

Date: September 28, 2017

To: The Honorable Mitch McConnell
Majority Leader
U.S. Senate
Washington, DC 20510

The Honorable Paul Ryan
Speaker of the House
U.S. House of Representatives
Washington, DC 20510

The Honorable Chuck Schumer
Minority Leader
U.S. Senate
Washington, DC 20510

The Honorable Nancy Pelosi
Minority Leader
U.S. House of Representatives
Washington, DC 20510

From: Hurricane Housing Recovery Coalition C/O National Low Income Housing Coalition
1000 Vermont Avenue NW, Suite 500, Washington, DC 20005

To Majority Leader McConnell, Minority Leader Schumer, Speaker of the House Ryan, and Minority Leader Pelosi:

We, the undersigned 514 organizations and local governments, write as part of a Hurricane Housing Recovery Coalition to express our commitment to ensuring that federal housing recovery and rebuilding efforts are complete and equitable for all individuals and communities impacted by the devastation caused by Hurricanes Harvey, Irma and Maria. We represent national, state, and local organizations, including many working directly with impacted communities in Texas, Florida, Louisiana, Georgia, Puerto Rico and the Virgin Islands and with first-hand experience recovering after prior disasters. As you work to administer federal disaster relief, we urge you to make certain that federal disaster recovery resources reach all impacted households, including those with the lowest incomes who are often the hardest-hit by disasters and have the fewest resources to recover afterwards.

While the road ahead for recovery after Hurricanes Harvey, Irma and Maria will take many years, there are a number of steps Congress can take now to jumpstart the recovery and assist low income households and communities.

Our recommendations (enclosed) include:

- Providing sufficient housing recovery funds and cost-effective measures to ensure that all households – including homeowners, renters, and those who were experiencing homelessness before the disaster – receive the affordable and accessible housing assistance they need for as long as they need;
- Directing the Federal Emergency Management Agency (FEMA) to quickly enter into a Mission Agreement with the Department of Housing and Urban Development (HUD) so that HUD can stand up a Disaster Housing Assistance Program to administer a disaster voucher program (DVP);
- Playing an active oversight and reporting role to ensure that federal resources are allocated fairly and adequately to meet the needs of low income people and communities;

- Ensuring that the lowest income households can fully benefit from federal disaster housing resources and have meaningful choices over where to live and opportunities for work – free from discrimination; and
- Safeguarding federal investments by protecting against future disasters and promoting better coordination among federal agencies.

Thank you for your attention and consideration of these recommendations. Members of the Hurricane Housing Recovery Coalition will follow up soon to discuss these recommendations in more detail.

Sincerely,

National Organizations

American Baptist Home Mission Societies
 Autistic Self Advocacy Network
 B'nai B'rith International
 Catholic Charities USA
 Center for American Progress
 Center for Community Change
 Center for Popular Democracy
 Center on Budget and Policy Priorities
 Chemung County Housing Coalition
 Children's Health Watch
 Coalition on Human Needs
 Congregation of Our Lady of Charity of the Good Shepherd, US Provinces
 Consortium For Citizens With Disabilities Housing Task Force
 Consumer Action
 Corporation for Supportive Housing
 Council For Health & Human Service Ministries, United Church Of Christ
 Demand Progress
 Elevate Energy
 Elliott & Sugarman
 Enterprise Community Partners
 Equal Rights Center
 Evangelical Lutheran Church In America
 Evangelical Lutheran Good Samaritan Society
 Feeding America
 Funders Together To End Homelessness
 Grounded Solutions Network
 Habitat For Humanity International
 Holy Spirit Missionary Sisters, USA-JPIC
 HomeFree-USA
 Housing Advisory Group
 Housing Assistance Council

Housing Partnership Network
Housing Up
Islamic Society Of North America
Lawyers Committee for Civil Rights Under Law
LeadingAge
Local Initiatives Support Corporation
LOCUS: Responsible Real Estate Developers And Investors
Low Income Investment Funds
Lutheran Services in America Disability Network
Make Room
Mercy Housing, Inc.
Mercy Loan Fund
Michigan Historic Preservation Network
NAACP
NAACP Legal Defense and Educational Fund, Inc.
NASTAD
National Advocacy, Center of the Sisters of the Good Shepherd
National Affordable Housing Management Association
National AIDS Housing Coalition
National Alliance Of Community Economic Development Associations
National Alliance of HUD Tenants
National Alliance on Mental Illness
National Alliance to End Homelessness
National Association For County Community And Economic Development
National Association for Latino Community Asset Builders
National Association of Affordable Housing Lenders
National Association of Local Housing Finance Agencies
National Association of Neighborhoods
National Association of the Deaf
National CAPACD
National Center for Healthy Housing
National Center For Transgender Equality
National Church Residences
National Coalition for the Homeless
National Community Development Association
National Community Reinvestment Coalition
National Community Stabilization Trust
National Congress for Community Economic Development
National Consumer Law Center
National Council of Jewish Women
National Council On Independent Living
National Development Council
National Disability Rights Network

