

Volume 24, Issue 41
October 28, 2019

In This Issue:

Point of View

- Remembering Shauna Sorrells

Take Action

- Call your Senators Today about FY20 Spending Bill
- Ask Your Representatives to Support Disaster Reform Legislation
- Join Today's '*Tenant Talk Live*' Call/Webinar with and for Resident Leaders!

Disaster Housing Recovery

- NLIHC and Fair Share Housing Center of New Jersey Release Part I of 'Fixing America's Broken Housing Recovery System'
- House Subcommittee Holds Hearing on Federal Disaster Recovery
- Additional Disaster Housing Recovery Updates – October 28, 2019

NLIHC Housing Policy Forum 2020

- NLIHC Announces 2020 Housing Policy Forum

Our Homes, Our Votes: 2020

- Time to Get Out the Vote for Nov. 5 Elections in Several States and Many Localities
- Our Homes, Our Votes: 2020 Media Toolkit is Now Available!

Congress

- NLIHC and National Housing Law Project Host Healthy Homes Capitol Hill Briefing
- Representative Stivers Named Ranking Member of Subcommittee on Housing, Community Development, and Insurance

National Housing Trust Fund and Housing Finance Reform

- House Committee Holds Hearing on Housing Finance Reform

HUD

- HUD Releases Evaluation of the Rental Assistance Demonstration (RAD)

Opportunity Starts at Home

- Studies Find Short-Term Financial Assistance Promotes Housing Stability, Reduces Costs

Research

- Fannie Mae Report Examines Market for Manufactured Homes

Fact of the Week

- Average Multifamily Rents Much Higher Than Manufactured Housing Rents

From the Field

- Jersey City Residents to Vote on Airbnb Ordinance

Resources

- Affordable Housing Preservation Webinar Recording and Slides Now Available
- Urban Institute Releases Food Insecurity Data Dashboard

Events

- NHLP to Offer Webinar on Federal Laws Protecting Domestic Violence Survivors, October 30

NLIHC in the News

- NLIHC in the News for the Week of October 20

NLIHC News

- Where to Find Us – October 28

Point of View by Diane Yentel....

Remembering Shauna Sorrells

Shauna Sorrells, a dedicated member of NLIHC's board of directors, a lifelong houser and a dear friend of mine, died suddenly this month at age 47. We will honor her with the Brooke Award at NLIHC's 2020 Leadership Reception, for her successful efforts to house the lowest income people. In the meantime, I want to share these remarks that I wrote for Shauna's memorial service.



Remembering Shauna

If Shauna were still with us, she'd be late to this event. She was late for almost every meeting, call, dinner, drinks - testifying at a congressional briefing on Capitol Hill - whatever. She'd be late. We'd probably get a text from her right around now, saying she was looking for parking. And then, just before it was really *too* late, she'd walk in - and all would be forgiven. She'd walk in with a sheepish, charming, vibrant smile - that beautiful smile - and all would be forgiven. With her smile, her warmth, her brilliance, Shauna was always worth the wait.

Shauna was a member of NLIHC's board of directors and served on its executive committee. She was also on the board of NAHRO, and she and I served together on the board of Homes for America. She was a remarkably active and effective housing advocate and practitioner. She brought to all of her work her wisdom, her expertise, her lived experience growing up in subsidized housing, and her deep commitment to the mission and the work of housing the lowest income people.

But long before I knew Shauna through our work together at NLIHC, I knew her first as my supervisor and then for almost 10 years as one of my dearest friends. We met at HUD, where she'd worked for many years and I'd just begun under the Obama Administration. She'd just received a promotion to head up the public housing office, I was a director of one of its divisions. We hit it off immediately - we were kindred spirits, mothers of sons (who also became best friends). As Shauna rose professionally, she always looked for opportunities to lift *me* up with her. I have that in common with so many others - women who were hired, promoted, mentored, connected through Shauna and her incredibly generous way of wanting to bring opportunity to everyone around her.

We were the lucky ones - because let's be honest, Shauna could be tough. She suffered *no* fools. But generosity was her defining trait. Shauna was generous with her ideas, her warmth, her work, her mentoring, and especially in her friendships.

There was nothing Shauna wouldn't do for a friend. When my mom died she was the first person at my door, with bags of dinner for everyone who would gather. When my younger son was born, she kept my older son with her and Isaiah - letting both of them stay up *much* too late playing video games. After that, sleepovers were

always at my house.

If you were lucky enough to call Shauna your friend - as so many of us were - you always had a steadfast supporter at your side, ready to encourage, help, vent, laugh or cry with. As a friend, Shauna had this remarkable ability to both fully accept and love you exactly as you are, and also to consistently and lovingly push you to be better, to be your best self. Of course in her view, our best selves drank plenty of wine, sometimes skipped workouts, and watched reality TV. There was no judgement from Shauna - ever. Just a gentle push to keep striving, together. And always there was laughter, joy and adventure.

Above all was her beloved son, Isaiah. Shauna loved Isaiah fiercely and entirely, and she was an amazing mom. I saw firsthand those same Shauna traits of generosity, loyalty, protection, warmth, fun and unconditional love that she brought to being Isaiah's mom. Shauna was so deeply proud of Isaiah, so excited for all that lies ahead for him. I know her love still surrounds him.

Shauna was extraordinary, a brilliant, bright light. I miss her so much - I know many of you do too. But despite the pain and tremendous sadness of losing her, and so soon, what I'm left feeling most is profound gratitude. I am so fortunate to have known her, to have basked in her light, even if only for a short time. I am a better person for having loved and been loved by Shauna. We all are. Whether as family, friends, colleagues, or by being one of the millions of low income people whose lives were improved by her dedicated, brilliant work - each of our lives were made better for having known Shauna. In that way, her light still shines and she lives on, in all of us.

Take Action

Call your Senators Today about FY20 Spending Bill

The Senate began consideration on October 22 of a four-bill spending package for fiscal year (FY) 2020 that includes funding for affordable housing and community development programs at HUD and the U.S. Department of Agriculture (USDA), as well as several key amendments. The chamber will continue debate on the package this week.

The Senate spending bill provides modest funding increases for affordable housing programs, clearly rejecting President Trump's call for deep cuts to and even the elimination of affordable housing investments. Overall, the bill provides HUD programs with more than \$11.9 billion above the president's FY20 request and \$2.3 billion above FY19 enacted levels – an amount likely sufficient to renew all existing rental assistance contracts and to provide level funding or modest increases to most other programs. For more information, see NLIHC's [analysis](#) of the Senate bill and [updated budget chart](#). Congress already passed a continuing resolution (CR) to fund the government through November 21. Lawmakers will need to pass final spending bills, or extend the CR, to avoid a government shutdown.

