NATIONAL LOW INCOME HOUSING COALITION

Memo TO Members

Volume 20, Issue 42
November 2, 2015

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Federal Budget

Congress Raises Spending Caps, Appropriators Go Back to Work

A two-year deal to relieve federal programs from the bulk of sequester spending caps was announced on October 26, passed by both chambers of Congress by October 30, and sent to President Barack Obama for his signature. For FY16, the Balanced Budget Act (BBA) provides $33 billion more for nondefense discretionary (NDD) programs than would have been available if the sequester caps had remained in place. Raising of the caps is a victory for housing and other advocates who have worked together through NDD United to demand that the cuts imposed on FY16 by sequestration be reversed. Senate and House appropriators now have the opportunity to fix key shortfalls in their respective FY16 HUD funding bills, including protecting the dedicated revenue for the National Housing Trust Fund.

On October 30, the Senate passed the measure, H.R. 1314, by a vote of 64 to 35. All Democrats and 17 Republicans voted for the bill, while 35 Republicans opposed it. The House passed the bill on October 28 by a vote of 266 to 167. All House Democrats supported the bill, as did 67 Republicans.

Passage of the BBA, which provides equal relief from the sequester caps for both defense and nondefense discretionary programs, now sets the stage for Congress to pass all 12 appropriations bills, including the Transportation, Housing and Urban Development, and Related Agencies (THUD) bill, by December 11, when the current Continuing Resolution (CR) expires. The CR has kept federal programs funded, preventing a government shutdown, absent FY16 appropriations bills.

Appropriators will now determine new allocations for the 12 subcommittees. There will not be new separate Senate and House subcommittee allocations, known as 302bs. Instead there will be identical new 302b allocations for each of the subcommittees from which to prepare new spending bills. One omnibus spending bill that includes all twelve appropriations bills is expected. While the new 302b for the THUD subcommittee would give advocates an indication of how much HUD programs could increase, it is unclear if the 302b allocations will be made public until after the omnibus itself is released, perhaps around Thanksgiving.

The additional $33 billion for sequester relief represents 90% of what President Barack Obama requested in his FY16 budget. While significant, it does not make up for the losses to NDD programs in recent years. According to Center on Budget and Policy Priorities President Robert Greenstein, “NDD funding under this deal would still be low in historical terms. Even with the sequestration relief provided, NDD funding for 2016 would be twelve percent below the 2010 level, adjusted for inflation.”

The BBA agreement does not include any of the contentious policy changes written into appropriations bills, known as riders, which have slowed down the FY16 appropriations process. The President has vowed to veto any appropriations bill with riders. How negotiations over these riders progress could have an impact on how and when an omnibus spending bill is considered in the Senate and House.

In a statement after the House’s passage, NLIHC president and CEO Sheila Crowley said, “I applaud the White House and House and Senate leaders of both parties for coming together to produce a bipartisan bill that reflects the best interests of the American people. I am hopeful that the budget deal will pave the way for addressing the inadequate House and Senate HUD appropriations bills, which were written earlier this year to comply with the austere sequester spending caps."

As negotiations on the THUD bill shift into high-gear, now is the time for advocates to communicate with their Senators and Representatives about the need for sufficient funding for housing, homeless, and community development programs. NLIHC issued a "Call to Action" on October 29 urging advocates to contact the members of their Congressional delegations immediately.

The Center on Budget and Policy Priorities statement is at: http://www.cbpp.org/press/statements/greenstein-budget-deal-though-imperfect-represents-significant-accomplishment-and

The NLIHC statement is at: http://nlihc.org/press/releases/6282

The NLIHC action alert is at: http://nlihc.org/article/take-action-tell-congress-fund-housing-under-budget-deal

Stepped Up Advocacy for HOME Program

On October 28, the HOME Coalition held a Congressional briefing sponsored by Senators Patrick Leahy (D-VT) and Chris Coons (D-DE) to release of a new report showing the HOME Investment Partnerships Program's impact on families and communities nationwide. The HOME Coalition is made up of national organizations, including NLIHC, which are advocating for funding for the HOME program.

The report was issued in response to the Senate Appropriations Committee's proposal to cut funding for the HOME program from its record low level of $900 million in FY15 to just $66 million for FY16, effectively eliminating the program. The House's the Transportation, Housing, and Urban Development (THUD) funding bill would cut HOME funding to $767 million for FY16, but maintain the FY15 $900 million funding level by raiding the National Housing Trust Fund (NHTF) in 2016 and shifting NHTF dollars to HOME. The NHTF Campaign strongly opposes using NHTF dedicated revenue to pay for HUD-appropriated programs and is working to ensure the increased budget spending caps (see related article in this *Memo to Members*) will allow HOME to be adequately funded without raiding the NHTF.