National Domestic Violence Hotline
National Fair Housing Alliance
National Health Care For The Homeless Council
National Housing & Rehabilitation Association
National Housing Conference
National Housing Institute
National Housing Law Project
National Housing Resource Center
National Housing Trust
National Housing Trust - Enterprise Preservation Corporation
National Law Center on Homelessness & Poverty
National Leased Housing Association
National LGBTQ Task Force Action Fund
National Low Income Housing Coalition
National Low Income Housing Policy Center
National Network to End Domestic Violence
National Urban League
Neighborworks Capital
NETWORK Lobby for Catholic Social Justice
Oxfam America
Pathstone Corporation
Policylink
Portlight Inclusive Disaster Strategies
Poverty & Race Research Action Council
Presbyterian Church (U.S.A.) Office of Public Witness
Preservation Of Affordable Housing, Inc.
Prosperity Now
Provincial Council Clerics of St. Viator
Rebuilding Together
Right To The City Alliance
Rural Community Assistance Corporation
Sargent Shriver National Center on Poverty Law
Smart Growth America
Stewards Of Affordable Housing For The Future
Technical Assistance Collaborative
The Arc of the United States
The Jewish Federations Of North America
The NHP Foundation
The Sharing Community, Inc.
Universal Living Wage
Volunteers Of America
Xaverian Brothers

Florida Organizations and Local Governments

Affordable Homeownership Foundation, Inc.
Alachua Habitat For Humanity
Beautiful Safe Beginnings
Bonita Bestcs
Catalyst Miami
Central Florida Community Action Agency
Centro De Ayuda Hispana DbA American Help Center
City of Pompano Beach, Florida
Collier Resource Center, Inc.
Community Redevelopment Associates of Florida, Inc.
De Hostos Senior Center, Inc.
Dr. Arthur Boyer Foundation, Inc.
First Community Christian Pentecostal Church of God
Florida Alliance for Assistance Services and Technology
Florida Alliance of Community Development Corporations, Inc.
Florida Asian Services Center
Florida Housing Coalition
Florida Southwestern State
Florida Student Power Network
Good Neighbor Society
Grace And Truth Community Development Corporation
H.O.M.E.S., Inc.
Habitat For Humanity of Hardee
Habitat For Humanity Of Pinellas City
Hallisky & Davis
Housing Authority of the City of Fort Myers
Housing Opportunities Project for Excellence, Inc.
Indian Horizon Of Florida
Jacksonville Area Legal Aid, Inc.
Jessie Ball Dupont Fund
Lakeland Habitat For Humanity
Latino Leadership, Inc.
Lee County Development Corporation
Lee County Homeless Coalition
Meals on Wheels South Florida
Metro North Community Development Corporation
Miami Homes For All
NANAY Community Economic Development Corporation
New Florida Majority
New Horizons Of The Treasure Coast
New Smyrna Beach Housing Authority

Organize Florida
Pahokee Housing Authority
Personal Growth Center
Pro Source Real Estate And Property Service
Rebuilding Together Miami-Dade
Religious Of The Sacred Heart Of Mary
South Florida Board of Realtists
South Florida Community Development Coalition
St. Johns Housing
St. Petersburg Neighborhood Housing Services, Inc.
Tallahassee Housing Authority
Tayan Alliances Inc
The Farmworker Association of Florida, Inc.
United Way South Sarasota County
Wealth Watchers Inc.
Winter Haven Housing Authority
Youth and Family Alternatives, Inc.

