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## Take Action

### **Join Nov. 16 Webinar on FY18 Budget Outlook and Impact of Tax Reform on Affordable Housing Programs**

NLIHC and other leaders of the Campaign for Housing and Community Development Funding (CHCDF) invite you to join advocates from across the country to learn about the current status and outlook for the FY18 budget process and the potential impact tax reform could have on affordable housing and community development programs.

Panelists will also discuss how advocates can effectively communicate with policymakers and the public about the need for increased federal investments in proven affordable housing and community development programs.

**The webinar will be held on November 16 at 2:30 pm ET.**

Elayne Weiss, NLIHC senior policy analyst, will moderate the event. Speakers include:

- Doug Rice, Center on Budget and Policy Priorities
- Linda Couch, LeadingAge
- Emily Cadik, Enterprise Community Partners
- Joey Lindstrom, NLIHC

With more households struggling to make ends meet, we cannot afford funding cuts to the very programs that sustain our communities and help families thrive.

[Register today!](#)

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## NLIHC News

### **NLIHC 2018 Housing Policy Forum to Launch Campaign to Expand the Affordable Housing Movement with Non-Traditional Allies**

NLIHC's [2018 Housing Policy Forum: Building the Movement](#) taking place in Washington, DC, March 19-21, 2018, will launch a national campaign to expand the affordable housing movement with non-traditional allies in health, education, civil rights, faith-based communities, and beyond. NLIHC will be joined at the launch by core campaign partners, the National Alliance to End Homelessness, Children's HealthWatch, the Center on Budget and Policy Priorities, and Make Room, as well as other national and state organizations engaged in the campaign. Register for the Forum [today!](#)

The Housing Policy Forum will provide a wide array of other opportunities to engage with affordable housing advocates, thought-leaders, policy experts, researchers, housing providers, low income residents, and leaders from Capitol Hill and the administration about building the affordable housing movement in 2018 and beyond. The Forum will explore the state of fair housing in America on the 50<sup>th</sup> anniversary of the Fair Housing Act; the threats and opportunities for affordable housing in 2018 and beyond; the keys to state, local, and resident-led organizing; making housing an issue with the media; and effective story-telling for affordable housing. The Forum will also feature sessions on nonpartisan voter and candidate engagement prior to the 2018 elections; using dynamic research to change the story and influence policy solutions; ensuring housing protections for LGBTQ individuals; housing the formerly incarcerated; and others. There will also be opportunities to engage with leaders and staff at HUD and in Congress on affordable housing challenges, solutions and priorities.

At NLIHC's annual Housing Leadership Awards Reception taking place on March 20, 2018, NLIHC will celebrate the [2018 Housing Leadership Award honorees](#): **Senator Susan Collins (R-ME)**; **Matt Desmond**, MacArthur Genius awardee and Pulitzer Prize-winning author of *Evicted: Poverty and Profit in the American City*; and **Lisa Hasegawa**, former executive director of the National Coalition for Asian and Pacific American Community Development and NLIHC board member. Each of these leaders has made extraordinary contributions to ending homelessness and housing poverty in America. [Register](#) for the Leadership Reception (a separate ticket from the Forum is required to attend the reception) and make a [contribution](#) to celebrate our 2018 honorees today.

A limited number of shared-lodging hotel scholarships to attend the 2018 Housing Policy Forum will be awarded on a first-come-first-served basis to low income residents who are NLIHC members and who pay to attend the Forum. Scholarships will be awarded to ensure a broad geographic distribution. A special session for low income residents will be held on the morning of March 19. For more information about the scholarships, visit <http://nlihcforum.org> or contact James Saucedo at: [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org) or 202-662-1530 x233.

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## **NLIHC Accepting Nominations for 2018 Organizing Awards**

NLIHC is accepting nominations for the 2018 Annual Organizing Awards, which will be presented at the NLIHC 2018 Housing Policy Forum, March 19-21, 2018 at the Washington Court Hotel in Washington, D.C. The NLIHC Organizing Awards recognize outstanding achievement during 2017 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. One award will recognize statewide or regional achievements, and one award will recognize citywide or neighborhood achievements. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, D.C. to accept their award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Nominations should contain the following information:

- Name and contact information of the organization being nominated;
- Name and contact information of the individual or organization submitting the nomination (if different from above);
- Scope of the achievement being nominated (i.e., statewide, regional, citywide, neighborhood, and/or resident organizing);
- Description of the organization's achievement in the area of state, local and/or resident organizing in 2017, and how that achievement has contributed to furthering NLIHC's mission (800-word maximum); and
- Supporting materials that describe the activity or impact, such as press clips or campaign materials (optional).

Please submit your nomination online using the form at <http://www.nlihcforum.org/awards> or send your nomination by email to [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org).

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## United for Homes

### Senate Tax Proposal Protects Critical Affordable Housing Resources but Fails in Other Critical Areas

The Senate tax reform proposal [unveiled on November 9](#) protects a critical housing resource by maintaining the tax exemption for private activity bonds (PAB), an exemption eliminated in the House tax bill. PABs are required for the 4% Low Income Housing Credit (Housing Credit), which finances the construction and rehabilitation of tens of thousands of affordable homes each year. The Senate bill also does not eliminate the New Markets Tax Credit program as the House bill would. Both the Senate and House tax proposals fail, however, to improve the Housing Credit or to pursue one of the best and most immediate ways provide more affordable rental homes for people with the lowest incomes through reinvesting savings from mortgage interest deduction reforms.

Across the nation, there are just 35 homes affordable and available to every 100 extremely low income families. Due to chronic underfunding of critical affordable housing programs, three out of four low income households in need are turned away from receiving assistance. Most of these families pay more than half of their incomes on rent with little left for other basic necessities like food, medicines, daycare, and transportation. They live on the cusp of homelessness or are one of the half-million people who have no homes.

### Senate Plan Maintains Regressive Federal Housing Policy

Like the House bill, the Senate tax proposal calls for raising the standard tax deduction, which would lead to fewer households claiming the mortgage interest deduction (MID), a \$70 billion annual tax expenditure that primarily benefits higher income households—including the top 1% of earners in the country. Doubling the standard deduction without reforming the MID makes the MID even more regressive than it is today—it is estimated that only 6% of tax-payers, only some of the highest income households with the largest mortgages, would benefit from the MID.

The Senate tax proposal fails to reform the MID as the House bill would. The House legislation make sensible reforms to the MID by reducing the amount of a mortgage on which the MID could be claimed from \$1 million to \$500,000 for new homes and eliminating the availability of the deduction for second homes. These changes to the MID would impact fewer than 6% of mortgages throughout the country and would save an estimated \$95.5 billion over the first decade.

The House reforms to the MID are a good and historic first step. Unfortunately, instead of using the savings from MID reform to better target spending on rental housing solutions for those with the greatest needs, the House Republicans funnel these and other savings to pay for highly regressive tax cuts for the richest households and corporations.