The report states that "since HOME's authorization in 1990, $26.3 billion in HOME funds have leveraged an additional $117 billion in public and private resources to help build and preserve nearly 1.2 million affordable homes and to provide direct rental assistance to more than 270,000 families. The HOME Coalition estimates that this investment has supported nearly 1.5 million jobs and has generated $94.2 billion in local income."

The report emphasizes the HOME program's flexibility that allows local communities to tailor the use of program funds to meet their own particular affordable housing needs. Communities can use HOME for home rehabilitation, homebuyer assistance, rental housing development and rehabilitation, and tenant-based rental assistance. The report also highlights the key differences between the HOME program, CDBG and the National Housing Trust Fund. The report includes various HOME success stories from across the country, from Alaska to Louisiana.

At the briefing, Senator Coons said that his past experience working at the county level taught him the importance of the HOME program. He discussed how education, health, and safety are all tied to affordable housing and that funding HOME is a worthwhile investment towards address those issues. Senator Coons also mentioned that he has spoken to HUD Secretary Julián Castro about the need to restore HOME funding. While Senator Coons was cautiously optimistic about the budget deal that raises the sequester spending caps on defense and nondefense discretionary programs, he urged the Congressional staff in attendance to work to restore HOME funding, as they renegotiate the final program allocations in the THUD appropriations bill.

Panelists at the briefing included Bill Fogerty from the Pennsylvania Housing Finance Agency, Tony Gibbons from Blount County Habitat for Humanity, Jaqueline Alexander from The Community Builders, and Kathy Koch from Arundel Community Development Services. They spoke about of their experiences using HOME funds to develop affordable housing in their communities. Each speaker highlighted projects that would not have been possible without HOME funds. They pointed to positive impacts the HOME program brought to their communities in the form of new homes, which they said carry the extra benefit of encouraging future development, more jobs, environmental remediation, and a stronger tax base.

You can read the HOME Coalition report here: https://s3.amazonaws.com/KSPProd/ERC_Upload/0100911.pdf

Congress

Project-Based Voucher Bill Introduced

House Committee on Financial Services Ranking Member Maxine Waters (D-CA) introduced H.R. 3827, a bill to make a number of improvements to the project-basing of housing choice vouchers. Project-based vouchers are used to create and preserve affordable housing predominantly for extremely low income households in properties where rents would otherwise be out of reach.

"Gaining access to affordable housing is becoming harder and harder for far too many families," Representative Waters said upon the bill's introduction. "We're in the midst of a homelessness crisis in my district and many districts around the country, and we need more projects to help get vulnerable populations off of the streets and into stable housing. And by making the Section 8 Project-Based Voucher program easier to use, we'll help to overcome this challenge and maximize the effectiveness of this critical program while providing stable housing for our most vulnerable populations."

The bill would change the limits on the percentage of vouchers public housing agencies may project-base from the current 20% of the PHA's vouchers to either 20% of the PHA's vouchers or 20% of the PHA's voucher funding. The bill would allow PHAs to project-base an additional 10% of its authorized vouchers if the units would serve homeless individuals and families, veterans, or households with persons who are elderly or have disabilities, or if the units will be in areas where vouchers are difficult to use due to market conditions. The bill would also extend the permissible project-based voucher contract term from the current 15 years to 20 years.

H.R. 3827 is incorporated into H.R. 3700, the "Housing Opportunity Through Modernization Act," the bill introduced by Subcommittee on Housing and Insurance Chair Blaine Luetkemeyer (R-MO) on October 7 (see Memo, 10/13). Since October 22, four co-sponsors have joined H.R. 3700, Subcommittee Ranking Member Emanuel Cleaver (D-MO), and Representatives Brad Sherman (D-CA), Robert Pittenger (R-NC), and Steve Pearce (R-NM). H.R. 3700 is considered non-controversial.

H.R. 3827 was referred to the House Committee on Financial Services, which is expected to mark up the broader H.R. 3700 this fall.

Read Ranking Member Waters' statement at:
http://democrats.financialservices.house.gov/news/documentsingle.aspx?DocumentID=399384

Senate Finance Committee Hearing on Poverty and Welfare in America

On October 29, the Senate Finance Committee held a hearing examining welfare and poverty in America. Senators and witnesses discussed the causes of poverty for families, with a particular focus on children. Senator Ron Wyden (D-OR) and several of his colleagues asserted that our government was not doing enough to address systemic poverty in America and that poverty has grown worse for many families. One in five children in the U.S. are living in poverty, while an estimated 40% of children will be poor one year in their lives before they turn eighteen—about 29 million of today's children.