Texas Organizations and Local Governments

Accessible Housing Austin!
Accessible Housing Resources, Inc.
Advocacy Outreach
Atlantic Housing Foundation, Inc.
Austin Community Design & Development Center
Austin Habitat for Humanity
Austin Housing Coalition
Austin Tenants Council
Career and Recovery Resources
Center For Transforming Lives
City of Amarillo, Texas
City of Beaumont, Texas
City of Galveston, Texas
City of Garland, Texas
City of McAllen, Texas
City of Pasadena, Texas
City of Plano, Texas
Coalition For The Homeless of Houston/Harris County
County of Hidalgo, Texas
Covenant Community Capital
Del Rio Housing Authority
Dental Health Arlington
Greater Houston Fair Housing Center

Guadalupe Neighborhood Development Corporation
 House the Homeless Inc.
 Houston Center For Independent Living
 Houston Housing Authority
 I Am Pleased Development Center
 La Union Del Pueblo Entero
 Meals On Wheels of Tarrant County
 Meals on Wheels Texas
 Mid-Coast Family Services
 NAMI - Abilene
 Neighborworks Laredo
 North Texas Fair Housing Center
 Project LIFT
 Proyecto Azteca
 RAISE Texas
 Rebekah Baines Johnson Center
 San Antonio Coalition For Veterans And Families
 Texas Affiliation of Affordable Housing Providers
 Texas Appleseed
 Texas Association of Community Development Corporations
 Texas Homeless Network
 Texas Housers
 Texas Tenants' Union
 True Casa Consulting LLC
 Volunteers of America- Texas
 Waco Community Development
 Waco Housing Authority

Other State Organizations and Local Governments

Center for Fair Housing	Alabama
Central Alabama Fair Housing Center	Alabama
City of Florence	Alabama
Community Service Programs of West Alabama, Inc.	Alabama
Fair Housing Center of Northern Alabama	Alabama
Alaska Community Development Corporation	Alaska
Sitka Community Land Trust	Alaska
Ability360	Arizona
Southwest Fair Housing Council	Arizona
Arizona Housing Coalition	Arkansas
Association of Programs for Rural Independent Living	Arkansas
City of Fort Smith	Arkansas

Housing Authority of Star City	Arkansas
Abode Communities	California
Age Well Senior Services, Inc.	California
Asian Pacific Institute on Gender-Based Violence	California
California Homeless Youth Project	California
CarsonWatch	California
Colchester Creek	California
Disability Rights Education & Defense Fund	California
EAH Housing	California
Fair Housing Advocates of Northern California	California
Fair Housing Council of Orange County	California
Fair Housing Council of Riverside County, Inc.	California
Fair Housing Council of the San Fernando Valley	California
Greater Napa Valley Fair Housing Center	California
Housing Rights Center	California
Inland Fair Housing and Mediation Board	California
Oakland Tenants Union	California
Orange County United Way	California
Project Sentinel	California
Sacramento Regional Coalition to End Homelessness	California
US Vets Homeless Feeding & Housing Services	California
Voces Verdes	California
Western Center on Law and Poverty	California
American Planning Association, Colorado Chapter	Colorado
Colorado Coalition For The Homeless	Colorado
Community Restoration Partners, LLC	Colorado
Denver Metro Fair Housing Center	Colorado
Denver Relief Consulting	Colorado
Habitat for Humanity of Pueblo	Colorado
Spector and Associates	Colorado
Connecticut Fair Housing Center	Connecticut
Connecticut Housing Coalition	Connecticut
Connecticut Legal Rights Project	Connecticut
Housing Development Fund	Connecticut
DC Coalition Against Domestic Violence	DC
North Capitol at Plymouth/Retirement Housing Foundation	DC
Better Homes of Seaford, Inc.	Delaware
HerStory Ensemble	Delaware
Housing Opportunities of Northern Delaware, Inc.	Delaware
Community Outreach Training Center, Inc.	Georgia
Fuller Center for Housing	Georgia
Georgia Advancing Communities Together	Georgia
Georgia Coalition Against Domestic Violence	Georgia