Consideration of this package allows Senators to offer amendments that directly impact affordable housing and community development. The Senate is expected to vote on amendments beginning October 28, starting with amendment #1019 offered by Senator Rand Paul (R-KY) that would cut funding below enacted FY19 levels. Please contact your senators **today** to ask them to oppose Senator Paul's amendment and support/oppose the following amendments:

Support:

- An amendment by Senator Kirsten Gillibrand (D-NY) to prevent HUD from moving forward with its cruel proposal to force mixed-status immigrant families to separate or face eviction and, in worst cases, homelessness;
- Any amendment to prevent HUD from eliminating anti-discrimination protections for transgender people experiencing homelessness and seeking shelter;
- Amendment #1021 offered by Senators Tim Scott (R-SC) and Robert Menendez (D-NJ) that would require carbon monoxide alarms in certain federally assisted housing;
- Amendment #1023 offered by Senators Tina Smith (D-MN) and Patty Murray (D-WA) that would allow owners of properties financed through USDA Section 514 and 515 loans to extend affordability provisions an additional 20 years;
- Amendment #1142 offered by Senators Smith, Jeanne Shaheen (D-NH), and Jon Tester (D-MT) prioritizing maintenance of USDA rural housing properties through capital repairs, staffing provisions, and enforcement;
- Amendment #1001 offered by Senator Ron Wyden (D-OR) to require HUD to transfer project-based rental assistance contracts upon termination to other housing providers;
- Amendment #1006 offered by Senator Shaheen calling on Congress to create a tax incentive to encourage owners of manufactured home communities to transfer properties to nonprofit organizations and residents to help preserve affordable homes;
- Amendment #1125 offered by Senator Menendez extending the availability of certain Community Development Block Grant – Disaster Recovery funds; and
- Any amendment to increase investments in affordable housing for low-income households, without reducing other HUD funding.

Oppose:

- Any amendment to reduce funding for HUD programs, including amendment #1019 offered by Senator Paul.
- Amendment #1076 offered by Senator Michael Enzi (R-WY) calling for an interagency review identifying fragmentation, duplication, and overlap among federal housing assistance programs and recommending methods to eliminate duplication.

To contact your senators' offices by phone, call the congressional switchboard at (202) 224-3121.

Read NLIHC's analysis of the HUD and USDA bills at: <https://tinyurl.com/y5ycvkuz>

Review NLIHC's budget chart at: <https://tinyurl.com/y6tnabuo>

Ask Your Representatives to Support Disaster Reform Legislation

The House of Representatives may vote in November on bipartisan legislation to permanently authorize HUD's Community Development Block Grant–Disaster Recovery (CDBG-DR) program. The bill includes key reforms to the program recommended by the NLIHC-led Disaster Housing Recovery Coalition (DHRC) of more than 850 organizations to help ensure that federal disaster recovery efforts reach all impacted households. NLIHC and the DRHC urge all advocates to [call](#) their representatives and ask them to vote in support of H.R. 3702, the “Reforming Disaster Recovery Act.”

CDBG-DR provides states and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after a disaster. By formally authorizing the program, the bill would help ensure the recovery process is administered consistently and that dollars can flow more quickly to communities in need. In addition, the bill includes important measures to ensure scarce resources are targeted to families and communities with the greatest needs, requiring states to allocate resources equitably between housing and infrastructure priorities and among homeowners, renters, and people experiencing homelessness. By directing the HUD Office of Inspector General to oversee program outcomes, the bill would help ensure CDBG-DR delivers on Congress' intent to serve all eligible survivors. The bill would also make data available to the public about the impact of the disaster and how resources are spent, which would help promote transparency, allow effective public participation in the development of state recovery plans, and help state and local governments, philanthropic organizations, and researchers better identify critical gaps in services.

The bill, introduced by Representatives Al Green (D-TX) and Ann Wagner (R-MO), passed out of the House Financial Services Committee this summer with unanimous support.

See NLIHC's factsheet on the bill at: <https://bit.ly/2XDJyfD>

Join Today's ‘*Tenant Talk Live*’ Call/Webinar with and for Resident Leaders!

Please join us for the launch of [Tenant Talk Live](#)—a bimonthly call/webinar with resident leaders from across the country. The first call/webinar is scheduled for **Today, October 28, at 6:00 p.m. ET (5:00 p.m. CT/4:00 p.m. MT/ 3:00 p.m. PT)**.

[Register Here!](#)

Our featured presenter is J.R. Fleming, executive director, [Chicago Anti-Eviction Campaign](#)—a nonprofit dedicated to creating and preserving affordable housing and reducing blight. J.R. will share insights into how you can use **Section 3** to provide construction jobs and job training opportunities to residents in your community.



J.R. Fleming at 2018 NLIHC Housing Policy Forum, Resident Session, in Washington, DC

NLIHC staff will provide updates on the [Housing Opportunity Through Modernization Act \(HOTMA\)](#) and [Our Homes, Our Votes: 2020](#)—an NLIHC-led non-partisan project to engage candidates on affordable housing and to register, educate, and mobilize more renters and affordable housing advocates to be involved in voting.

Every other month—through these calls/webinars—NLIHC will provide opportunities for residents to **connect** with NLIHC and one another; to **share** best practices; and to **learn** how to be more involved in influencing federal housing policies and to lead in your community.

NLIHC is committed to connecting and engaging with resident leaders in new, more robust ways. Please email us at outreach@nlihc.org if you have a topic you would like to propose for peer-sharing or if you want to be a speaker on an upcoming call/webinar.

[Register Now!](#)

Disaster Housing Recovery

NLIHC and Fair Share Housing Center of New Jersey Release Part I of ‘Fixing America’s Broken Housing Recovery System’

NLIHC and the Fair Share Housing Center of New Jersey released on October 25 [Fixing America’s Broken Disaster Housing Recovery System: Part 1: Barriers to a Complete and Equitable Recovery](#) identifying the tremendous barriers to a complete and equitable housing recovery for disaster survivors with the lowest incomes, including people of color, seniors, people with disabilities, people experiencing homelessness, people with limited English proficiency, and others.

[Read Fixing America’s Broken Disaster Housing Recovery System: Part 1 Here](#)



America’s disaster housing response and recovery system is broken and in need of major reform. When disasters strike, the lowest-income survivors are often hardest hit, have the fewest resources, and face the longest, steepest path to recovery. Despite the clear need, federal efforts frequently leave these survivors without the assistance they need to get back on their feet and leave their communities less resilient to the next disaster. The result is a disaster housing response and recovery system that exacerbates and reinforces racial, income, and accessibility inequities at each stage of response and recovery.

To address these systemic challenges, NLIHC and our Disaster Housing Recovery Coalition of more than 850 local, state, and national organizations is holding a policy convening of a small subset of key, representative stakeholders to reimagine a new federal disaster housing response and recovery system that is centered on the needs of the lowest-income survivors and their communities. The convening will be held this week in Houston, Texas.

This paper – drafted primarily by NLIHC and the Fair Share Housing Center of New Jersey with additional contributions by DHRC members Texas Housers and the Community Justice Project – sets the stage for the policy convening. The paper is largely based on the experiences and expertise of DRHC members, including many working directly with disaster-impacted communities and with first-hand experience recovering after disasters. By identifying the failures of the current disaster housing response and recovery framework, this paper can help ensure robust policy discussions at the convening are focused on developing a new vision for disaster housing recovery – a vision that places the housing needs of the lowest-income survivors, including people of color, people with disabilities, and others, at its center.

Part II of this paper, including concrete recommendations to redesign our country’s disaster housing recovery and rebuilding system, will be published in early 2020.

Read the report at: <https://bit.ly/2p0viO1>

Learn more about the Disaster Housing Recovery Coalition and get involved: <https://bit.ly/2NOHusW>

House Subcommittee Holds Hearing on Federal Disaster Recovery

The Subcommittee on Economic Development, Public Building, and Emergency Management of the House Transportation & Infrastructure Committee [held a hearing](#) on federal disaster relief efforts on October 22. The hearing featured two panels of witnesses with experience in federal, state, and local disaster recovery.