Dr. Luke Shaefer, co-author of the book, *$2.00 a Day: Living on Almost Nothing in America*, discussed the "striking instability" poor families face each day, including their inability to maintain housing. He said, "The cost of housing has gotten to be such a crisis point for many poor families. We have millions of poor families and children who are spending more than half of their incomes on housing, so we saw this incredible residential instability of families moving quite constantly. Being housed precariously leaves children vulnerable. When we talk about the intergenerational transmission of poverty, it's been our experience that this happens through the experience of traumas. When you're precariously housed or doubled up, you're more at risk of someone who wants to take advantage of you. And often, there's no one looking out for children." Kathryn Edin, Dr. Shaefer's $*2.00 a Day* co-author, will be a speaker at NLIHC's 2016 Policy Forum.

Committee Chair Orrin Hatch (R-UT) expressed concern about the ability of the Temporary Assistance for Needy Families (TANF) program to meet the current need, saying "Many families who are eligible for assistance through TANF do not receive it. Oftentimes, states do not engage TANF recipients in robust activities designed to help them obtain and keep a job."

Senator Sherrod Brown (D-OH) spoke about the success of the Earned Income Tax Credit (EITC) and the child tax credit (CTC) in bringing millions of people out of poverty and the need to expand and make permanent these tax provisions. He said there were members of the committee who wanted to do just that and that the issue could earn bipartisan support. Multiple senators also voiced support for raising the federal minimum wage.

For additional information, visit www.finance.senate.gov/hearings/hearing/?id=76c528a6-5056-a055-642b-fed0ed558a3e

House Budget Committee Hearing on America's Most Vulnerable

On October 28, the House Budget Committee held a hearing, *Restoring the Trust of America's Most Vulnerable*, to examine and improve the efficacy of safety-net programs for families who live in poverty.

In his opening statement, Committee Chair Tom Price (R-GA) noted the failure of many safety-net programs, including housing programs. "Housing assistance is bogged down in bureaucracy and waste. It's time to stop measuring the success of these programs by how much money we spend and instead focus on how many people are we actually helping," Chair Price stated.

Larry Woods, representing the Housing Authority of the City of Winston-Salem (NC), testified that his housing authority administers 4,500 housing choice vouchers and manages an additional 1,300 public housing units. He focused his remarks on what he sees as the structural deficiencies of the public housing and voucher programs. "Our current system is broken. Our approach is flawed," Mr. Woods said. Mr. Woods spoke about people being stuck in the system. He thinks the programs tend "to focus on people getting in, not out" and many residents become "content with maintaining the status quo." Mr. Woods said there are no work incentives in the current assisted housing programs and spoke in favor of work requirements, supporting the Moving to Work (MTW) program because its "goal is to grow people out of public housing."

Olivia Golden, executive director of the Center for Law and Social Policy, an anti-poverty organization, testified that the nation's core economic security programs are highly effective and that they already incentivize work. Ms. Golden said, "The overwhelming empirical evidence is that the safety net as a whole supports work, particularly for low-income parents. It is not too much support for work but too little, such as the absence of help with child care or the instability associated with not being able to afford a stable residence, that typically holds people back from working."

Ms. Golden also challenged the idea that flexibility can compensate for inadequate funding, saying, "Taking advantage of flexibility to get rid of extra bureaucratic steps can save modest administrative costs, but it doesn't come close to filling the gaps in seriously underfunded programs."

Ranking Member Van Chris Hollen (D-MD) acknowledged that the federal discretionary budget funds programs with work disincentives that need to be examined and fixed, but he also stated that the nation might need to invest more, not less, to eliminate disincentives.

For additional information, visit http://budget.house.gov/hearingschedule2015/restoring-the-trust-for-america-s-most-vulnerable.htm

HUD

HUD Proposes Fair Housing Harassment Rule

On October 21, HUD published proposed amendments to its fair housing regulations, intending to protect individuals who experience harassment in housing. The courts and HUD have long considered harassment based on race, color, national origin, religion, sex, family status, and disability to be prohibited under the Fair Housing Act. The proposed rule would add definitions of the terms "quid pro quo" ("this for that") harassment and "hostile environment" harassment to the existing regulation, provide examples of such harassment, specify how HUD would evaluate complaints, and clarify standards for direct liability.

In 1989, HUD issued fair housing regulations at 24 CFR part 100 that generally addressed discriminatory conduct in housing. Those regulations include examples of discriminatory housing practices that have been interpreted to cover quid pro quo sexual harassment and hostile environmental harassment in general, but do not define quid pro quo or hostile environment harassment. On November 13, 2000, HUD published a proposed rule, which was never finalized, that pertained only to sexual harassment. The October 21, 2015 proposed rule is not based solely on sex; rather, it is based on all of the "protected characteristics" (also known as protected classes) under the Fair Housing Act – race, color, national origin, religion, sex, family status, and disability.