JCVision and Associates, Inc.	Georgia
Metro Atlanta Task Force for the Homeless, Inc.	Georgia
Metro Fair Housing Services, Inc.	Georgia
Our Fine Arts, Inc.	Georgia
Poz Military Veterans USA	Georgia
Savannah-Chatham County Fair Housing Council, Inc.	Georgia
Standup For Kids	Georgia
The CHOW Project	Hawaii
City of Nampa, Idaho	Idaho
Intermountain Fair Housing Council	Idaho
Living Independence Network Corporation	Idaho
South Central Community Action Partnership	Idaho
Access Living of Metropolitan Chicago	Illinois
Aurora Housing Authority	Illinois
Chicago Area Fair Housing Alliance	Illinois
CK and Associates	Illinois
Hispanic Housing Development Corporation	Illinois
HOPE Fair Housing Center	Illinois
Housing Action Illinois	Illinois
Housing Choice Partners	Illinois
Latin United Community Housing Association	Illinois
Open Communities	Illinois
Park Ridge Housing Initiative	Illinois
South Suburban Housing Center	Illinois
The Resurrection Project	Illinois
Valerie S. Kretchmer Associates, Inc.	Illinois
Bridges to Leadership, Inc.	Indiana
Fair Housing Center of Central Indiana	Indiana
God's Helping Hand	Indiana
Habitat for Humanity of Elkhart County	Indiana
Lake County, IN Department of Community Economic Development	Indiana
Unified Government of Wyandotte County/Kansas City	Kansas
First World Architects Studio	Kentucky
Stephanie Sweeney & Associates, LLC	Kentucky
Blueprints Consulting	Louisiana
EXP Realty LLC	Louisiana
GL Realty Group LLC	Louisiana
Greater New Orleans Fair Housing Action Center	Louisiana
Greater New Orleans Housing Alliance	Louisiana
Lower 9th Ward Homeownership Association	Louisiana
Mental Health America of Louisiana	Louisiana
Providence Community Housing	Louisiana

Re/Max First	Louisiana
Avesta Housing	Maine
Coastal Enterprises, Inc.	Maine
Freeport Housing Trust	Maine
Maine Affordable Housing Coalition	Maine
Advocacy and Training Center	Maryland
African American Health Alliance	Maryland
Alabaster	Maryland
Asian-American Homeownership Counseling, Inc.	Maryland
Baltimore Neighborhoods, Inc.	Maryland
Coalition Homes, Inc.	Maryland
Du & Associates, Inc.	Maryland
Maryland Affordable Housing Coalition	Maryland
Montgomery Housing Partnership	Maryland
Partnership for Inclusive Disaster Strategies	Maryland
Racial and Ethnic Health Disparities Coalition	Maryland
Swift, Thomas & Kemp Development Group, Inc.	Maryland
The Cave Institute	Maryland
Birch Island Real Estate Consulting LLC	Massachusetts
CohnReznick	Massachusetts
Corcoran Jennison Management LLC	Massachusetts
Homes for Families	Massachusetts
Massachusetts Fair Housing Center	Massachusetts
Massachusetts YouthBuild Coalition	Massachusetts
Montgomery County Coalition for the Homeless	Massachusetts
Natural Hazard Mitigation Association	Massachusetts
RoundStone Group	Massachusetts
The North Shore Moving Market	Massachusetts
Uniting Citizens for Affordable Housing in Newton	Massachusetts
Financial Justice Coalition	Michigan
Habitat for Humanity Northeast Michigan	Michigan
Michigan Community Reinvestment Coalition	Michigan
Michigan State University - College of Law - Housing Law Clinic	Michigan
Casa de Esperanza: National Latin@ Network for Healthy Families and Communities	Minnesota
Integrated Community Solutions, Inc.	Minnesota
Metropolitan Fair Housing Council of Oklahoma, Inc.	Minnesota
Metropolitan Interfaith Council on Affordable Housing	Minnesota
Minnesota Housing Partnership	Minnesota
Our Spring Lake Store LLC	Minnesota
Better Family Life, Inc.	Missouri
Empower Missouri	Missouri

Greater KC Housing Information Center	Missouri
ADAPT Montana	Montana
Friend Housing Authority	Nebraska
Sisters of Mercy West Midwest Justice Team	Nebraska
ACTIONN	Nevada
Advocates for Peace and Social Justice	New Jersey
Consumer Credit and Budget Counseling, Inc.	New Jersey
Fair Share Housing Center of New Jersey	New Jersey
Housing Community Development Network of New Jersey	New Jersey
Jersey City Office of Community Development	New Jersey
Monarch Housing Associates	New Jersey
New Jersey Association on Correction	New Jersey
New Jersey Tenants Organization	New Jersey
New Mexico Coalition To End Homelessness	New Mexico
Ali Forney Center	New York
Alliance Against Homeless of Bergen County, Inc.	New York
Alternatives Federal Credit Union	New York
Arbor Housing And Development	New York
ARC Foundation, Inc.	New York
Carroll Gardens Association	New York
Center For New York City Neighborhoods	New York
Central Oklahoma Commercial Association of REALTORS	New York
Central Park Gardens Tenants' Association	New York
Chhaya Community Development Corporation	New York
CLUSTER Community Services	New York
CNY Fair Housing	New York
Coalition for the Homeless	New York
Columba Kavanagh House, Inc.	New York
Community Access	New York
Community Development Futures, LLC	New York
Community League of the Heights	New York
Community Solutions	New York
Continuum of Care, Mount Vernon New York	New York
Coordinated Care Services, Inc.	New York
Disabled in Action of Greater Syracuse Inc.	New York
Empire Justice Center	New York
Fair Housing Justice Center, Inc.	New York
Flatbush Development Corporation	New York
Fordham Bedford Housing Corporation	New York
Geel Community Services, Inc.	New York
Good Shepherd Services	New York
Habitat for Humanity New York City	New York
Habitat for Humanity of Tompkins & Cortland Counties	New York

