ([@daisy7649](#))
- Rachael Myers, Washington Low Income Housing Alliance (WA), NLIHC Policy Committee Co-chair ([@RachaelEMyers](#) or [@WLIHA](#))



**2:00 pm – 2:45 pm**      **National Housing Trust Fund**  
*Grand Ballroom*

The first National Housing Trust Fund resources will be available in early 2016. Advocates should have a strong grasp of the NHTF regulations to effectively engage in shaping their states' Allocation Plans for distributing the NHTF dollars and establishing criteria for awarding funds to specific projects. Advocates also need to take action immediately to ensure that the statutorily required funding of the NHTF by the GSEs is not reversed in Congress. Finally, securing more funds for the NHTF through mortgage interest deduction and housing finance reform remains a top priority. This session will cover these topics, with time available for questions.

**Panelists:**

- Sheila Crowley, National Low Income Housing Coalition ([@sheilaatnlihc](#))
- Ed Gramlich, National Low Income Housing Coalition

**2:45 pm – 3:00 pm**      **Break**

**3:00 pm – 4:15 pm**      **The Latest Research—Use It to Inform, Educate, Advocate**  
*Grand Ballroom*

Three of the nation's leading housing researchers will present the latest information on the link between housing and the human condition. Advocates know that having stable, affordable, and decent housing leads to healthier families, better educational and developmental outcomes for children, and a myriad of other benefits. This session will give you the hard proof you need to effectively make this connection to legislators.

**Panelists:**

- Stephanie Ettinger de Cuba, Research and Policy Director, Children's HealthWatch ([@ChildrensHW](#))
- Matthew Desmond, Assistant Professor of Sociology and Social Studies, Harvard University
- Ingrid Gould Ellen, Paulette Goddard Professor of Urban Policy and Planning and Faculty Director, Furman Center for Real Estate and Urban Policy, NYU/Wagner School. ([@FurmanCenterNYU](#))
- **Moderator:** Megan Bolton, National Low Income Housing Coalition. ([@megdebolteo](#))





# 2015 ★ HOUSING LEGISLATIVE FORUM

**4:15 pm – 5:00 pm**      **NLIHC Annual Meeting**  
Grand Ballroom

- Brenda Clement, NLIHC Board Chair
- Presentation of Media, State & Local Organizing, and Resident Organizing Awards*

**5:30 pm – 7:30 pm**      **Reception with Cash Bar**  
Atrium Ballroom

## MONDAY, MARCH 2

**7:30 am – 5:00 pm**      **Forum Registration**  
Outside Grand Ballroom

**7:30 am – 8:30 am**      **Continental Breakfast**  
Grand Ballroom

**8:00 am – 5:00 pm**      **Exhibits and Information Tables**  
Outside Grand Ballroom

- NLIHC Legislative Action Center
- NLIHC Research and Education Center
- NLIHC Membership and United for Homes Tables
- Sponsor and Partner Exhibits

**8:30 am – 8:40 am**      **Welcome/ Review of the Day**  
Grand Ballroom

- Sheila Crowley, President and CEO, NLIHC. (@sheilaatnlihc)
- Paul Kealey, Chief Operating Officer, NLIHC, and Forum MC

**8:40 am – 10:00 am**      **National Partner Panel: The Housing and Homeless Policy Landscape for 2015-2016**

Six of Washington, DC's most knowledgeable and respected housing and homeless leaders will discuss their outlook for the last two years of the Obama Administration and the 114th Congress. Topics include tax reform, the federal budget, housing finance reform, and what might be achieved through regulation to improve federal housing and homeless programs. The panelists represent a range of views, so expect a lively discussion among themselves and with the audience.

**Panelists:**

- Mark Calabria, Director of Financial Regulation Studies, Cato Institute (@MarkCalabria)
- Nan Roman, President and CEO, National Alliance to End Homelessness (@naehomelessness)
- Barbara Sard, Vice President for Housing Policy, Center on Budget and Policy Priorities (@CenterOnBudget)
- Ali Solis, Senior Vice President, Public Policy & External Affairs, Enterprise Community Partners (@EnterpriseNow)
- Joe Ventrone, Vice President, Regulatory & Industry Relations, National Association of Realtors (@REALTORS)
- **Moderator:** Sheila Crowley, President and CEO, NLIHC (@sheilaatnlihc)

**10:00 am – 10:15 am**      *Break*





**10:15 am – 11:30 am**    **The Legislative Agenda I: Budgeters and Appropriators**  
*Grand Ballroom*

The Senate Committee on the Budget is working on a budget resolution for fiscal year 2016 that will provide appropriators with an overall framework for funding HUD and other discretionary programs. What the final budget resolution provides will have a direct impact on HUD funding. Staff from the Budget Committee will be joined by Senate Committee on Appropriations staff on this panel to discuss challenges and opportunities for HUD's budget in fiscal year 2016.