Quid pro quo harassment occurs when a person is subjected to an unwelcome request or demand because of the person's protected characteristic, and going along with the request or demand is either explicitly or implicitly made a condition related to the person's housing. The proposed rule says that claims of quid pro quo harassment are most typically associated with sex, but may be established on the basis of protected characteristics other than sex. For example, quid pro quo harassment occurs when a housing provider conditions a tenant's continued housing on the tenant submitting to unwelcome requests for sexual favors.

Hostile environment harassment would be defined to occur when, because of a protected characteristic, a person is subjected to unwelcome conduct that is so severe or pervasive that it interferes with or deprives the victim of her or his right to use and enjoy the housing. Whether a hostile environment has been created would require an assessment of the "totality of the circumstances," which would include the nature of the conduct; the context in which the conduct took place; the severity, scope, frequency, duration, and location of the incident(s); and the relationship of the persons involved. Assessing the context would involve considering factors such as whether the harassment was in or around the home; whether the harassment was accomplished by use of special privilege by the perpetrator, such as gaining entry to a home through the landlord-tenant relationship; whether a threat was involved; and whether the conduct was likely to or did cause anxiety, fear, or hardship.

As with other discriminatory housing practices prohibited by the Fair Housing Act, any person who claims to have been injured or believes someone else will be injured as a result of quid pro quo or hostile environment harassment is an "aggrieved person" under the Fair Housing Act. For example, children may be aggrieved by harassment directed at their parents because the children may lose their home.

The proposed rule would describe unwelcome conduct to include written, verbal, or other conduct, in addition to physical contact. The forms of unwelcome conduct include threatening imagery such as a swastika or cross burning; damaging property; physical assault; threatening physical harm to an individual, a family member, an assistance animal, or a pet; or impeding the physical access of a person with a mobility impairment. Unwelcome conduct could include taunting related to a person's disability, or exhibiting hostility toward someone who does not act in a manner that fits gender-based stereotypes.

Finally, the proposed rule intends to clarify standards for liability based on traditional legal principles of tort liability. Under the proposed rule, a person would be directly liable for failing to take prompt action to correct and end a discriminatory housing practice by that person's employee or agent when the person should have known of the discriminatory conduct. A person would also be directly liable for failing to take prompt action to correct and end harassment by a third party when the person knew or should have known of the harassment, for example a management company staff person who knew of a resident harassing another resident.

When announcing the new rule, HUD Secretary Julián Castro stated, "A home should be a refuge where every woman and man deserves to live without the threat of violence or harassment. The rule HUD is proposing is designed to better protect victims of harassment by offering greater clarity for how to handle a claim against an abuser."

The proposed rule is at http://www.gpo.gov/fdsys/pkg/FR-2015-10-21/pdf/2015-26587.pdf

HUD Publishes Revised PHA Plan Templates

HUD's Office of Public and Indian Housing (PIH) issued a notification of the new PHA Plan templates through Notice PIH-2015-15 dated October 23, 2015. Instead of the single, unified Annual PHA Plan template used by all PHAs, HUD has issued four types of Annual PHA Plan templates to be used for different categories of PHAs. These templates include several modest improvements over the streamlined PHA Plan in use since November 2008, but overall still are less helpful for residents and advocates than the pre-2008 template

All PHAs must develop 5-Year PHA Plans that describe their overall mission and goals. PHAs with 550 or more public housing and/or voucher units must also develop an Annual PHA Plan, which is a compilation of a PHA's key policies (such as those relating to admissions, income targeting, rents, or pets) and program intentions (such as demolition or disposition).

The new Annual PHA Plan templates are:

- **HUD-50075-ST for Standard PHAs and Troubled PHAs**. A Standard PHA owns or manages 250 or more public housing units and any number of vouchers, for a combined total of more than 550, and the PHA was designated "standard" in its most recent assessments for the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP). A Troubled PHA has an overall PHAS or SEMAP Score of less than 60%.
- **HUD-50075-HP for High Performer PHAs**. A High-Performer PHA owns or manages any number of public housing units and any number of vouchers, for a combined total of more than 550, and the PHA was designated "high performer" in its most recent assessments for PHAS and SEMAP.
- **HUD-50075-SM for Small PHAs**. A Small PHA owns or manages fewer than 250 public housing units and any number of vouchers, for a combined total of more than 550, and the PHA was not designated as troubled in the most recent PHAS or SEMAP assessment, or at risk of being designated as troubled.

- **HUD-50075-HCV for HCV Only PHAs**. A Housing Choice Voucher (HCV) Only PHA does not own or operate any public housing units, but does administer more than 550 vouchers, and the PHA was not designated as troubled in its most recent SEMAP assessment.