The National Low Income Housing Coalition-led [United for Homes](#) campaign calls on the president and Congress to embrace smarter reforms to the MID. These include reducing the amount of a mortgage eligible for a tax break from \$1 million to \$500,000 and converting the deduction into a credit, providing a greater tax break to 25 million low and moderate income homeowners, including 15 million mortgage holders who currently do not benefit from the MID. These reforms would generate \$241 billion in savings over 10 years that should be reinvested into critical rental housing solutions, like the national Housing Trust Fund and rental assistance, for families with the greatest needs – not used to pay for lowered tax rates for billionaires and corporations.

## **Senate Plan Protects PABs and Housing Credit, But Fails to Expand and Improve the Credit**

Both the Senate and House Republican tax bills preserve the 9% Housing Credit. Unlike the House bill, however, the Senate proposal maintains the tax exemption for PABs, which are used to finance the construction and rehabilitation of multifamily housing for low income renters. Because the 4% Housing Credit is only available with debt financing from PABs, the House bill essentially eliminates the 4% Housing Credit by taking away the PAB's tax exemption. The 4% credit contributes to upwards of 60% of the affordable homes built or preserved in America each year. By eliminating the 4% Housing Credit, the House tax bill would result in the loss of 80,000 affordable homes annually.

Both the Senate and House plans fail to expand the Housing Credit or include much-needed improvements to the program to incentivize developing rental homes affordable to the lowest income families, as proposed by Senators Maria Cantwell (D-WA) and Orin Hatch (R-UT) (expansion and improvements) and Representatives Pat Tiberi (R-OH) and Richard Neal (D-MA) (improvements).

## **Senate Plan Increases Likelihood of Future Spending Cuts**

Both the Senate and House tax plans would increase the federal debt by \$1.5 trillion over a decade – a move likely to lead to deep spending cuts to critical investments, including those for affordable housing and community development. Both bills are written to adhere to a congressional budget resolution that called for \$5.8 trillion in budget cuts over the next decade, including \$800 billion in cuts from the non-defense discretionary side of the budget. Unfunded tax cuts will only add pressure on Congress to enact these budget cuts at the expense of the millions of low income families who benefit from federal investments that help them meet their basic needs.

## **Take Action**

Instead of pursuing the current tax proposals, Congress should work on bipartisan legislation that:

- Seizes a once-in-a-generation opportunity to rebalance federal housing policy by reforming the mortgage interest deduction and reinvesting the savings into solutions to end homelessness and housing poverty, like the national Housing Trust Fund and a renter's tax credit.
- Preserves and expands the Low Income Housing Tax Credit program and includes bipartisan reforms designed to strengthen the program to better serve our nation's lowest income households.
- Preserves the tax exemption for private activity bonds that support the construction and preservation of affordable housing throughout the country.
- Avoids increased deficits and, with them, future spending cuts to critical affordable housing and other social safety net programs.
- Does not ignore the basic needs, including housing needs, of low income families to give massive tax breaks to the wealthiest households and corporations.

The Senate Finance Committee will begin debate of the proposal on November 13 at 3:00 pm ET.

Learn more about the Senate bill at: <http://bit.ly/2zrTMTp>

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## **House Committee Approves Seriously Flawed Tax Reform Bill**

The House Ways and Means Committee approved the Republican tax reform bill, the "Tax Cuts and Jobs Act" (HR 1), by party-line vote of 24-16 on November 9, after four days of marathon debate. The House will likely vote on passing the bill later this week. NLIHC has significant concerns with the tax bill and is [calling on advocates](#) to engage their representatives to defeat the bill. We will continue to work with our members and

partners to ensure that tax reform efforts do not enrich corporations and wealthy Americans at the expense of people with the lowest incomes.

The legislation is estimated to increase the national debt by \$1.5 trillion over a decade. Increasing the debt in this way will likely lead to deep spending cuts in the future to important domestic programs, including affordable housing and community development programs.

The House bill takes a historic step in directly revising the mortgage interest deduction (MID), a \$70 billion annual tax expenditure that primarily benefits higher income households, including the top 1% of earners in the country, but the legislation does not reinvest the savings from such reforms into affordable housing solutions for those most in need. The bill instead gives massive tax cuts to wealthy individuals and corporations. Representative Earl Blumenauer (D-OR) directly criticized the bill for doing little to redirect the savings from MID reform to low and moderate income homeowners and renters.

While proposal preserves the Low Income Housing Tax Credit (Housing Credit) program, it eliminates the tax exemption for private activity bonds which are critical to the production and preservation of affordable housing through the 4% Housing Credit. The bill also eliminates the New Market Tax Credit program.

During the debate, Representative Suzan DelBene (D-WA) offered an amendment that would increase the allocation of Housing Credits by 50%. The proposed amendment also included retaining the exemption for private activity bonds, which helps the private sector finance projects with public benefit, including housing. She stated that “the Republican tax reform plan would worsen the state of affordable housing” and said the lack of expansion of the Housing Credit was a “missed opportunity.” Representative Pat Tiberi (R-OH), who has introduced a bill to improve the Housing Credit so that it could better serve lower income households, also expressed disappointment that the tax bill did not expand the Housing Credit. Mr. Tiberi did not, however, support the amendment, noting abuses of private activity bonds that needed to be addressed. Ultimately, the amendment failed in a 16-24 vote along party lines.

Representative Joseph Crowley (D-NY) offered an amendment that would provide a renters’ tax credit for those paying more than 30% of their incomes on rent. Representative Crowley has introduced similar legislation, the “Rent Relief Act of 2017” (HR 3670). The amendment also included a credit valued at \$8,000 for first-time homebuyers. Mr. Crowley said that “Congress can and must address this harmful trend” of rapidly increasing rents and decreasing affordable housing stock. Representative Terri Sewell (D-AL) offered her support of the amendment, saying that decreasing rent burdens and increasing homeownership rates would help address income inequality. Representative Tom Rice (R-SC) argued against the amendment, calling it “another entitlement” when taxpayers prefer “another opportunity.” The amendment failed in a 16-24 vote along party lines.

Learn more about the House bill at: <http://bit.ly/2iXT6hS>

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## **Disaster Housing Recovery**

### **Governor Brown and California Congressional Delegation Request Funding for Wildfire Relief**

California Governor Jerry Brown worked with his state’s Congressional delegation to request \$7.4 billion from the federal government for relief efforts following last month’s wildfires. Governor Brown also directed a state agency to allocate \$41.5 million in state funds for debris removal, hazardous waste cleanup, and aid for residents not eligible for federal assistance due to their immigration status.