**Panelists:**

- Meaghan McCarthy, Professional Staff, Senate Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies, Minority ([@SenateApprops](#))
- Matt Stoller, Senior Policy Advisor and Budget Analyst, Senate Budget Committee, Minority ([@SenateBudget](#))
- Jason Woolwine, Professional Staff, Senate Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies, Majority ([@SenatorCollins](#))
- **Moderator:** Linda Couch, National Low Income Housing Coalition ([@lowincomelinda](#))

**11:30 am – 1:00 pm**    **Lunch and Keynote Speech by The Honorable Julián Castro, Secretary, U.S. Department of Housing and Urban Development**  
*Grand Ballroom*

**1:00 pm – 1:15 pm**    **Break**



**1:15 pm – 2:30 pm**    **HUD Leaders Panel: Specific Policy Aims for 2015–2016**  
*Grand Ballroom*

Four senior HUD officials will discuss the policy objectives of four key HUD offices for the next two years: Community Planning and Development, Fair Housing and Equal Opportunity, Multifamily Housing Programs, and Public and Indian Housing. Learn what initiatives might be in the works, how HUD will guide implementation of anticipated new rules, and which additional regulatory or administrative proposals are anticipated. There will be time for questions and comments from the audience.

**Panelists:**

- Jemine Bryon, Acting Assistant Secretary for Public and Indian Housing ([@HUDgov](#))
- Marion Mollegen McFadden, Deputy Assistant Secretary for Grant Programs, Office of Community Planning and Development ([@HUDgov](#))
- Benjamin Metcalf, Deputy Assistant Secretary for Multifamily Housing Programs, Office of Housing ([@HUDgov](#))
- Gustavo Velasquez, Assistant Secretary for Fair Housing and Equal Opportunity ([@GVelasquez72](#))
- **Moderator:** Ed Gramlich, National Low Income Housing Coalition

**2:30 pm – 2:45 pm**    **Break**





**2:45 pm – 4:00 pm**

**The Legislative Agenda II: Housing Authorizers and Tax Writers**

*Grand Ballroom*

Will the Congress take up housing finance reform and tax reform this year? Both promise opportunities and risks for low income housing. Hear from majority and minority staff from House Financial Services, Senate Banking, and Senate Finance Committees.

**Panelists:**

- Adam Carasso, Senior Tax and Economic Advisor, Senate Finance Committee, Minority (@SenateFinance)
- Brian Chernoff, Legislative Counsel, Senator Robert Menendez (D-NJ), Ranking Member, Housing, Transportation, and Community Development Subcommittee, Senate Banking, Housing, and Urban Affairs Committee (@SenateBanking)
- Clinton Jones, Senior Counsel, House Financial Services Committee, Majority (@FinancialCmte)
- Nicholas Wyatt, Tax and Nominations Professional Staff Member, Senate Finance Committee, Majority (@GOPSenFinance)
- **Moderator:** Sheila Crowley, President and CEO, NLIHC (@sheilaatnlihc)

**4:00 – 4:10 pm**

**Break**

**4:10 pm – 5:00 pm**

**State Delegate Planning Meetings**

*Grand Ballroom*

**6:30 pm – 8:30 pm**

**Dinner and a Conversation with Darren Walker, President of the Ford Foundation**

*Atrium Ballroom*

**Darren Walker** will be joined by *New York Times Magazine* contributing writer *James Traub* for a conversation about the causes, consequences, and solutions to economic inequality in the United States. (@darrenwalker)

## TUESDAY, MARCH 3

**7:30 am – 5:00 pm**

**Capitol Hill Visits**

Participants take their message to their Congressional delegations on Capitol Hill