A Qualified PHA is one that owns or manages 550 or fewer public housing units and/or vouchers combined; and was not designated as "Troubled" in the most recent PHAS assessment or as having a failing SEMAP score during the prior 12 months. Qualified PHAs are not required to complete and submit an Annual PHA Plan. However, Qualified PHAs must submit a 5-Year PHA Plan.

Previously, the PHA Plan template for the 5-Year PHA Plan and the Annual Plan were the same. Notice PIH-2015-15 introduces a separate template for the 5-Year PHA Plan to be used by all PHAs.

Several modifications to the Annual PHA Plan templates are improvements over the 2008 templates. Each of the new templates state that a proposed PHA Plan, each of the statutorily required PHA Plan elements, and all information relevant to the public hearing and proposed PHA Plan must be available to the public. The new templates must also indicate where the public can access the information. At a minimum, PHAs are required to post PHA Plan templates at each public housing development, known as an Asset Management Project (AMP), and at the PHA's main office. PHAs are encouraged to post PHA Plans on their official websites and provide copies to resident councils. Notice PIH-2015-15 adds that the approved PHA Plan and required attachments and documents related to the PHA Plan must be made available for review and inspection at the principal office of the PHA during normal business hours.

In a section titled, "Revision of PHA Plan Elements," the template for Standard/Troubled PHAs lists key statutorily required PHA Plan elements (for example, rent determination policies or grievance procedures), with boxes to indicate whether a change has been made. This modification gives residents a clear idea about what some of the required elements are. Without listing them, the 2008 template merely directed PHAs to identify any elements that were revised during the year. The new template also directs PHAs to describe any revisions.

The Standard/Troubled PHA Plan template is also improved by creating a "New Activities" section for a PHA to indicate whether or not it intends to undertake a new activity, such as project-basing vouchers, to convert public housing units under the Rental Assistance Demonstration, or to undertake a mixed finance project. Any new activities must be described.

The revised template requires PHAs to include any comments received from the Resident Advisory Board (RAB), along with the PHA's analysis of the RAB comments as well as a description of the PHA's decision regarding RAB comments.

A change highlighted in Notice PIH-2015-15 is that the template incorporates descriptions of the PHA's policies or programs to enable a PHA to serve the needs of victims of domestic violence, dating violence, sexual assault, or stalking in accord with requirements of the Violence Against Women Act (VAWA). However, the body of the templates do not mention VAWA-related information. Only by reading the instructions regarding any revision to a PHA Plan's statutorily required elements and then carefully examining the last half of the entry pertaining to "Safety and Crime Prevention" does one detect VAWA-related language.

The 2008 template required PHAs to submit as an attachment to the PHA Plan, any challenge to one of the statutorily required PHA Plan elements. The regulations call for HUD to review any such challenge. While Notice PIH-2015-15 acknowledges this aspect of the regulations, it removes from the new template the requirement to submit any challenge. HUD writes that it will consider incorporating the requirement in the future.

Notice PIH-2015-15 and the new templates are at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha

HUD Extends Deadline for Input on its Research Roadmap

In last week's *Memo*, we announced that HUD was seeking stakeholder input on its *Research Roadmap (FY2014-2018),* the agency's five-year strategic research agenda, through an on-line forum. HUD is extending the date for comments until Friday, November 6. The on-line forum is an opportunity for stakeholders to help HUD set its near-term and long-term strategic research plans.

For more information on HUD's Research Roadmap, go to http://bit.ly/1GeGGaF.

From The Field

California Governor Brown Vetoes Housing Funding Bills

On October 10, California Governor Jerry Brown (D) disappointed affordable housing advocates by vetoing two priority bills that would have expanded the capacity of the state's low income housing tax credit (LIHTC) program. Assembly Bill 35 (AB 35) and Senate Bill 377 (SB 377) were both rejected by the governor despite overwhelming and bipartisan support in the legislature and a broad coalition of developers, advocates, business leaders and local elected officials. Governor Brown signed 14 other affordable housing policy bills including Assembly Bill 90, which names the California Department of Housing and Community Development as the state agency that will administer the National Housing Trust Fund (NHTF).

The Non-Profit Housing Association of Northern California (NPH) and the California Housing Partnership Corporation (CHPC), both NLIHC State Coalition Partners, collaborated with legislators on the development of the two funding bills and organized advocacy efforts to support their passage through the legislature.

AB 35 was authored by Assembly Speaker Toni Atkins (D-San Diego) and Assembly Member David Chiu (D-San Francisco). The bill proposed to increase the annual state LIHTC amount by $100 million each year for five years. This significant expansion of state commitment was expected to leverage an additional $1 billion in federal tax credit funding. The expansion of California's tax credit limit from $75 million to $175 million would have aided in the creation of affordable housing for low income and very low income renters. State tax credits supplement the federal LIHTC allocated to California. Only projects that are receiving or have once received federal tax credits are eligible for state tax credits. Income targeting for state tax credits mirrors that of federal LIHTCs. Projects receiving state credits must set aside either 40% of all units for households with income at or below 60% of area median income (AMI), or 20% of all units for households with income at or below 50% of AMI.