The first panel was composed of federal officials, including Jeffrey Byard, associate administrator for response and recovery at FEMA; Dennis Alvord, deputy assistant secretary for economic development and chief operating officer for the Economic Development Administration; and Chris P. Currie, director of the Homeland Security and Justice Government Accountability Office. Subcommittee members asked about a wide range of disaster recovery topics. Mr. Byard described FEMA’s efforts to implement the Building Resilient Infrastructure and Communities (BRIC) program. He was asked several questions on gaps in benefit eligibility for midwestern flooding victims and reimbursements for local government-funded debris removal. Mr. Alvord described ways that newly created Opportunity Zones could leverage private investments for disaster recovery but admitted the program has yet to be effective in rural areas. Mr. Currie was asked about the efficiency of and delays in FEMA funding, and he answered that the number of programs and array of regulations have often prevented grantees from quickly accessing disaster recovery resources.

The Subcommittee had invited HUD representatives to the meeting, but the agency instead sent a written statement and provided a separate briefing on the Community Development Block Grant–Disaster Recovery (CDBG-DR) program. The subcommittee, which does not oversee HUD, criticized the agency for its failure to appear as well as HUD’s delays in getting much needed CDBG-DR funds to disaster-affected areas. Representative Garret Graves (R-LA) said that using HUD to run a disaster-relief program was the “stupidest thing [he] had ever seen” and floated the idea that instead of formally authorizing the CDBG-DR program, which would shorten the time it takes to release the funds, the program should instead be run by FEMA. Mr. Byard said FEMA would prefer to focus on the tasks already under its purview.

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) – consisting of over 850 national, state, and local members working in the disaster housing recovery field – is working to support passage of the [“Reforming](#)

[Disaster Recovery Act of 2019](#),” which would formally authorize the CDBG-DR program under HUD and ensure its funding reaches disaster survivors most in need. The legislation will likely go to the House floor in November.

The second panel featured state and local emergency officials and advocates including Michael Sprayberry, director of the North Carolina Emergency Management Agency; Fernando Gil-Ensenat, secretary of the Puerto Rico Department of Housing; Rhonda Wiley, emergency management and floodplain manager for Atchison County, MO; and Reese C. May, chief strategy and innovation officer at the nonprofit organization SBP. Witnesses were asked to focus on different ways federal disaster recovery programs could be improved. The witnesses all stated that a common disaster assistance application and the formal authorization of the CDBG-DR program would improve how quickly and efficiently disaster funding is distributed. They also discussed how public-private partnerships and innovative technologies could be used to improve federal disaster recovery.

Listen to the hearing and view opening statements at: <https://bit.ly/32MdFjh>

Read a fact sheet about the Reforming Disaster Recovery Act at: <http://ow.ly/BrmE50wT8zg>

Additional Disaster Housing Recovery Updates - October 28

The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [10/21](#)).

Federal Action & National News

The Government Accountability Office released a “[Disaster Resiliency Framework](#)” to guide analysis of federal resiliency planning and programming.

HUD will be [holding a webinar](#) on the use of Community Development Block Grant–Disaster Mitigation (CDBG-MIT) funds on October 30. The webinar is geared toward potential grantees and advocates.

Renters of low-income housing [face much greater challenges](#) than other higher-income renters in response to weather-related events. There have been recent calls for more climate-resilient low-income housing.

A [new study](#) on home-buyout programs shows that community participation makes them more effective.

Natural disasters are proving to have a [significant effect](#) on the U.S. housing market. Studies have shown that delinquency rates rise in areas affected by natural disasters, even in homes that were not directly affected by the storms.

Midwest Tornadoes

[The damage is still being evaluated](#) from the nine tornadoes that recently struck northern Texas and parts of Oklahoma and Arkansas. Dallas was hit by three tornadoes along with large scale damage but no fatalities. Four people were killed by the storms in Oklahoma and Arkansas. Texas Governor Greg Abbott [declared a state of emergency](#) for multiple North Texas counties as a result of the tornado outbreak.

Tropical Storm Imelda & Hurricane Harvey

Texas

The first [Disaster Recovery Centers](#) focusing on Tropical Storm Imelda recovery have opened in Southeast Texas.

Candidates for Houston City Council [answered questions](#) on flood mitigation and recovery on *Houston Public Media*.

The Port Aransas housing market is still [heavily impacted](#) by the effects of Hurricane Harvey as it lost much of its workforce housing after the storm. There are proposals being offered to establish more affordable housing in the area to bring back some of their much-needed workers to the popular tourist destination.

California Wildfires

One year after the Camp Fire, the recovery in Paradise CA is [slowly progressing](#).

Lawyers raised concerns that nearly [70,000 survivors](#) of recent wildfires would miss out on restitution payments by the California power company PG&E. The rate of applications is worryingly low as the window for applications closes today, October 28.

PG&E announced that [intentional blackouts](#) aimed at lessening the risk of destructive wildfires would resume soon.

Survivors of the recent Sandalwood fire in Southern California are [working to recover](#), although many lacked home insurance.

Hurricane Michael and Tropical Storm Nestor

Florida

Tropical Storm Nestor brought several [tornados to the Florida panhandle](#), striking areas that saw the worst of Hurricane Michael's destruction.

Florida Governor Ron DeSantis (R) recently approved [access to \\$633 million for disaster mitigation projects](#) through the CDBG-MIT program. The projects have the potential to better prepare Florida communities for the destructive impacts of future disasters, especially for low-income residents.

Former FEMA Administrator Craig Fugate [wrote an op-ed](#) calling for bold strategies to help the Florida panhandle recover from the destruction of Hurricane Michael. Mr. Fugate writes that housing must be "job #1" and that recovery authorities must do more to reach individuals made housing-unstable by the storm.

Hurricane Florence, Hurricane Dorian, and Tropical Storm Nestor

North Carolina

After passing over Florida, Tropical Storm Nestor dropped [several inches of rain](#) over central North Carolina. The storm headed out to sea on October 19.

2016 and 2017 Disasters

Hurricane Irma: U.S. Virgin Islands Governor Albert Bryan Jr. is concerned that expiring recovery funds could put the territory over the "[Medicaid cliff](#)."

Hurricane Maria: Disaster Housing Recovery Coalition (DHRC) member Hispanic Federation and Nestle have announced they will plant 2.25 million coffee trees in Puerto Rico in the hopes of revitalizing the [coffee industry in the territory](#).