Governor Brown and 41 members of the California Congressional delegation sent a [letter](#) to President Trump on November 3, asking him to include \$7.4 billion for wildfire recovery in his request to Congress for additional disaster funding. Of the total amount, the largest requests are:

- \$1.0 billion for Community Development Block Grants for Disaster Recovery (CDBG-DR), required because of an estimated 6,000 homes that were lost or severely damaged in an area that had a pre-fire vacancy rate of 1% to 2%.
- \$1.4 billion for FEMA assistance, especially for Public Assistance Categories C-G for permanent work for roads, bridges, water control facilities, and other infrastructure, as well as for hazard mitigation.
- \$3.1 billion for USDA, primarily for the Disaster Supplemental Nutrition Program, anticipating that 2,000 previously unassisted households will apply for D-SNAP and another 3,500 current SNAP participants will seek disaster supplements.

Although the letter was circulated to the entire California delegation, [only one Republican](#), Representative Ed Royce, signed the request for funding.

Governor Brown also [directed](#) the California Department of Finance to expedite the allocation of [\\$41.5 million](#) to help address immediate needs in impacted areas, including cleanup, hazardous waste removal, and assistance for Californians impacted by the fires who are not eligible for federal aid. Five million dollars managed by the Department of Social Services will aid wildfire victims who are not eligible to receive federal disaster assistance because of their immigration status. The funds will help these individuals and families with food, housing, utility, and other expenses. The Department of Resources Recycling and Recovery will dedicate \$35 million to debris removal and cleanup efforts, while the Department of Toxic Substances Control will direct \$1.5 million to support hazardous waste cleanup operations. Household hazardous waste has already been removed from more than 3,000 lots, and debris removal is starting across the impacted counties.

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## **Democratic Senators Make Request on Third Disaster Supplemental Spending Bill**

A group of 28 Democratic senators sent Office of Management and Budget (OMB) Director Mick Mulvaney a [letter](#) on November 3 with recommendations for the administration's request for a third supplemental spending bill for disaster-impacted areas. The recommendations are meant to address the needs of all affected communities and cover funding requests related to nearly 20 topics, including housing, community development, education, and the specific needs for Puerto Rico.

Some of the requests include:

- *Puerto Rico and U.S. Virgin Islands.* The Administration should provide a means for increased liquidity for Puerto Rico's government by providing grants or no-interest loans that can be cancelled or forgiven if Puerto Rico does not have an operating surplus in the three-year period beginning November 1, 2021. The letter requests specific legislative language concerning rebuilding the island's electric grid with resiliency. The senators also suggest waiving state and local match and cost-share requirements for both Puerto Rico and the U.S. Virgin Islands. The administration should also lift the cap on the block grant Puerto Rico receives in lieu of the federal Supplemental Nutrition Assistance Program (SNAP) and provide additional funding for Puerto Rico's Nutrition Assistance Program. In addition, legislation should allow Puerto Rico to be eligible to receive disaster nutrition assistance.



- *CDBG-DR.* The supplemental should provide Community Development Block Grant for Disaster Recovery (CDBG-DR) funds to help communities with long-term recovery and mitigation and should include funding for technical assistance and capacity building.
- *Housing.* The supplemental needs to include sufficient funding to restore or replace damaged federally-assisted housing and ensure that HUD-assisted households have housing during the recovery process. The administration should direct HUD to allow PHAs in affected areas to transfer funds between public housing capital, public housing operating, and Section 8 voucher accounts. This flexibility would allow PHAs to make rapid repairs and assist HUD-assisted households. Additional rental assistance should also be provided. The letter does not mention instructing FEMA to enter into an interagency agreement with HUD to create and operate a Disaster Housing Assistance Program (DHAP).
- *Authorize Wildfire Suppression.* The Administration should support a legislative proposal amending the Budget Control Act to increase the annual funding available for all disasters within the Disaster Cap Adjustment and authorize wildfire suppression as an eligible activity.
- *FEMA.* Funding for FEMA through the end of FY18 should include known and projected costs for recent disasters. Recipients of FEMA Fire Management Assistance Grants should be eligible for hazard mitigation funding that will strengthen communities susceptible to fire. FEMA should also receive funding to help establish a nationwide mitigation program to strengthen vulnerable infrastructure.
- *EPA.* The Environmental Protection Agency's State Revolving Fund should receive funding to ensure water and sewer infrastructure is repaired. Public health and community and natural resources can be protected by ensuring toxic chemicals and hazardous waste do not infect drinking water.
- *Labor and Job Training.* Funding should support occupational health and safety, require at least 50% of the employees of federal contractors and recipients performing relief and reconstruction work be residents of areas affected by the disasters, expand access to disaster unemployment assistance and job training, and reinstate affirmative action requirements in Puerto Rico and the Virgin Islands.
- *Education.* Supplemental funds need to provide resources for public schools in affected areas, as well as schools servicing a higher number of homeless children.
- *Legal Services.* The Legal Services Corporation should be funded to help provide assistance to low income survivors address issues such as destroyed documents, scams, evictions, and family issues.

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## **FEMA Provides Updated Numbers on Individual and Temporary Sheltering Assistance**

NLIHC received from FEMA updated numbers of households using hotel vouchers as part of its Transitional Sheltering Assistance (TSA) program, as well as the breakdown of applications and denials for Individual Assistance. FEMA reports that as of October 19, 33,113 households (73,040 people) remained in shelters throughout the country. More than 3,000 households remained in 70 open emergency shelters in Puerto Rico.

Here is the breakdown on number of people remaining in hotels, by storm:

<b>State/Territory and Disaster</b>	<b>TSA Program As of 11/2 (current number checked in)</b>
<b>FL (Irma - 4337)</b>	20,417
<b>TX (Harvey - 4332)</b>	52,050
<b>CA (Wildfires- 4344)</b>	573

Here is the latest breakdown for Individual Assistance applicants:

**Individual Assistance – as of Thursday, November 2, 2017**

<b>State/Territory and Disaster</b>	<b>Referrals</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Ineligible</b>	<b>Approved</b>
<b>USVI (Maria - 4340)</b>	15,859	11,556	73	536	2,939
<b>PR (Maria - 4339)</b>	792,757	537,851	1,297	10,014	224,281
<b>GA (Irma - 4338)</b>	27,005	5,093	1,822	8,151	8,868
<b>FL (Irma - 4337)</b>	1,885,007	273,386	85,121	513,671	727,109
<b>PR (Irma - 4336)</b>	3,312	1,411	117	861	812
<b>USVI (Irma - 4335)</b>	11,821	6,292	145	984	3,617
<b>TX (Harvey - 4332)</b>	730,699	44,551	45,842	249,241	343,443
<b>Total</b>	<b>3,466,460</b>	<b>880,140</b>	<b>134,417</b>	<b>783,458</b>	<b>1,311,069</b>

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**Florida FEMA Hurricane Assistance Registrations Show Renters, Racial and Ethnic Minorities, and Low Income Households Disproportionately Affected**