CHPC asserted that AB 35 would have attracted a return of $3 for every public dollar spent, led to the creation of 3,000 new homes, and produced approximately 7,000 new jobs. The California Chamber of Commerce named AB35 a "jobs creator bill" and the bill was supported by more than 250 government and non-profit organizations statewide. Support for AB 35 was so robust that it passed unanimously through the State Assembly and with only two votes opposed in the State Senate.

The second funding bill, SB 377, would have changed the state LIHTC program to increase the value of state tax credits by 40% at no additional cost to the state, while increasing the amount of affordable housing that could be financed. Introduced by Senator Jim Beall (D-San Jose), SB 377 would have made the state tax credits more valuable to investors and enabled non-profit developers to sell state credits without requiring the investor to participate in the ownership structure. Governor Brown vetoed this bill despite there being no registered opposition and despite the bill passing unanimously through both houses of the California legislature.

Governor Brown rejected AB 35 and SB 377 because their passage, he said, would have "either created or expanded an existing tax credit," making it harder to balance an already challenging state budget. Proponents of SB 377 argued that that bill would have required no additional state expenditure.

Assembly Member Chiu joined advocates in speaking out against the vetoes, emphasizing that California has the highest poverty and homelessness rate in the nation and has an estimated 1.5 million residents who lack affordable housing. One city in the state, Los Angeles, recently declared a homelessness state of emergency. There is currently no indication that the legislature will attempt to override Governor Brown's vetoes.

Governor Brown signed 14 other housing policy bills passed in the Assembly this session. These bills had little or no fiscal impact. To learn about these bills, see information provided by the Southern California Association for Non-Profit Housing (SCANPH), another NLIHC state coalition partner at:
http://www.scanph.org/node/4266

Advocates are disappointed in Governor Brown's vetoes of the two affordable housing funding bills but remain committed to expanding financing tools throughout the state's low income housing tax credit. They will continue to push for passage of the vetoed legislation in next year's session. "We are very grateful for the leadership of Speaker Atkins and Assembly Member Chiu for championing affordable housing funding in this session," said Michael Lane, Policy Director for NPH. "Legislators are hearing from their constituents about the serious affordability crisis we are suffering in our state, and we need Governor Brown to step up and work with the legislature to address it."

For more information about California's recent legislative efforts to expand affordable housing through state policy, contact Michael Lane, Policy Director at NPH, at michael@nonprofithousing.org.

Research

Voucher Holders with Cars More Likely to Live in Better Neighborhoods

A study by researchers from the Urban Institute, University of Maryland, UCLA and Rutgers University, *Driving to Opportunities: Voucher Users, Cars, and Movement to Sustainable Neighborhoods*, finds that voucher holders with cars are more likely to live in better neighborhoods than those without cars. Voucher holders with cars lived in neighborhoods with fewer environmental hazards, lower poverty rates, and greater security.

The study examined a wide-range of neighborhood characteristics of voucher holders in the Moving to Opportunity (MTO) and Welfare to Work Voucher (WtWV) programs, two residential mobility initiatives that randomly assigned rental vouchers to low income households. The authors measured neighborhoods on multiple dimensions: natural environment, social environment, economic vitality, security, and access to opportunity. Data came from the U.S. Environmental Protection Agency (EPA), the 2000 U.S. Decennial Census, the National Land Cover Database, and indices produced by several other organizations. The authors compared the neighborhood characteristics of voucher holders who had operating cars to those who did not.

Voucher holders with cars lived in neighborhoods with fewer environmental hazards. On average, they lived in neighborhoods with lower exposure to facilities listed by the EPA's Toxics Release Inventory, lower exposure to major highways, and fewer cancer risks as measured by an EPA cancer-risk assessment.

The study also compared neighborhood economic vitality between driving and non-driving voucher holders. Voucher holders with cars lived in neighborhoods with lower poverty rates and stronger housing markets. The strength of a neighborhood's housing market was measured by a combination of vacancy rates, gross rent, and ownership rates. Voucher holders with cars, however, also lived in neighborhoods with fewer jobs per square mile and lower elementary school quality.