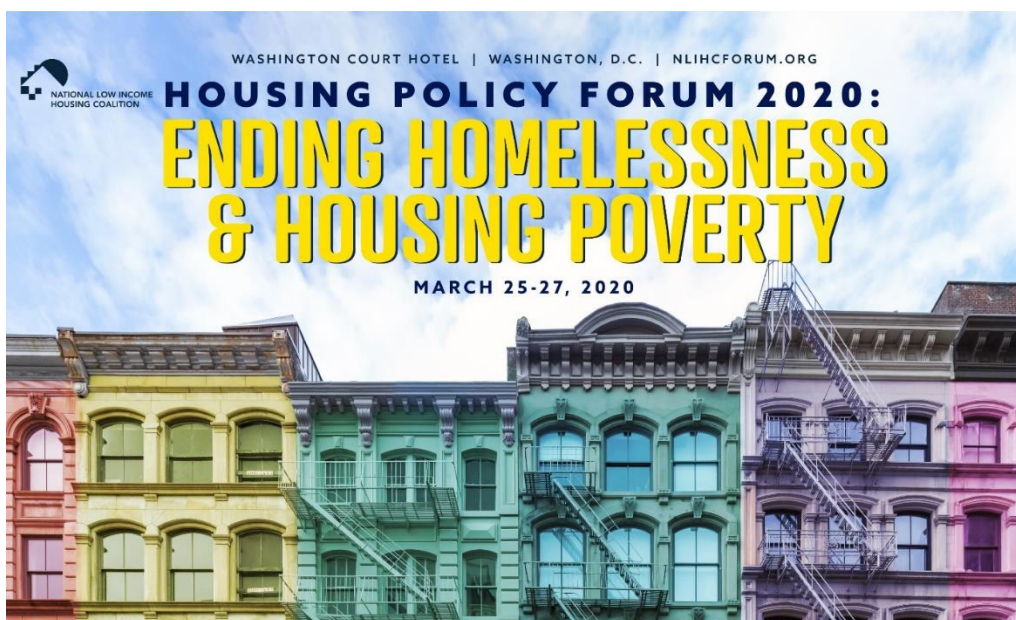
Hurricane Sandy: As the seventh anniversary of Hurricane Sandy draws near, New York City authorities and residents are debating [how best to prepare](#) for the next storm.

Hurricane Sandy: Three New Jersey mayors called for greater resiliency spending and planning in an [op-ed](#). They warned that climate change is making disastrous storms more likely in the future.

NLIHC Housing Policy Forum 2020

NLIHC Announces 2020 Housing Policy Forum

NLIHC's Housing Policy Forum 2020: *Ending Homelessness and Housing Poverty* will take place in Washington, DC, March 25-27, 2020, at the Washington Court Hotel. Register for the Forum today at: <https://bit.ly/2ofWibO>



This year's Forum theme, "Ending Homelessness and Housing Poverty," is fittingly aspirational for a presidential election year in which candidates are talking about the nation's homelessness and housing affordability crisis and putting forward big, bold solutions as never before, as are many members of Congress.

The Forum will explore the state of affordable housing in 2020; racial equity in housing; NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project; the latest affordable housing research; resident-led movements; creating and sustaining multi-sector housing coalitions; attacks on housing for vulnerable populations; the YIMBY movement; redesigning disaster housing recovery; healthy housing; rural and native housing; state and local organizing best practices; Capitol Hill insights; affordable housing messaging and narrative change; state and local housing solutions; advancing ambitious housing bills; and more.

The Forum will begin for most participants (see note about special Resident sessions below) on Wednesday, March 25 at 1:00 pm, with a welcoming reception later that evening and a full day of sessions on Thursday, March 26. Capitol Hill Day will take place on Friday, March 27, and will kick off with a preparatory session and a light breakfast at a location near Capitol (for those planning to make congressional visits).

Special Extended Session and Dinner for Low-Income Residents beginning on March 24: NLIHC has long offered special sessions for low-income residents prior to the start of the larger Forum. Based on feedback we received from residents that they would appreciate more time for resident-specific learning and an opportunity

to interact with NLIHC state partners, NLIHC will offer additional resident sessions starting on Tuesday, March 24, at 2:00 p.m., including a dinner with state partners at 6:30-8:00 p.m. that evening. The special resident sessions will continue on Wednesday, March 25 at 8:30 a.m. prior to the full Forum start at 1:00 p.m.

Resident Member Scholarships: A limited number of shared-lodging hotel scholarships will be awarded on a first-come-first-served basis to low-income residents who are NLIHC members and who pay their own Forum registration fee. Scholarships will be awarded to ensure a broad geographic distribution. Apply for a scholarship online at <https://bit.ly/2pJKij6> or fill out and send a fillable PDF at: <https://bit.ly/2qGmRrj>

Housing Leadership Awards 2020: The 2020 NLIHC Housing Leadership Awards Presentations and Reception will take place on Thursday, March 26, 2020 from 6:00 to 8:00 p.m., also at the Washington Court Hotel. More details will be provided soon.

Hotel Reservations: If you are coming to the Policy Forum from out of town, NLIHC has a room block at discounted rates at the Washington Court Hotel. Reserve a room at <https://bit.ly/32GOAXb> or call 800-321-3010 or 202-628-2100 and ask for the NLIHC rate. Rooms are limited, so register early. The cutoff is March 6, 2020.

Register for the 2020 NLIHC Housing Policy Forum [today!](#)

Our Homes, Our Votes: 2020

Time to Get Out the Vote for Nov. 5 Elections in Several States and Many Localities



Several states and many localities will hold elections on November 5. It's time to get out the vote! NLIHC's nonpartisan voter and candidate engagement project, [Our Homes, Our Votes: 2020](#), focuses on the 2020 national elections, but we offer tools, information, and resources advocates can use to engage candidates and voters at every level and in every election. Our [Voter Engagement Toolkit](#) includes many tips and resources to help affordable housing advocates engage low-income renters in voting before and on election day, such as:

- Encouraging voters to make a plan
- Organizing group voting
- Educating voters on what to bring with them to vote
- Organizing rides and child care.

Low-income people in America historically vote at significantly lower rates than higher-income people, and renters vote at much lower rates than homeowners. Only when lower-income renters become a strong voting block will candidates pay attention to their need for decent, accessible, affordable homes. Affordable housing advocates are encouraged to do all they can to ensure their constituents vote - because affordable homes are built with ballots every bit as much as they are built with bricks and mortar.

Check out the [Voter Engagement Toolkit](#) today and help get out the vote next week!

Our Homes, Our Votes: 2020 Media Toolkit is Now Available!

The 2020 presidential election is well underway, and voters want to hear from the candidates about how they plan to address the nation's growing homelessness and housing affordability crisis. [Our Homes, Our Votes: 2020](#), the NLIHC-led non-partisan voter and candidate engagement project, has created a [Media Toolkit](#) with helpful tips and tools for getting greater media attention and using social media to increase the profile of affordable housing in the 2020 election.



The [Media Toolkit](#) provides:

- A brief overview of the importance of utilizing social media
- Social media posts with images and graphics
- Templates for op-eds and media advisories
- Examples of successfully published op-eds

NLIHC is committed to providing high-quality resources, tools, and training on increasing voter registration and turnout rates among low-income renters and on engaging candidates leading up to the 2020 elections. Spread the word: Affordable homes are built with ballots!

If you have any questions about the toolkit or would like additional assistance, please contact NLIHC Communications Specialist Mia Wilson at: mwilson@nlihc.org

Congress

NLIHC and National Housing Law Project Host Healthy Homes Capitol Hill Briefing

NLIHC and National Housing Law Project held a Capitol Hill briefing on Healthy Housing solutions on October 23.

NLIHC Senior Policy Director Sarah Saadian Mickelson gave opening remarks and introduced Senator Bob Menendez (D-NJ) who recently introduced with Senator Tim Scott (R-SC) S. 2160, the "[Carbon Monoxide Alarms Leading Every Resident to Safety Act](#)" (CO ALERTS) and with Senator Richard Durbin (D-IL) S.