FEMA recently released data about registrations for assistance from its Individuals and Households Program (IHP) after Hurricanes Harvey and Irma. IHP provides approved registrants with assistance for rent, home repair (for homeowners), or other serious disaster-related needs, such as medical care, transportation, storage, or essential household items. The data provide a summary of the number and ownership status of registrants, extent of damage, and the dollar amounts approved for assistance. Like NLIHC’s [previous analysis](#) of Hurricane Harvey registrants in Texas, the data from Florida show that renters are disproportionately represented among registrants, and racial and ethnic minorities and households with limited financial resources may face greater difficulty in planning for, coping with, and recovering from disaster. Read NLIHC’s analysis of Florida FEMA individual assistant registrants at: <http://bit.ly/2jjchDf>

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## Florida Members of Congress Introduce Disaster Housing Bill

Senator Bill Nelson (D-FL) introduced on November 2 a [bill](#) (S. 2066) to authorize additional funding for Housing Choice Vouchers and for public housing capital and operating funds if requested by a public housing agency in a presidentially declared disaster area. Senator Nelson noted in a [statement](#) that tens of thousands of people from Puerto Rico have left the island for Florida only to find a lack of affordable housing options. Representative Stephanie Murphy (D-FL) introduced H.R. 4249, a [companion bill](#) mirroring the Nelson bill in the House on November 3. In a [press release](#), Ms. Murphy stated, “Just as we did after Hurricane Katrina, we should give states who receive hurricane victims the resources they need to provide for their current and new residents.” Both bills also offer medical assistance to eligible evacuees through Medicaid.

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## Additional Updates on Disaster Housing Recovery

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since last week’s *Memo to Members and Partners* (for the article in last week’s *Memo*, see [11/6](#)). NLIHC also posts this information on our [On the Home Front](#) blog.

### General Updates

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) developed a two-page presentation of the [10 top priorities](#) that should be included in the next disaster supplemental spending bill. This top 10 list was developed by local, state, and national groups through the DHRC policy working group. NLIHC staff have been sharing it with Congressional staff and will follow up with Hill meetings for the policy working group in the coming days. DC advocates are urged to participate in these meetings. Advocates outside the DC area are encouraged to share the top 10 list with their congressional delegations and local leaders.

NLIHC has updated its summary of known [application deadlines](#) from the FEMA website. The summary includes deadlines for programs administered by FEMA, SBA, DOL, SNAP, and HUD.

According to *The Hill*, [FEMA is finalizing plans to airlift Puerto Ricans to Florida and New York](#) – without any clear plan for meeting their housing needs when they arrive.

### California Wildfires

#### *FEMA*

By the Numbers: (as of 11/9)

- 3,859 Individual Assistance (IA) applications approved\*
- \$9,673,930 Individual & Household Program (IHP) approved\*
- \$6,332,234 Housing Assistance (HA) approved\*
- \$3,341,696 Other Needs Assistance (ONA) approved\*

\*Assistance dollars approved but not necessarily disbursed.

### Hurricane Maria

#### *FEMA*

#### **Puerto Rico**

By the Numbers: (as of 11/9)

- 225,519 Individual Assistance (IA) applications approved\*

- \$125,396,142 Individual & Household Program (IHP) approved\*
- \$104,434,172 Other Needs Assistance (ONA) approved\*
- \$426,789,708 Public Assistance Grants (PA) obligated, all of which are for Emergency Work (Categories A-B) \*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA's final review and approval of Public Assistance projects

President Trump [amended](#) his Puerto Rico disaster declaration, authorizing a 90% federal cost-share for permanent work under FEMA's Public Assistance Program, Categories C-G. According to [White House](#) and [FEMA](#) media releases, Puerto Rico elected to participate in alternative procedures authorized under section 428 of the Robert T. Stafford Act that conditions assistance on the existence of additional controls on project cost-estimations and project management.

FEMA [reports](#) that power is restored to 41% of the island of Puerto Rico, 55 of 68 hospitals are back on the power grid, 83% of the population has potable drinking water, and 92.5% of residents have access to cell phone service.

## U.S. Virgin Islands

### *FEMA*

By the Numbers: (as of 11/9)

- 3,107 Individual Assistance (IA) applications approved\*
- \$3,038,106 Individual & Household Program (IHP) approved\*
- \$1,200,849 Housing Assistance (HA) approved\*
- \$1,837,257 Other Needs Assistance (ONA) approved\*
- \$10,912,004 Emergency Work (Categories A-B) dollars obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA's final review and approval of Public Assistance projects.

FEMA published an overview of [new and expanded programs](#) available to survivors of Hurricanes Irma and Maria in the U.S. Virgin Islands. These programs address food assistance, access to medicine, unemployment assistance, temporary roofing, individual assistance, and disaster loans.

### *Local Perspectives*

At least 500 children who left Puerto Rico with their families have enrolled in public [schools in Connecticut](#). Eighty-five percent of the students joined the state's lowest-achieving districts, which are already struggling. In Hartford, where the largest number enrolled, the district provides the new Puerto Rican students with immediate enrollment, school supplies, winter coats, food, and other supplies. The state education department is continuing to ensure districts provide the needed services, including special education and free lunch.

Tens of thousands of Puerto Ricans have left the island following Hurricane Maria. Many left for Central Florida (Orlando area), where there has long been a significant Puerto Rican population (345,000 people). These evacuees are having [trouble finding affordable housing](#), however. Officials at the county level have asked FEMA and the Florida Division of Emergency Management (DEM) about a plan to help house evacuees, but no such plan appears to exist, despite the lack of affordable housing before Hurricanes Irma and Maria. Although displaced Puerto Ricans are eligible for Transitional Sheltering Assistance (TSA), just 15 hotels in the three-county area are participating. DEM asserts that sheltering is a local, not state or federal, obligation.

## **Hurricane Irma**

### ***FEMA***

#### **Florida**

By the Numbers: (as of 11/9)

- 736,199 Individual Assistance (IA) applications approved\*
  - \$899,739,894 Individual & Household Program (IHP) approved\*
  - \$618,077,080 Housing Assistance (HA) approved\*
  - \$281,662,813 Other Needs Assistance (ONA) approved\*
- \*Assistance dollars approved but not necessarily disbursed.

#### **Georgia**

By the Numbers: (as of 11/9)

- 8,925 Individual Assistance (IA) applications approved\*
  - \$12,048,281 Individual & Household Program (IHP) approved\*
  - \$8,777,267 Housing Assistance (HA) approved\*
  - \$3,271,014 Other Needs Assistance (ONA) approved\*
  - \$26,488 Total Public Assistance Grants (PA) obligated, all for emergency work (Categories A-B)\*\*
- \*Assistance dollars approved but not necessarily disbursed.  
\*\*Funds made available to the state via electronic transfer following FEMA's final review and approval of Public Assistance projects.