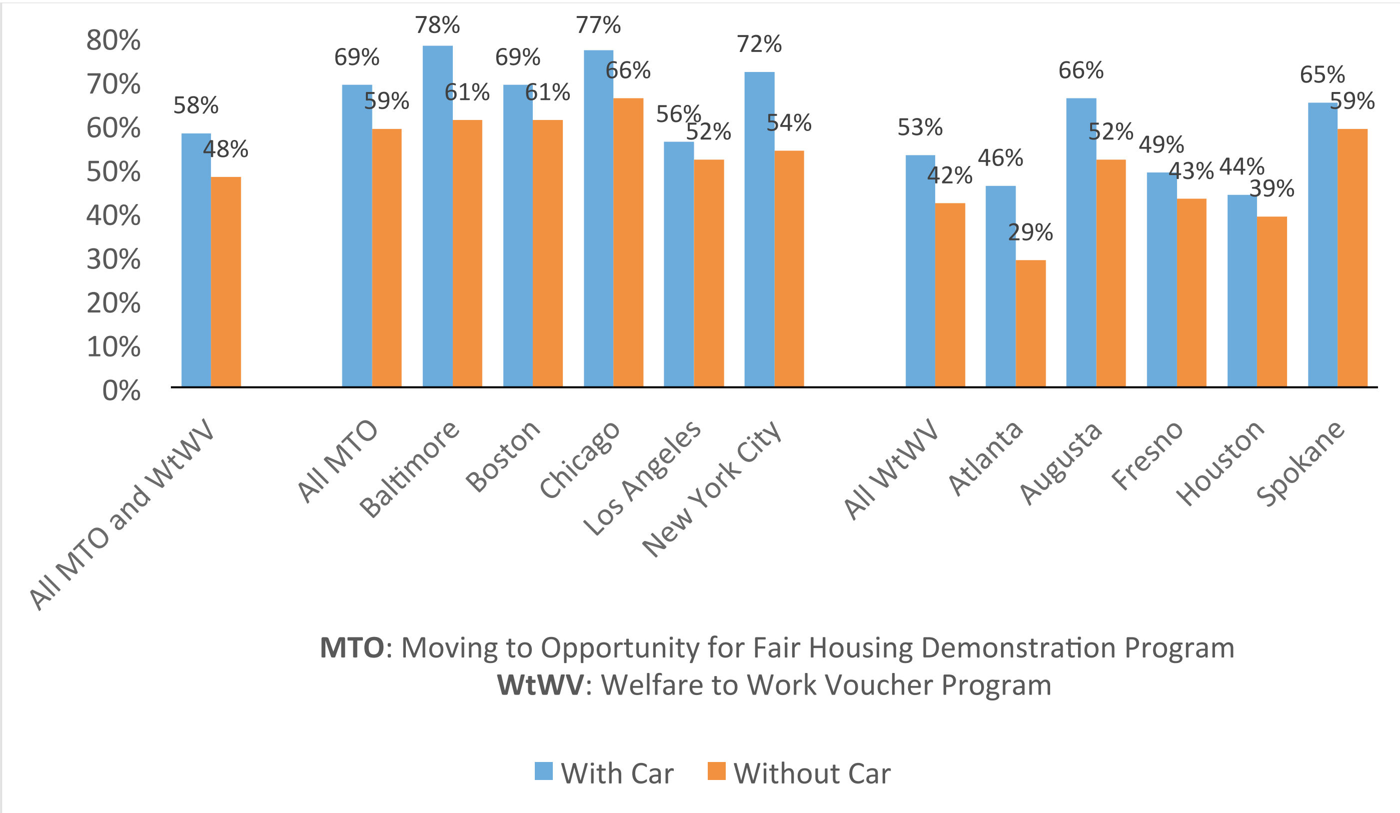
Fifty-eight percent of voucher holders with cars reported feeling safe at night in their neighborhood compared to 48% of voucher holders without cars. Crime data supported these perceptions. Forty-five percent of holders with cars lived in one of the top 25% highest crime neighborhoods (relative to their metropolitan area) while 49% of holders without cars lived in high crime neighborhoods.

These results should not be used to conclude that voucher holders should simply be provided with automobiles. Cars were not provided to a random selection of voucher holders, so car owners may differ from non-owners in other ways that would influence their neighborhood choices. Investment in automobiles for low-income households also should not be seen as an alternative to investment in public transit. The study included many metropolitan areas with poor public transit. In these areas, a car is more important for mobility than in areas with good public transit systems. The authors recommend a more integrated policy approach to transportation for low-income households, which includes public transit, automobiles, and walking. Suggestions also include providing affordable options and educational opportunities for car maintenance in areas where voucher holders with cars reside.

Driving to Opportunities: Voucher Users, Cars, and Movement to Sustainable Neighborhoods is available at http://bit.ly/1Heq79T.

Fact of The Week

Share of Voucher Households Feeling Safe at Night in their Neighborhood



Source: Pendall, R., et al. (2015). Driving to Opportunities: Voucher Users, Cars, and Movement to Sustainable Neighborhoods. *Cityscape: A Journal of Policy Development and Research*. Vol 17(2), p. 57-87.