1583, the “[Lead-Safe Housing for Kids Act](#).” Senator Menendez spoke about the importance of these bills and how they would help protect residents in federal housing programs from the dangers of carbon monoxide and lead poisoning.

Ms. Donna Black spoke about how two of her children experienced lead poisoning while living in federally assisted housing. She had trusted the federal government to keep her family safe, only to learn her children would face life-long consequences due to lead poisoning. Under current law, HUD does not require property owners to test for lead prior to occupancy by Housing Choice Voucher recipients.

Dr. Sean Palfrey, medical director of the Lead Poisoning Prevention Program at Boston Medical Center; Deborah Thrope, deputy director of the National Housing Law Project; Emily Benfer, visiting associate clinical professor of law at the Columbia Law School; and several of Ms. Benfer’s students at the Columbia University Health Justice Advocacy Clinic shared information about the dangers of carbon monoxide and lead-based paint. Carbon monoxide, dubbed the “silent killer,” is particularly dangerous for children, the elderly, and people with disabilities. Lead poisoning has irreversible and devastating effects on children. Current data indicates that one-fifth of all children with lead poisoning in the U.S. - or 90,000 children - participate in HUD's Housing Choice Voucher program.

Representative Stivers Named Ranking Member of Subcommittee on Housing, Community Development, and Insurance

Representative Steve Stivers (R-OH) was named ranking member of the House Financial Services Subcommittee on Housing, Community Development, and Insurance on October 17. The Subcommittee is responsible for overseeing HUD, including HUD’s affordable housing and public housing programs, as well as rural housing, community development programs, the government-sponsored enterprises (GSEs) Fannie Mae and Freddie Mac, and government-sponsored insurance programs like the National Flood Insurance Program.

As ranking member, Representative Stivers will be responsible for working with Subcommittee Chairman Lacy Clay (D-MO) on creating bipartisan legislation to address some of the country’s most pressing housing concerns, including housing finance reform and the shortage of affordable and available rental housing. NLIHC congratulates Ranking Member Stivers on his appointment, and we look forward to working with him, Chairman Clay, and the rest of the Subcommittee to advance legislation that ensures people with the lowest incomes have access to affordable, accessible, and decent homes.

Read Representative Stivers’s press release at: <https://bit.ly/31C7RHP>

National Housing Trust Fund and Housing Finance Reform

House Committee Holds Hearing on Housing Finance Reform

The House Financial Services Committee held a full committee hearing, “The End of Affordable Housing? A Review of the Trump Administration’s Plans to Change Housing Finance in America,” on October 22. Witnesses included Federal Housing Finance Agency Director Mark Calabria, HUD Secretary Ben Carson, and Treasury Secretary Steven Mnuchin. Committee members questioned witnesses about the Trump Administration’s housing finance reform plan, which includes the recapitalization and release from federal conservatorship of Fannie Mae and Freddie Mac and the elimination of the entities’ affordable housing goals (see [Memo](#), 9/9).

In her opening remarks, Committee Chairwoman Maxine Waters (D-CA) criticized the administration’s plan, calling it “disastrous for our housing system” and questioning the administration’s motives, given the harmful housing policies for which it has advocated during its tenure. Ranking Member Patrick McHenry (R-NC) emphasized the importance of moving forward with housing reform in a bipartisan way and noted that “while by no means perfect, [the administration’s plan] sketches a path forward and away from the status quo that puts taxpayers at risk and prevents competition within the market.”

All three witnesses noted their disapproval of the hearing’s title, rebuking the notion that the housing finance reform plan would “end” affordable housing. Secretary Mnuchin stated the Treasury Department “does not propose, and indeed opposes, reducing or eliminating the government sponsored enterprises’ (GSEs) longstanding support for affordable housing.” Secretary Carson stated that affordable housing is HUD’s “highest priority.”

The administration’s proposal would eliminate Fannie Mae’s and Freddie Mac’s affordable housing goals and suggests the goals suffer from a lack of transparency and accountability to taxpayers. The proposal offers few details on what a new framework might entail, however, and the witnesses did not elaborate when pressed during the hearing. Secretary Mnuchin asserted there are many possible alternatives to the current system, and that the best way forward would be enacting reforms through bipartisan legislation.

The witnesses repeatedly emphasized the impact of local land-use and zoning regulations on the cost of housing construction, tying increased construction costs to increased rent burdens for households across the income spectrum. Secretary Carson also noted his support for the use of manufactured and modular housing to bring down construction costs and provide more affordable housing options for low-income households.

Representative Rashida Tlaib (D-MI) questioned Secretary Carson on HUD’s recent proposed changes to the fair housing Disparate Impact rule, a legal tool for determining whether a policy or practice has a discriminatory effect even without an apparent intent to discriminate (see [Memo](#), 8/19). The secretary said the proposed changes are necessary to curb frivolous discrimination claims. Representative Tlaib emphatically disagreed, saying the current Disparate Impact rule provides people in protected classes legal recourse, and she urged HUD to abandon the proposed rule changes.

Watch a recording of the hearing at: <https://bit.ly/2N2qHTi>

Read Chairwoman Waters’ opening statement at: <https://bit.ly/2W6Knta>

Read Ranking Member McHenry’s opening statement at: <https://bit.ly/2WcptJs>

Read the House Financial Services Committee’s memorandum on the hearing at: <https://bit.ly/33XxbJX>

HUD

HUD Releases Evaluation of the Rental Assistance Demonstration (RAD)

HUD released on October 22 a [Final Report: Evaluation of HUD’s Rental Assistance Demonstration \(RAD\)](#). The report has a chapter on the impact on residents of converting their public housing to one of two forms of Section 8 rental assistance under RAD. There are also chapters on the experiences of public housing agencies (PHAs), developers, tax-credit syndicators, and lenders; how prior capital needs were addressed, financing and construction spending, and changes in the physical conditions at properties post-RAD; and the financial performance of RAD projects. This *Memo* article focuses on the chapter pertaining to the effects on residents.

Congress created RAD in FY12 as a demonstration to test whether PHAs could leverage Section 8 rental assistance contracts to raise private debt and equity to make public housing capital improvements and thereby preserve low-income housing. RAD has two components. The first, the subject of the latest evaluation and this *Memo* article, initially allowed up to 60,000 public housing units to be converted from public housing capital and operating assistance to Section 8 project-based vouchers (PBVs) or to Section 8 project-based rental assistance (PBRA). Congress has increased the unit cap three times despite the absence of an evaluation of the impact of the demonstration on residents. The cap was raised in FY18 to 455,000 units.

An interim evaluation of RAD was published in September 2016 focused primarily on financing-related issues, the types of projects selected for RAD, and the degree of rehabilitation planned. The interim report stated that the impact of RAD conversion on residents would be covered by the next phase of the evaluation and reported in December 2018.

The final report of the demonstration program just released does *not* address key resident protections and rights. When designing RAD in 2010 and 2011, to HUD's credit it invited concerted resident-leader input through a HUD-created Resident Engagement Group. As a result of strong advocacy on the part of the Resident Engagement Group, a number of resident protections and rights are embedded in the FY12 appropriations act that created RAD and in all subsequent HUD guidance. Those protections include: no permanent involuntary displacement, a right to return, no rescreening of residents upon return, just-cause eviction, one-for-one replacement of units, continued affordable rents, resident organizing rights, continued receipt of \$25 per unit for resident participation activities, and grievance and termination rights under the existing public housing program law. The evaluation did not assess compliance with these resident protections and rights.