**2:00 pm – 5:00 pm**

**Report Back from Capitol Hill Visits**

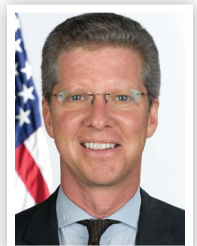
*Springwood*

**6:00 pm – 8:00 pm**

**Housing Leadership Awards Reception**

*Grand Ballroom*

Honorees:  
**Dr. Willam C. Apgar** will receive the 2015 Cushing Niles Dolbeare Lifetime Service Award, and OMB Director and former HUD Secretary

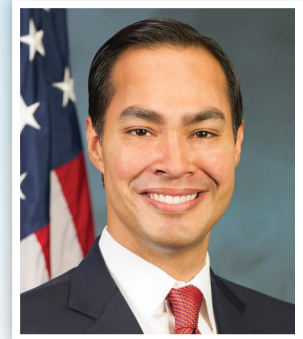


**Shaun Donovan** will receive the 2015 Edward W. Brooke Housing Leadership Award  
*Separate Reception Ticket Required.*

## Forum Keynote Speakers

### Julián Castro, HUD Secretary

**J**ulián Castro was sworn in as the 16th Secretary of the U.S. Department of Housing and Urban Development on July 28, 2014. In this role, Secretary Castro oversees 8,000 employees and a budget of \$46 billion, using a performance-driven approach to achieve the Department's mission of expanding opportunity for all Americans. Before HUD, Secretary Castro served as Mayor of the City of San Antonio, where he became known as a national leader in urban development. In 2010, the City launched the "Decade of Downtown," an initiative to spark investment in San Antonio's center city and older neighborhoods, attracting \$350 million in private sector investment to produce more than 2,400 housing units. San Antonio's East Side is the only neighborhood in America that has received funding to implement major projects under three key Obama Administration revitalization initiatives: Choice Neighborhoods, Promise Neighborhoods, and the Byrne Criminal Justice Program.



In March 2010, Secretary Castro was named to the World Economic Forum's list of Young Global Leaders. Later that year, *Time* magazine placed him on its "40 under 40" list of rising stars in American politics. Previously, Secretary Castro served as a member of the San Antonio City Council. He is also an attorney and worked at Akin, Gump, Strauss, Hauer & Feld before starting his own practice. Secretary Castro received a B.A. from Stanford University in 1996, and a J.D. from Harvard Law School in 2000.

### Darren Walker, President, Ford Foundation

**D**arren Walker is President of the Ford Foundation, the second largest philanthropy in the United States with over \$11 billion in assets and \$500 million in annual giving. Before being named Ford Foundation President in 2013, Mr. Walker served as the foundation's Vice President for Education, Creativity, and Free Expression, where he shaped annual grantmaking around the world in such areas as media and journalism, arts and culture, sexuality and reproductive health, educational access, and religion. Prior to joining the Ford Foundation in 2010, Mr. Walker was Vice President for Foundation Initiatives at the Rockefeller Foundation, where he led both domestic and global programs in education, civil rights, workforce development, and program related investments.



Earlier in his career, Mr. Walker served as Chief Operating Officer for the Abyssinian Development Corporation in Harlem, NY, where he led efforts to develop more than 1,000 units of affordable housing. He also volunteered at The Children's Storefront, an elementary school serving low-income families in Harlem. Mr. Walker began his career in 1986 at the international law firm of Cleary, Gottlieb, Steen & Hamilton. In 1988, he joined the Union Bank of Switzerland in the capital markets division. Mr. Walker is a 1982 graduate of The University of Texas at Austin and its School of Law in 1986.

Before beginning his career in philanthropy, Mr. Walker served on the Board of Directors of the National Low Income Housing Coalition.

# A SPECIAL THANK YOU TO OUR FORUM SPONSORS!

- AFL-CIO Housing Investment Trust
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- Capital One
- Citi
- Elderly Housing Development and Operations Corporation
- Enterprise Community Partners
- Federal Home Loan Bank of Dallas
- Federal Home Loan Banks
- Ford Foundation
- The Home Depot Foundation
- Housing Assistance Council
- JPMorgan Chase & Co
- Local Initiatives Support Corporation - National Equity Fund
- Low Income Investment Fund
- The Melville Charitable Trust
- Mercy Housing
- National Association of Realtors
- National Council of La Raza
- Navajo Housing Authority
- NeighborWorks America
- Oak Foundation
- Ohio Capital Corporation for Housing
- PNC
- Technical Assistance Collaborative
- TD Bank Charitable Foundation
- Volunteers of America
- Wells Fargo



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