#### **Puerto Rico**

By the Numbers: (as of 11/9)

- 859 Individual Assistance (IA) applications approved\*
  - \$1,917,498 Individual & Household Program (IHP) approved\*
  - \$1,002,435 Housing Assistance (HA) approved\*
  - \$915,064 Other Needs Assistance (ONA) approved\*
  - \$1,316,250 Total Public Assistance Grants (PA) obligated, all for emergency work (Categories A-B)\*\*
- \*Assistance dollars approved but not necessarily disbursed.  
\*\*Funds made available to the state via electronic transfer following FEMA's final review and approval of Public Assistance projects.

#### **U.S. Virgin Islands**

By the Numbers: (as of 11/9)

- 3,886 Individual Assistance (IA) applications approved\*
  - \$5,888,156 Individual & Household Program (IHP) approved\*
  - \$3,686,640 Housing Assistance (HA) approved\*
  - \$2,201,516 Other Needs Assistance (ONA) approved\*
  - \$25,567,068 Public Assistance Grants (PA) obligated, all of which are for Emergency Work (Categories A-B) \*\*
- \*Assistance dollars approved but not necessarily disbursed.  
\*\*Funds made available to the State via electronic transfer following FEMA's final review and approval of Public Assistance projects.

#### **South Carolina**

Three additional counties have been approved for [Public Assistance](#) funding. An additional 27 counties and the Catawba Indian Nation are now eligible for emergency protective measures [Category B] under FEMA's Public Assistance program.

### ***Local Perspectives***

Florida residents seeking to apply for Disaster Supplemental Nutrition Assistance Program (D-SNAP) have endured [extremely long lines](#) and prematurely closed application sites. Last week, the University of Miami [Health Rights Clinic sued](#) Florida's Department of Children and Families (DCF) for not adequately accommodating people with disabilities. Advocates repeatedly requested DCF to seek a waiver from USDA to allow elderly or disabled people to apply by telephone.

Governor Rick Scott directed the Florida Division of Emergency Management (FDEM) to elevate the State Emergency Operations Center (SEOC) to [Level 2](#). This activates the State Emergency Response Team, which will help coordinate efforts between federal, state, and local emergency management agencies. The decision is in response to the increasing number of Puerto Ricans coming to Florida after Hurricane Maria. "This direction will also facilitate greater planning and support a more efficient and coordinated response," Governor Scott stated.

### **Hurricane Harvey**

#### ***FEMA***

#### **Texas**

By the Numbers: (as of 11/2)

- 347,474 Individual Assistance (IA) applications approved\*
- \$1,364,272,504 Individual & Household Program (IHP) approved\*
- \$1,061,580,371 Housing Assistance (HA) approved\*
- \$302,692,133 Other Needs Assistance (ONA) approved\*
- \$478,212,770 Public Assistance Grants (PA) obligated\*\*
- \$415,274,645 Emergency Work (Categories A-B) obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA's final review and approval of Public Assistance projects.

### ***Local Perspectives***

#### **Advocates Press for Fair Housing Action**

The Texas Low Income Housing Information Service (Texas Housers) sent a [letter to HUD](#) on October 31 demanding HUD take immediate action to examine the validity of current civil rights certifications made by the City of Houston and the Houston Housing Authority (HHA). On January 11, 2017, HUD determined that the City violated Title VI of the Civil Rights Act of 1964, citing evidence of intentional racial discrimination and perpetuation of segregation. The Texas Housers' letter presents additional evidence to support HUD's obligation to reject the City's and HHA's subsequent certifications that they are complying not only with Title VI, but also with the Fair Housing Act and Section 109 of the Housing and Community Development Act of 1974.

Since HUD's January determination, HUD has failed to deliver a draft Voluntary Compliance Agreement (VCA) to outline a path for the City to voluntarily comply. Texas Housers wrote that if HUD provides a VCA by November 15, Texas Housers will not sue HUD. In addition, HUD and the City must demonstrate concrete

progress toward concluding a VCA by November 30. If HUD and Houston do not take corrective action, any CDBG-DR Houston might receive, as well as its regular annual Entitlement CDBG allocations and other HUD financial assistance, might be at risk.

Texas Housers asserts that any VCA should address all of the issues identified in HUD's January letter. A VCA must also include training of elected and appointed officials on addressing and resisting discriminatory community opposition to the siting of affordable housing. A VCA must identify areas of segregation and outline remedial steps, including a robust housing mobility program that provides incentives to property owners to accept Housing Choice Vouchers in all parts of Houston. A VCA must also identify additional actions that will remediate the City's practices related to the siting of Low Income Housing Tax Credit (LIHTC) housing and must require incentives for developers to ensure that any newly constructed LIHTC housing is located in census tracts with a poverty rate less than 20%.

## **Texas State Government**

Texas Governor Greg Abbott and Texas House and Senate leaders announced the approval of [\\$90 million in emergency funding](#) for the removal of debris caused by Hurricane Harvey. Although FEMA provides federal financial assistance for debris removal, city and county governments are still responsible for 10% of those associated costs. This allocation at the state level will help ease the financial burden for local governments.

According to a [weekly newsletter](#) from the Governor's Commission to Rebuild Texas:

- The Texas attorney general sent 127 violation notices to businesses accused of price-gauging during Hurricane Harvey. All of these cases are related to gas stations hiking up prices.
- FEMA has received 865 requests from jurisdictions for Public Assistance.
- The last emergency shelter closed on October 28.
- FEMA completed 540,249 home inspections as of November 1.
- Land Commissioner George P. Bush kicked off the General Land Office's Direct Assistance for Limited Home Repair program, which provides permanent repairs to homes with damages between \$17,000 and \$60,000.

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## **National Housing Trust Fund**

### **House Subcommittee Holds Third Hearing on Private Sector Perspectives on Housing Finance Reform**

The House Financial Services Housing and Insurance Subcommittee held on November 7 the third hearing in a series on private sector perspectives on housing finance reform. While one witness, Peter Wallison of the American Enterprise Institute, asserted that the government sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, should be eliminated entirely, others on the panel warned against a fully privatized mortgage lending market. Representative Emanuel Cleaver (D-MO) stated that GSE reform must help address the affordable housing crisis. Alanna McCargo of the Urban Institute also spoke about the need for expanded housing affordability for both renters and owners.

Although the hearing was not related to the current tax reform debate, committee members raised concerns about the impact the House Republican tax reform bill would have on affordable housing. Representative Beatty (D-OH) asked the witnesses how the House bill's proposal to eliminate private activity bonds would affect the supply of affordable housing. Ms. McCargo affirmed the need for the Low Income Housing Tax Credit (LIHTC) program, as well as the need to put savings from reforms, such as lowering the mortgage interest deduction cap, back into housing.