Findings Regarding Effects on Residents

Just 298 completed resident surveys from 18 RAD projects from the early days of the Demonstration are reflected in the in the tenant-impact portion of the evaluation. Of the 18 RAD projects, 13 (72%) were in the South, reflecting the fact that HUD disproportionately authorized conversions to RAD in the South during the early stages of the program. The evaluation states that this sample does not likely reflect the current universe of RAD projects. NLIHC provides more details about how projects were selected and how residents were surveyed in "[A Brief Summary of HUD's 2019 RAD Evaluation's Methodology.](#)"

PHA Communications with Residents

The RAD regulations early in the demonstration required PHAs to have at least two meetings with residents before applying for RAD, and then one more meeting after HUD gave a PHA preliminary approval to convert under RAD, called a "CHAP." (Starting on September 5, 2019, an additional meeting is required.) The purpose of these meetings is to explain RAD to residents, the PHA's plans for converting, and how conversion might affect residents.

The report found that while 69% of the residents had heard about RAD, 29% said that they had not heard of it until the researchers described RAD in the survey long after conversion had taken place.

Residents were asked whether they were satisfied or not satisfied with how their PHA communicated with them about RAD. According to the report, 79% said they were very or somewhat satisfied with the PHAs' communication with them about RAD. This result contradicts the admittedly non-scientific feedback many advocates have received from residents since the beginning of the program. Residents often complained that information provided by PHAs at the required meetings was superficial, leaving residents insufficiently informed about RAD, the potential effects on residents of the options to convert to PBVs or PBRAs, temporary relocation options, or the statutory resident rights and protections.

Temporary Relocation

The purpose of RAD is to preserve public housing. For many years Congress has not appropriated adequate capital funds to meet critical property repair needs. Therefore, significant rehabilitation might be expected at RAD properties (or demolition and new construction of replacement units). Sixty-three percent of the residents in the 18 RAD properties reported, however, that they did not have to move from their home during the RAD process, implying that little or no in-unit rehabilitation was needed (but external renovations or other capital investments such as improvements to heating and cooling systems might have taken place).

Of those who had to temporarily relocate while rehabilitation took place, 29% ultimately returned to their previous, now refurbished homes. Sixty-four percent temporarily moved but did not return to their original home; of these, 50% returned to the original property but a different home while 15% moved to a different property. Out of all 298 respondents, 82% remained at the same property throughout the RAD conversion process, either because they never moved from their unit or because they moved from one unit to another within the same property. A remaining 2% of respondents no longer live in assisted housing.

Relocation Assistance

If residents are temporarily relocated due to RAD, or if they voluntarily decide to permanently relocate, the PHA is required to provide relocation assistance, including reimbursement for out-of-pocket costs such as moving expenses and increased rent and utilities.

Out of 105 residents' responses to a question regarding whether they received help with moving expenses, only 77% said yes. The report does not address why so many did not receive the required relocation assistance.

Housing Quality

Post-RAD conversion, 82% of residents at the 18 projects reported that they were now very satisfied or somewhat satisfied with the quality of their homes. One might wonder why residents' responses were not closer to 100% satisfaction with the quality of their post-RAD homes. The answer might have to do with the 63% of people who did not have to move during the RAD conversion process. According to the report, these non-mover residents indicated conditions were about the same after RAD conversion. The report points out that this finding makes intuitive sense because non-mover residents' units probably did not undergo significant in-unit rehabilitation work. Eighty-two percent of households that had to temporarily move reported better unit conditions than non-movers (43%).

The survey asked residents to compare the extent of specific housing problems before and after RAD. Even after RAD, 9% of residents indicated their units sometimes would not have running water, 13% sometimes had uncomfortably cold units, 9% had experienced unusable toilets, 15% had mold or mildew, 8% had broken or damaged doors, 15% reported cracks or holes in the wall, and 18% had peeling paint or broken plaster.

Choice Mobility

Unique to RAD, residents have the option to leave their RAD-assisted units and move with a regular tenant-based Housing Choice Voucher, if one available at their PHA. If a voucher is not available, the household is placed at the top of the voucher wait list for the next available voucher. This "Choice Mobility" option is open to households after they have lived in their RAD units for one year if their property converted to PBV or after two years if their property converted to PBRA.

According to the report, 49% of all respondents indicated they were not informed about the Choice Mobility option during the RAD process. In addition 49% of respondents reported they would like to exercise the Choice Mobility option. Sixty-two percent of working-age respondents were interested in Choice Mobility, while only 32% of elderly respondents were.

NLIHC's "A Brief Summary of the Evaluation's Methodology" is at: <https://bit.ly/349Obgn>

The *Final Report: Evaluation of HUD's Rental Assistance Demonstration (RAD)* is on the RAD website at <https://www.hud.gov/RAD>

More information about RAD is on [page 4-33](#) of NLIHC's *2019 Advocates' Guide*, and on NLIHC's public housing webpage: <https://bit.ly/2WlrlQd>

Opportunity Starts at Home



Studies Find Short-Term Financial Assistance Promotes Housing Stability, Reduces Costs

Since its inception in 2018 the *Opportunity Starts at Home* multi-sector affordable homes campaign has [urged](#) Congress to create a "National Housing Stabilization Fund" to provide short-term financial assistance and stability services to help poor households overcome an economic shock that threatens their housing stability.

Most families in poverty who rent spend at least half of their incomes on housing, leaving virtually no margin for an unexpected expense. Broken-down cars, unreimbursed medical bills, or temporary declines of income can quickly send vulnerable households down the spiral of housing instability, eviction, and even homelessness. The primary purpose of a Stabilization Fund would be to cover the temporary gaps between income and rental costs during a financial crisis. The secondary purpose would be to provide stability services, such as counselors and case management. When combined, such short-term housing assistance and support services can significantly reduce evictions and homelessness. Some states and localities have these crisis assistance programs, but the need far exceeds the program resources available.

Although there is still more to learn about how to deliver emergency assistance most effectively at a national scale, families and individuals who have participated in similar types of programs often have permanent housing by the end of the program. Studies also find that providing a small amount of preventative, short-term assistance is more cost-effective than the long-term social and economic consequences of housing instability, eviction, and homelessness.

Some research related to such programs:

- A [review](#) of a recession-era program and its short-term assistance and prevention services components found 71.6% of participants who were either imminently losing their housing or unstably housed upon entry into the program exited to stable housing.
- A [review](#) of the Supportive Services for Veteran Families (SSVF) prevention program, which provides short-term financial assistance and other supports to veterans at risk of homelessness, found 91% of participants maintained their housing or exited to permanent housing.
- A rigorous [evaluation](#) of New York City's Homebase Community Prevention program, which includes short-term assistance and services, found that families at-risk of homelessness who participated in the program spent 22 fewer nights in the shelter system. These families were also less likely to spend at least one night in shelters during the 27-month follow-up period.
- Researchers [examined](#) the effectiveness of temporary financial assistance by using data from the Homelessness Prevention Call Center (HPCC) in Chicago, which processes about 75,000 calls annually. Chicago residents at-risk of becoming homeless call 311 to request temporary financial assistance for rent, security deposits, or utility bills. The researchers compared households that called when funds

were available with those who called when funds were not available. They found that those calling when funding was available were 76% less likely to enter a homeless shelter. The researchers also presented evidence that the program's cost is lower than the homelessness-related costs the program likely averted, making the program a cost-effective solution.