Events

NeighborWorks Training Institute in Washington, DC December 7-11

Another reminder that the Washington DC NeighborWorks Training Institute will take place December 7-11, 2015, featuring a broad array of professional development courses. Choose from over 100 one-to-five day courses on affordable housing, community development, resident engagement and nonprofit management. The featured Wednesday symposium is on Leading Tomorrow's High-Performing Nonprofit Organization (ML908). Pre-event registration ends November 16. Visit www.neighborworks.org/dc2015 to register.

NLIHC NEWS

Retired Representative Barney Frank (D-MA) to Speak at NLIHC's 2016 Housing Forum

Former Representative Barney Frank (D-MA) has been confirmed to speak at NLIHC's 2016 Policy Forum: *Overcoming Housing Poverty, Achieving Housing Justice.* This year's Forum will take place in Washington D.C. on April 3-5, 2016.

Confirmed speakers for the Forum so far include:

- **Barney Frank**, Former U.S. Congressman, Chairman of the House Financial Services Committee, author of *Frank. A Life in Politics from the Great Society to Same-Sex Marriage;*
- **Kathryn Edin**, co-author of *$2.00 a Day: Living on Almost Nothing in America;*
- **Marybeth Shinn**, lead researcher on the *Family Options Study: Short-Term Impacts of Housing and Service Interventions for Homeless Families; and*
- **Emily Badger**, Washington Post reporter in affordable housing and urban policy.

Please take advantage of early bird rates to reserve your place at the Forum. This is NLIHC's annual policy event that brings together housing and homeless advocates and policy analysts from across the nation to discuss the challenges of ending housing poverty and homelessness.

For more information, go to http://nlihc.org/events/forum

Registration for the Forum is available at: http://nlihc.org/events/forum/registration

NLIHC is Looking for Interns

NLIHC is accepting resumes for winter/spring 2016 internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The available positions are:

- **Policy Intern**. Tracks new legislation, attends and summarizes Congressional hearings for *Memo to Members*, participates in visits to Congressional offices, develops materials for use in lobbying the House and Senate to achieve NLIHC's policy agenda, and updates the NLIHC Congressional database.
- **Organizing Intern**. Assists with grassroots organizing efforts for the United for Homes 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 *Memo to Members*, attends briefings, and responds to research inquiries.
- **Communications/Media Intern**. Assists in planning for the National Low Income Housing Coalition's annual media awards, prepares and distributes press materials, assists with media research and outreach for publication releases, and works on social media projects. Maintains the media database and tracks press hits.
- **Graphic Design Intern.** Assists with sending out e-communications using MailChimp, revising collateral print material such as brochures, flyers, factsheets, updating content on the NLIHC website, and posting information on the Coalition's Social Media sites and blog. *Please provide 3-5 design samples and/or link to online portfolio for consideration*.

These positions begin in January and run until May and are at least 30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you applying and that you are interested in a winter/spring 2016 internship.

Interested students should send their materials to: Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org

NLIHC Seeking Candidates for President and CEO

NLIHC is seeking candidates for the position of NLIHC President and Chief Executive Officer. Interested candidates should submit a cover letter, resume, and writing samples. The cover letter must address the candidates' experience and qualifications. Send materials to: execsearch@nonprofithr.com or mail or fax to: Nonprofit HR, Attn: NLIHC-CEO Search, 1400 I Street, NW, Suite 500, Washington, DC 20005, Fax: 202.785.2064. Electronic submissions highly preferred. Application deadline is December 11, 2015. Interested individuals are encouraged to apply immediately.

Please visit http://nlihc.org/about/opportunities for more details.

NLIHC STAFF

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Andrew Aurand, Vice President for Research, x245

Elina Bravve, Senior Research Analyst, x244

Linda Couch, Senior Vice President for Policy, x228

Josephine Clarke, Executive Assistant, x226

Sheila Crowley, President and CEO, x226

Dan Emmanuel, Senior Organizer for Housing Advocacy, x316

Ellen Errico, Graphic Design and Web Manager, x246

Ed Gramlich, Senior Advisor, x314

Kathryn Greenwell, Policy Intern, x249

Pressley Harrison, Communications Intern, x252

Paul Kealey, Chief Operating Officer, x232

Tierra Langley, Field Intern, x229

Gar Meng Leong, Research Intern, x241

Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222

Khara Norris, Director of Administration, x242

Ikra Rafi, Graphic Design Intern, x250

James Saucedo, Housing Advocacy Organizer, 233

Christina Sin, Development Coordinator, x234

Elayne Weiss, Housing Policy Analyst, x243

Alexandra Williams, MSW Practicum Student, x230

Renee Willis, Vice President for Field and Communications, x247