## HUD

### HUD Provides Guidance on Implementing HOTMA Project-Based Voucher Provisions

HUD's Office of Public and Indian Housing (PIH) issued [Notice PIH 2017-21](#) providing guidance to public housing agencies (PHAs) regarding changes to the Project-Based Voucher (PBV) program made by the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The Notice provides greater detail than that of the *Federal Register* notice issued on January 18, 2017 that implemented these and other HOTMA provisions (see *Memo*, [1/23](#)). The 66-page Notice also consolidates content from previous PBV Notices.

Key changes that HOTMA made to the PBV program include:

#### Limits to Project-Basing of Vouchers

Prior to HOTMA, a PHA could choose to use up to 20% of its HCV funding to project-base vouchers. HOTMA changed the limit to 20% of a PHA's authorized number of vouchers. The statute also allows PHAs to project-base an additional 10% of its authorized number of vouchers (above the 20% base limit) if these PBVs are tied to units that serve households who are homeless or include a veteran, provide supportive housing for persons who have a disability or who are elderly, or are in a census tract with a poverty rate of 20% or less.

HOTMA does not count toward the 20% limit PBVs attached to units that were previously subject to rent restrictions or that received another type of long-term HUD housing subsidy. Examples of such exceptions include public housing, Section 8 project-based rental assistance, Section 202 elderly housing, Section 811 housing for persons with disabilities, Section 236 Preservation program, Section 221(d)(3) Below Market Interest Rate, Rental Assistance Demonstration (RAD), and HUD-VASH PBV set-aside vouchers, among others.

#### Income-Mixing Requirement

Prior to HOTMA, no more than 25% of the units in a project could be assisted with PBVs. Exceptions to this cap included units occupied by someone who was elderly, disabled, or receiving a qualifying supportive service.

HOTMA changes the cap to the greater of 25 units or 25% of the units in a project. The statute also amended the exception criteria by:

- Eliminating the separate provision for people with disabilities.
- Modifying the supportive services provision by eliminating the requirement that someone in the household actually receive supportive services, instead requiring that supportive services be available to all assisted households without an obligation by a household to accept services. Households eligible for supportive services could include someone with a disability.
- Adding as a new exception that projects in a census tract with a poverty rate of 20% or less may project-base up to 40% of a development's units.

The cap does not apply to PBVs attached to units that were previously subject to rent restrictions or that received another type of long-term HUD housing subsidy.

The Notice makes clear that supportive services need not be provided by the owner on-site, but must be “reasonably” available. Also, a PHA may not require participation in supportive services as a condition of living in an excepted unit.

### **PBV Contract Terms**

HOTMA extended the initial Housing Assistance Payment (HAP) contract for PBV units from 15 to 20 years. In addition, a PHA may agree to extend a HAP contract for an additional 20 years, for a maximum of 40 years.

HAP contracts must specify that upon termination or expiration, a household is entitled to receive a tenant-based voucher (the voucher that was previously tied to the property). In addition, the household must have the option to remain in their home with the tenant-based voucher, and the owner may not terminate the household’s tenancy.

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### **HUD to Collect Important Information on Residents and Other Aspects of RAD Conversions**

HUD has taken an important first step to collect data from Rental Assistance Demonstration (RAD)-converted properties. Based on its new [construction completion certification](#), HUD is now asking owners of RAD-converted properties to provide the following information:

- Date that all property repairs were completed (repairs that the owner told HUD via the RAD Conversion Commitment that it would complete) and certification by a third party that the work has been completed;
- Actual construction costs of the repairs completed at the property;
- The number of residents who exercised their right to return to/remain at the property;
- The number of residents who were evicted or moved out between the Contract for Housing Assistance Payment (CHAP) issuance date and the RAD closing date;
- The number of residents who accepted alternative housing options instead of choosing to return/remain at the property; and
- Certification that the owner has complied with Section 3 job hiring and training requirements; and,
- The number of units that were abated for lead-based paint hazards.

All RAD property owners who have completed repairs will be expected to fill out this certification and submit it to HUD within 45 days of the date that the owner told HUD the repairs would be completed, as indicated in the RAD Conversion Commitment.

HUD is does not anticipate making this information publicly available. NLIHC and the National Housing Law Project have asked HUD to make this information available to residents and the public and to actively involve residents in assessing the certification.

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## **Research**

### **Nonmetropolitan Voucher Holders Have Greater Access to Opportunity**

A paper published in Cityscape by Rebecca Walter and Vince Wang, *A Research Note: The Housing Choice Voucher Program and Access to Opportunity in Florida’s Nonmetropolitan Areas*, examines the geographic distribution of Housing Choice Vouchers (HCVs) in Florida across large metropolitan, small metropolitan, and

nonmetropolitan areas. The paper finds that voucher holders in nonmetropolitan areas are less geographically concentrated and have better access to neighborhoods with relatively higher opportunity.

While most previous research has focused on HCV recipients in metropolitan areas, this paper focuses on the 2% of Floridian voucher holders who reside in micropolitan and rural areas. A micropolitan area is a county or group of counties with economic and social ties to a central urban cluster of 10,000 to 50,000 people.

The authors' analysis found no concentrations of voucher holders in nonmetropolitan areas, meaning that voucher holders were randomly dispersed. HCV holders in rural areas tended to live in neighborhoods with the best environmental quality, while those in micropolitan areas enjoyed higher-quality schools and better proximity to jobs than those in metropolitan areas. Voucher holders in large metropolitan areas tended to have better transit access.

The authors combined seven measures of opportunity (job proximity, school proficiency, low poverty, labor market engagement, environmental health, low transportation cost, and transit trips). In 13 of the 16 rural counties and in 6 of the 7 micropolitan counties, voucher holders resided in neighborhoods with higher opportunity scores than the county overall. Voucher holders in only 13 of the 44 metropolitan counties resided in neighborhoods with higher opportunity relative to the county.