The *Opportunity Starts at Home* campaign's Legislative Working Group has been meeting regularly with Democratic and Republican lawmakers in both the House and Senate to advance this policy concept into legislation during the 116th Congress.

Follow the campaign on all social media platforms: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for the campaign e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

Research

Fannie Mae Report Examines Market for Manufactured Homes

Fannie Mae's *Multifamily Market Commentary* in August provides a picture of the comparative affordability of rents in manufactured homes over multifamily housing (apartments) and the current state of the manufactured housing market.

In most manufactured housing communities (MHCs), residents own their homes but rent the site on which the homes sit from the MHC owner. A number of residents, however, rent the homes as well. The report notes that on average manufactured housing rentals are considerably less expensive than apartments. Over the past decade, the average MHC rent nationwide was half that of an apartment. In major metro areas, MHC rents can still be considerably cheaper. In Los Angeles, for example, the average MHC rent was 61% of the average estimated rent for apartments.

The author reports little new construction of MHCs in recent decades. Fewer than 10 MHC properties are under construction, and 68% of the current stock was built before 1980. MHCs have, however, received significant investor interest in recent years. Transactions involving MHC properties were approximately \$9.3 billion in 2018 and have been steadily climbing since 2014.

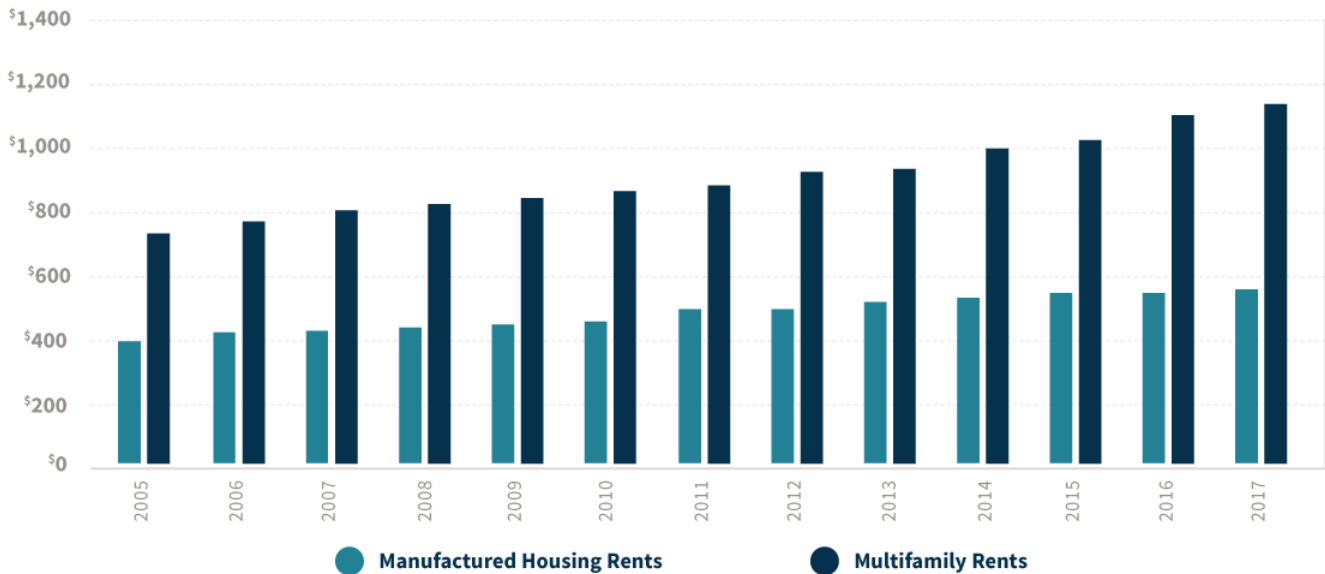
Finally, the commentary describes how Fannie Mae uses its loans to encourage the adoption of tenant protections in MHCs. Fannie Mae provides loans to those who own MHC properties and associated common amenities and infrastructure while leasing individual pad sites to the owners of manufactured homes. Fannie Mae offers pricing discounts on these loans for MHC borrowers who adopt Tenant Site Lease Protections in their communities. Some of these protections extend standard tenant protections to residents who own their manufactured homes but rent pad sites. For example, they require one-year renewable site leases and 30-day written notices of rent increases. Other protections address vulnerabilities particular to those who rent pad sites. For example, they protect the right of manufactured home owners to sell their homes without moving them out of the MHC.

The full report can be read at: <https://bit.ly/2VHJtTM>

Fact of the Week

Average Multifamily Rents Much Higher Than Manufactured Housing Rents

Manufactured Housing Rents vs. Average Multifamily Rents



Source: Fannie Mae tabulations of American Community Survey Data.
See also 2019 August Monthly Market Commentary by Tanya Zahalak, Fannie Mae Senior Multifamily Economist, Multifamily Economics and Market Research.
Note: Based on gross rents and includes utilities; rents based on all manufactured housing rentals including those outside of manufactured housing communities.

Source: Fannie Mae tabulations of American Community Survey Data.

From the Field

Jersey City Residents to Vote on Airbnb Ordinance

Jersey City, NJ, residents will vote on November 5 on Municipal Question 1, a referendum to maintain a city ordinance establishing regulations for short-term rentals. A “yes” vote will keep in place Ordinance 19 077, which requires hosts of short-term rental properties to obtain permits and comply with regulatory requirements by January 2020. Mayor Steve Fulop (D) and Jersey City council members are encouraging residents to vote to approve the referendum to protect Jersey City neighborhoods and prevent gentrification.

Jersey City passed legislation legalizing the use of short-term home-sharing services in 2015. Since then, there has been growing concern that the expansion of Airbnb has limited the city’s housing availability and increased rental prices for long-term residents. In the past three years, the number of Airbnb units in Jersey City has [risen by 500%](#), from 600 in 2016 to 3,000 today. Airbnb’s exponential growth throughout the U.S. has raised questions about its adverse impact on local housing costs, the hospitality industry, local governments’ ability to enforce municipal codes, and the quality of life in residential neighborhoods. Major cities across the country have implemented short-term rental laws, including in New York City, San Francisco, Los Angeles, Washington DC, Chicago, Boston, Seattle, Denver, Miami, Miami Beach, and Santa Monica.

If voters decide to keep Ordinance 19 077 on the books, the operation of short-term residential property rentals in Jersey City, such as Airbnb, would require permits that would have to be renewed annually. Hosts would have to be city residents who own the short-term rental properties and operate no more than two units at one time. There would be an annual 60-day-rental cap for properties whose owners live off-site. Airbnb hosts and guests would

have to comply with Jersey City noise, parking, garbage, and sanitation laws. Hosts could rent out their apartments for longer than 60 days, but they would have to obtain a sublet agreement, not an Airbnb agreement.