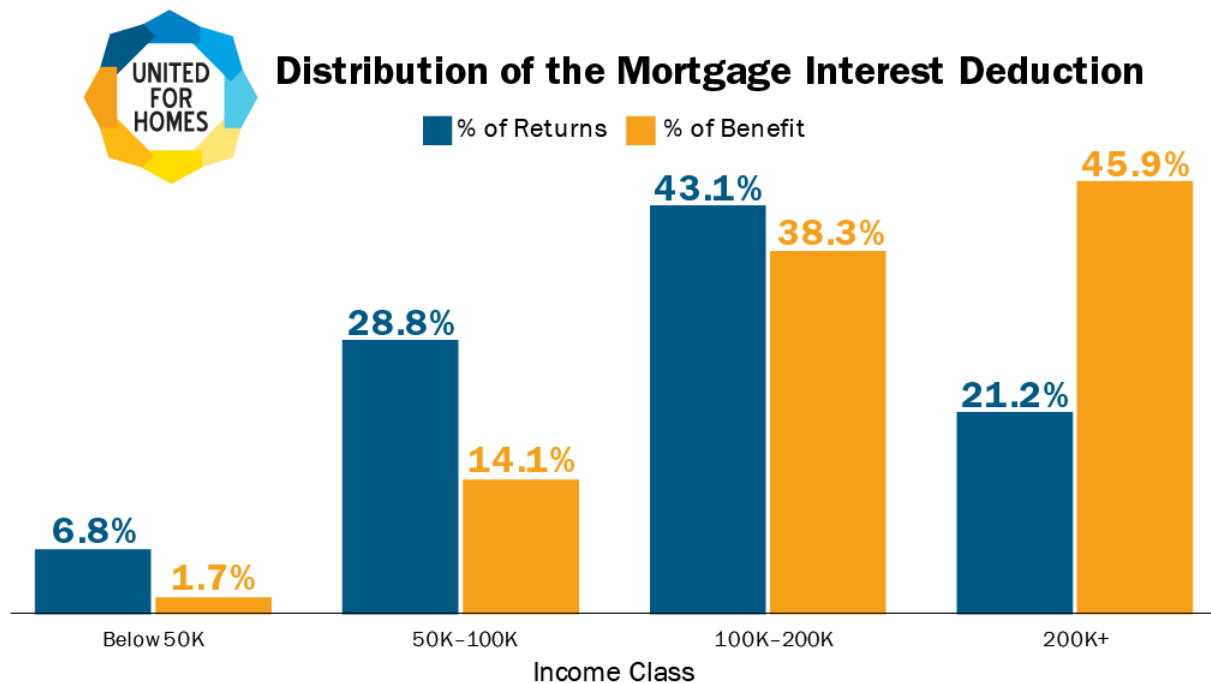
The findings suggest that the HCV program performs differently across metropolitan and nonmetropolitan areas when it comes to voucher concentration and potential for mobility. Efforts to deconcentrate voucher holders might not be as relevant in nonmetropolitan areas.

*A Research Note: The Housing Choice Voucher Program and Access to Opportunity in Florida's Nonmetropolitan Areas* is available at: <http://bit.ly/2yDfRi9>

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## Fact of the Week

### Most of the Benefit of the Mortgage Interest Deduction Goes to Higher Income Households



Source: Joint Committee on Taxation. (2017). Estimates of Federal Tax Expenditures for Fiscal Years 2016-2020. Table 3.

Source: Joint Committee on Taxation. (2017). *Estimates of Federal Tax Expenditures for Fiscal Years 2016-2020*. Table 3.

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## From the Field

### Connecticut Passes Budget after Months-Long Impasse, Preserves Affordable Housing and Homelessness Funding

Connecticut Governor Dannel Malloy signed into law a two-year, \$40.2 billion state budget on October 31, ending the state's stint as the last in the country to enact a budget. Mr. Malloy's signature on the bipartisan agreement marks the end of a months-long impasse in the state legislature that lasted 123 days, the [longest fiscal standoff](#) in Connecticut history. Despite difficult cuts to some municipal aid and social services, housing advocates praised the preservation of funding for affordable housing and homelessness services in a challenging fiscal environment.

Importantly, the budget preserves the Department of Housing (DOH) as a stand-alone agency. The budget also provides homelessness and housing funding at \$74 million in FY18 and \$78.6 million in FY19. The deal also transfers the Homeless Youth Program, a \$2.3 million annual expenditure, to the DOH from the Department of Children and Families.

The Community Investment Act (CIA) is largely restored, with negotiations resulting in \$5 million being swept each year from the CIA into the General Fund. The funds in the CIA are raised through a \$40 recording fee on

real estate transactions. The DOH receives an allocation of 25% of CIA funds, which is used for various one-time projects not covered through bond-funded affordable housing development and for programs related to homelessness reduction like the Coordinated Access Network. Finally, funding for the Housing Supports and Services line item within the Department of Mental Health and Addiction Services budget is continued at \$23.3 million for FY18 and FY19.

[Mounting fiscal problems from declining tax revenue](#), coupled with historically underfunded pension obligations, have caused a \$3.5 billion deficit in Connecticut. Disagreement over how to close the deficit fueled the historic impasse, leaving the state without a budget since the July 1 start of the fiscal year. Budget negotiations floundered not just along political lines, but also along [geographic ones](#), with the priorities of the state's wealthier suburbs and those of the financially-struggling cities diverging.

Given Connecticut's acute housing needs, the preservation of resources directed towards affordable housing and homelessness services was crucial. According to NLIHC's report *The Gap: A Shortage of Affordable Homes*, there are only 36 affordable and available rental homes for every 100 extremely low income renter households in the state. NLIHC's *Out of Reach* report shows that on average a Connecticut renter earning the state's \$10.10 minimum wage would have to work 98 hours every week to afford a two-bedroom rental home at the Fair Market Rent of \$1,285 per month. Maintaining level funding for housing was crucial to addressing Connecticut's need for affordable housing. With a gubernatorial race looming on the horizon, housing advocates are eager to see how candidates position themselves on the issue of affordable housing. Governor Malloy significantly expanded affordable housing development and made ending homelessness one of his administration's major objectives.

Lawmakers in both major political parties point to pieces of the final budget they see as successes. Democrats highlight the protection of funding for education, housing, and social service programs, while Republicans highlight fiscal restraint and the inclusion of a spending cap, which will be implemented in the future, and a bonding cap, which takes effect this year. Advocates are concerned that the bipartisan agreement cuts Medicaid benefits for at least 68,000 Connecticut seniors, disabled and low income individuals. For Mr. Malloy, concerns over the budget—namely, surrounding spending caps and cuts—remain. Still, he acknowledged, "After 123 days without a budget, it is time to sign this bipartisan bill into law and continue the steady and significant progress our state had made over the past several years. Connecticut's families and businesses deserve to have a budget in place, one that provides a stable environment to live and work."

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## Events

### Webinars to Highlight Domestic Violence and Safe Housing Options

The National Alliance for Safe Housing (NASH), in coordination with the Domestic Violence & Housing Technical Assistance Consortium, is hosting two webinars in November to highlight safe housing options for people encountering domestic violence or sexual assault. The webinars are intended to support local providers working at the intersection of domestic violence and sexual assault, homelessness, and housing.

The first webinar, "Intersection of Domestic Violence, Sexual Assault, and Homelessness," will explain the connections between domestic violence and sexual assault, homelessness, and housing, underscoring that domestic violence-related homelessness is family homelessness. The webinar will take place on November 17 from 1:30 to 3:00 pm ET. [Register here](#). More information about the webinar is available [here](#).

The second webinar, “Housing First and Rapid Re-Housing for Survivors,” will examine how new approaches employed by a growing number of victim services programs can support safe and stable housing for survivors. It will also explore how modifications to the Rapid Re-housing model can boost its effectiveness with survivors. The webinar take place on November 28, from 1:00 to 2:30 pm ET. [Register here](#). More information is available [here](#).

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## **Pre-Event Registration for December 11-15 NeighborWorks Training Institute in Washington DC Ends November 20**

Pre-event registration for NeighborWorks Training Institute (NTI) to be held in Washington, DC the week of December 11-15 ends November 20. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending. In addition to taking training courses throughout the week, participants can attend a mid-week symposium, “[Pathways Out of Poverty: Investing In Independence, Keeping the Pathways Open](#)” on December 13.

More information about the NTI is at: <http://www.neighborworks.org/dc2017>

Register for the NTI at: <http://bit.ly/1ATs8Ia>

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## **NLIHC in the News**

### **NLIHC in the News for the Week of November 5**

The following are some of the news stories that NLIHC contributed to during the week of November 5:

- “Use tax reform to expand affordable housing in CNY,” *Syracuse.com*, November 10, at: <http://bit.ly/2i2KG5E>
- “The GOP Tax Bill Would (Accidentally) Help Renters,” *The Huffington Post*, November 7, at: <http://bit.ly/2Aq8Nmh>
- “Owning a home could cost more under GOP tax plan, especially if you live in L.A.,” *Los Angeles Times*, November 3, at: <http://lat.ms/2xXQ8gb>
- “Republicans are right to limit mortgage deduction,” *Washington Examiner*, November 3, at: <http://washex.am/2hBrLyH>
- “Tax reform: Mortgage interest deduction hits rich in coastal cities,” *Curbed*, November 3, at: <http://bit.ly/2i1yDp7>
- “Meeting challenge of housing storm evacuees from Puerto Rico starts with a good plan,” *Orlando Sentinel*, November 3, at: <http://bit.ly/2iJRpRB>

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## **More NLIHC News**

### **NLIHC Seeks Housing Advocacy Organizer**

NLIHC is accepting applications for the position of housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members on federal policy advocacy based on

NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for NLIHC campaigns, and mobilizing membership and state coalition partners on "calls to action" and other organizing efforts in support of socially just affordable housing policy.

The position requires strong written and oral communication skills and excellent electronic technology skills, including proficiency in the Microsoft Office suite, database management, and social media use; some familiarity with customer relationship management systems like Salesforce would be a plus. Priority consideration will be given to candidates with proven organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy are a plus. A bachelor's degree is required. The position is based in Washington, DC. Some travel is required.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package.

Interested candidates should submit a cover letter with salary requirements, resume, and two writing samples to Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 to [pkealey@nlihc.org](mailto:pkealey@nlihc.org). No phone calls, please.

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## **NLIHC Accepting Nominations to Board of Directors**

NLIHC is accepting nominations to fill several upcoming vacancies on its board of directors. To be considered for board membership, one must be a current dues-paying NLIHC member or be employed by an organization that is a current dues-paying NLIHC member. NLIHC's Board consists of six low income persons (defined as individuals with incomes less than 50% of area median income), six representatives of allied national organizations, six representatives of NLIHC state partners, and up to seven unrestricted or at-large NLIHC members.

At least 90% of NLIHC board members must be people with low incomes or who are or have been engaged directly in working on meeting the housing needs of low income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. Terms are staggered, so generally three to six positions become open each year. The board is self-perpetuating, meaning the existing board members elect new board members.

The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call on the fourth Tuesday in July. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected at the annual board meeting held in the spring.

NLIHC subsidizes travel and lodging expenses of low income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an in-person orientation in DC soon after their election.



The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual policy forum. The NLIHC Nominating Committee will also review the level of a potential board member's involvement in his or her own community or state housing advocacy activities and accountability to a constituent base.

To be considered for an NLIHC board position, send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by **COB November 30**.

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## **NLIHC Seeks Interns for Winter/Spring 2018 Semester**

NLIHC is accepting applications for internship positions for the Winter/Spring 2018 semester. 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:

- **Field Intern.** Assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.
- **Communications/Media/Graphic Design Intern.** Prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database, and tracks press hits. Also assists with sending out e-communications; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience needed. Please provide 3 design samples and/or a link to an online portfolio in addition to a writing sample.

Winter/Spring interns are expected to work 25 hours a week beginning in January and finishing up in May. A modest stipend is provided. 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 the Winter/Spring 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](mailto:pkealey@nlihc.org).

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## **Where to Find Us – November 13**

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- [Maryland Affordable Housing Coalition Annual Meeting](#) in Baltimore, MD on November 6
- [Ohio Housing Conference](#) in Columbus, OH on November 7
- [ReFrame Association Conference: “Home, Health, and Hope”](#) in Kingsport, TN on November 9
- [Low Income Housing Coalition of Alabama 2017 Housing Works! Conference](#) in Orange Beach, AL, November 15-17
- Yale University event in New Haven, CT on November 28
- [National Housing Conference Solutions for Affordable Housing Convening](#), Washington, DC on November 29

- [2017 New Jersey Supportive Housing Conference](#), Iselin, NJ, on December 1
- [New York Housing Conference 44<sup>th</sup> Annual Awards](#), New York, NY, on December 6

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## **Support NLIHC’s Efforts to End Homelessness and Housing Poverty at No Cost to You When You Shop on Amazon Smile**

Amazon will make a contribution to NLIHC’s work to end homelessness and housing poverty on your behalf at no cost to you when you shop on [Amazon Smile](#). Just begin typing “National Low Income Housing Coalition” as your preferred charity and select it when it appears. With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC. Click [here](#) to support NLIHC’s work while shopping. Thank you for your support!

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## **NLIHC Staff**

Sonya Acosta, Policy Intern, x241  
Andrew Aurand, Vice President for Research, x245  
Josephine Clarke, Executive Assistant, x226  
Dan Emmanuel, Research Analyst, x316  
Ellen Errico, Creative Services Manager, x246  
Isaiah Fleming-Klink, Field Intern, x229  
Jared Gaby-Biegel, Research Intern, x249  
Ed Gramlich, Senior Advisor, x314  
Sarah Jemison, Housing Advocacy Organizer, x244  
Lindsey Kim, Communications/Graphic Design Intern, x250  
Paul Kealey, Chief Operating Officer, x232  
Joseph Lindstrom, Manager, Field Organizing, x222  
Lisa Marlow, Communications Specialist, x239  
Sarah Mickelson, Director of Public Policy, x228  
Khara Norris, Director of Administration, x242  
James Saucedo, Housing Advocacy Organizer, x233  
Christina Sin, Development Coordinator, x234  
Elayne Weiss, Senior Housing Policy Analyst, x243  
Renee Willis, Vice President for Field and Communications, x247  
Diane Yentel, President and CEO, x228