Supporters of the ordinance have expressed hope that these common-sense regulations will prevent Airbnb owners from limiting the city's housing availability and increasing rental prices for long-term residents. "We're simply looking for reasonable regulations to reel in these apartments turned into unregulated hotels, which have compromised residents' quality of life and takes affordable housing away from those who need it most," said [Mayor Steven Fulop](#).

Mayor Fulop's efforts to address the lack of accountability and safety regulations in Airbnb properties have [garnered support](#) from union representatives from Jersey City's Police and Fire Departments, the Hotel Trade Council, City Council members, and local organizations. Requiring Airbnb hosts to register their properties would allow the city to track these units and monitor health and safety codes, increasing the safety of Jersey City communities.

Rather than fight Jersey City's regulations in court, as it did in [New York earlier this year](#), Airbnb mobilized a campaign called "Keep Our Homes" over the summer to force a referendum for the November election, hoping voters who benefit from hosting or renting Airbnb properties would repeal the ordinance. Opponents have framed the ordinance as a ban on short-term renting that would harm working families and seniors. Supporters of the ordinance argue it would not ban home-sharing services but would preserve small-scale short-term renting and safeguard against Airbnbs' negative impact on the city's affordable housing stock.

City Clerk Robert Byrne certified petitions organized by the Keep Our Homes' campaign on August 7. The petitioners submitted 2,406 petitions with approximately 20,000 signatures, forcing the referendum to take place. The November 5 vote will determine whether Jersey City will uphold the city's amended ordinance with new regulations on short-term rentals or will repeal it.

Resources

Affordable Housing Preservation Webinar Recording and Slides Now Available

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) hosted a webinar, "Understanding Preservation Needs, Risks, and Tenant Protections," on October 22. A [recording](#) of the webinar and [slides](#) from the presentation are now available.

Vincent Reina, assistant professor in the Department of City and Regional Planning at the University of Pennsylvania, provided an overview of affordable housing preservation issues across federal housing programs and a typology of preservation risks. Dan Emmanuel, senior research analyst at NLIHC, discussed the year-30 expirations of affordability restrictions in the Low Income Housing Tax Credit program and implications for preservation and mobility policies. Lance George, director of research and information at the Housing Assistance Council (HAC), covered preservation issues for rural communities with a focus on loan maturation in the USDA Section 515 program. Bridgett Simmons, staff attorney at the National Housing Law Project, presented on federal, state, and local protections for tenants in federally assisted housing. The webinar concluded with questions from the audience.

A recording of the webinar is at: <https://bit.ly/2WeuKAe>

Slides from the webinar are at: <https://bit.ly/32LJIAa>

Urban Institute Releases Food Insecurity Data Dashboard

The Urban Institute released *Disrupting Food Insecurity*, a new data dashboard that provides county-level statistics about food insecurity and a variety of related risk factors. The dashboard provides data about housing costs, physical health, income and employment, median credit scores and debt, education levels, the share of households with children, and race in each U.S. county. Users can compare county data with national, state, and peer-county averages.

The connections between food insecurity and its risk factors show why efforts to address food insecurity must go beyond federal nutrition programs and charitable meals and must confront high housing costs and other causes of economic distress. Along with the dashboard, the Urban Institute provides cross-cutting strategies and interventions tailored to groups of peer counties with similar profiles. NLIHC President and CEO Diane Yentel served on the advisory board for the project.

The dashboard can be accessed at: <https://urbn.is/foodinsecurity>

An accompanying brief with strategies for securing food security, including tools for increasing housing affordability, is available at: <https://urbn.is/2qwg5Eu>

Events

NHLP to Offer Webinar on Federal Laws Protecting Domestic Violence Survivors, October 30

The National Housing Law Project (NHLP) will hold an October 30 [webinar](#) explaining the basic rights of domestic violence survivors provided by federal laws. Survivors of domestic violence, sexual assault, dating violence, and stalking have housing rights under federal law as well as under some state and local laws. These rights are meant to ensure survivors have access to safe shelter or housing, whether they want to stay in their housing or shelter or move out and find another place to live.

The webinar will provide:

- An update on the reauthorization of the Violence Against Women Act (VAWA)
- An overview of federal housing protections, specifically VAWA, the federal Fair Housing Act (FHA), the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act
- An overview of state and local housing protections
- Descriptions of ways federal housing protections can apply to situations involving discrimination, documentation, and notice/rental agreements/leases
- Resources

Presenters:

- Debbie Fox, senior housing policy and practice specialist, National Network to End Domestic Violence
- Larisa Kofman, J.D., director of systems and policy initiatives, National Alliance for Safe Housing
- Karlo Ng, J.D., supervising attorney, National Housing Law Project
- Kate Walz, J.D., vice president of advocacy and senior director of litigation, Shriver Center on Poverty Law

The webinar will take place on October 30 at 1:30 p.m. ET. Register at <https://bit.ly/35kW4kk>

The webinar will feature scenarios from the [Community-based Advocates Toolkit: A Resource Guide for Professionals Helping Domestic Violence, Sexual Assault, Stalking and Dating Violence](#)

NLIHC in the News

NLIHC in the News for the Week of October 20

The following are some of the news stories that NLIHC contributed to during the week of October 20:

- “‘One job should be enough’: How Charlotte’s low-wage jobs make housing unaffordable” *The Charlotte Observer*, October 25 at: <https://tinyurl.com/y67ed4pg>
 - “What if the best way to alleviate food insecurity is to help people build their credit scores?,” *The New Food Economy*, October 24 at: <https://tinyurl.com/y48wgyl3>
 - “Debate Night: Orlando Mayor,” *Spectrum News TV Orlando, FL*, October 24 at: <https://tinyurl.com/y4bswkuo> [Candidates were asked by moderator, Greg Angel, about the cause of the affordable housing crisis in Orlando, Florida. Mr. Angel cited NLIHC’s *The Gap* report—“...only 13 available affordable rental homes for every 100 extremely low-income renters.”]
 - “Senators advance bill requiring carbon monoxide detectors in public housing.,” *NBCNEWS.com*, October 23 at: <https://tinyurl.com/y5h2k2cr>
 - “Moderate Democrats Back 4 Bills Aimed at Making Housing More Affordable,” *Time Magazine*, October 18 at: <https://tinyurl.com/yyxk3h75>
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NLIHC News

Where to Find Us – October 28

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

- The State of Housing in Memphis Conference, Memphis, TN, October 29
 - [Rural Housing Summit](#), Pacific Grove, CA, November 7
 - [Nevada Housing Coalition Brunch & Learn](#), Reno, NV, November 7
 - [Homes Within Reach conference](#), Harrisburg PA, November 19
 - [Homes RI Summit](#), Providence, RI, December 11
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Victoria Bourret, Housing Advocacy Organizer, x244
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Ed Gramlich, Senior Advisor, x314
Kim Johnson, Housing Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317

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Lisa Marlow, Communications Coordinator, x239
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Khara Norris, Director of Administration, x242
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Specialist, x246
Catherine Reeves, Development Coordinator, x234
Brooke Schipporeit, Housing Advocacy Organizer, x233
Eddie Stephens, Communications/Graphic Design Intern, x250
Dan Threet, Research Analyst, x202
Katama Vorsheim, Policy Intern, x241
Chantelle Wilkinson, Housing Campaign Coordinator, x230
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Mia Wilson, Communications Specialist, x201
Diane Yentel, President and CEO, x225