Hellenic American Neighborhood Action Committee	New York
Housing Help, Inc.	New York
Hudson River Housing, Inc.	New York
Human Development Services of Westchester	New York
Independent Living Center of the Hudson Vallie, Inc.	New York
Lantern Community Services	New York
Local Initiatives Support Corporation- New York City	New York
Long Island Housing Services, Inc.	New York
Make the Road New York	New York
Mohawk Valley Housing and Homeless Coalition	New York
Morningside Heights Multi-Cultural Tenants Organization	New York
NAACP Mid-Manhattan Branch	New York
Neighborhood Housing Services of Jamaica, Inc.	New York
Neighborhood Preservation Coalition of New York State, Inc.	New York
New York Association on Independent Living	New York
New York Housing Conference	New York
New York State Homes and Community Renewal	New York
New York State Rural Advocates, Inc.	New York
New York State Tenants & Neighbors Coalition	New York
Newburgh Housing Authority	New York
Northeast Hawley Development Association, Inc.	New York
Program Design and Development LLC	New York
Project Hospitality	New York
Public Housing Communities, Inc.	New York
Rensselaer County Housing Resources	New York
Rensselaer Housing Authority	New York
Resource Center for Independent Living, Inc.	New York
RUPCO	New York
Rural Housing Opportunities Corporation	New York
Rutgers Resident Council	New York
South Country Community Land Trust	New York
Southern Tier Independence Center	New York
Southside United HDFC	New York
Southside United Housing Development Corporation	New York
Supportive Housing Network Of New York	New York
The Guidance Center of Westchester	New York
The Housing Council at PathStone, Inc.	New York
Troy Rehabilitation and Improvement Program	New York
Westgate Tenants Association @ Stonehenge Village	New York
YWCA of Rochester and Monroe County	New York
YWCA of Syracuse and Onondaga County, Inc.	New York
YWCA of the Greater Capital Region	New York
Financial Pathways of the Piedmont	North Carolina

Housing Authority of the City of High Point	North Carolina
North Carolina Housing Coalition	North Carolina
Wilson Area Habitat for Humanity	North Carolina
Minot Area Home Coalition	North Dakota
Affordable Housing Alliance of Central Ohio	Ohio
Barbara Poppe and Associates	Ohio
Central Ohio Fair Housing Association	Ohio
Cleveland Tenants Organization	Ohio
Fair Housing Advocates Association	Ohio
Fair Housing Center of Toledo	Ohio
Fair Housing Resource Center, Inc.	Ohio
Housing Research & Advocacy Center	Ohio
Miami Valley Fair Housing Center, Inc.	Ohio
The Partnership Center	Ohio
YMCA of Columbus	Ohio
Baker Schonchin Holdings Corporation	Oregon
Northwest Consumer Affairs	Oregon
ROSE Community Development	Oregon
Catholic Social Services	Pennsylvania
Housing Equality Center of Pennsylvania	Pennsylvania
Integra Home Counseling, Inc.	Pennsylvania
National Resource Center on Domestic Violence	Pennsylvania
Nazareth Housing Services	Pennsylvania
Pennsylvania Association of Housing & Redevelopment Agencies	Pennsylvania
Scranton Counseling Center	Pennsylvania
Uptown Partners of Pittsburgh	Pennsylvania
HousingWorks RI	Rhode Island
County of Lexington SC Department of Community Development	South Carolina
Development Steps	South Carolina
Erwin Housing Authority	Tennessee
GAP Community Development Resources	Tennessee
New Level Community Development Corporation	Tennessee
Shield, Inc.	Tennessee
Housing Channel	Texas
Crossroads Urban Center	Utah
Salt Lake City County Continuum of Care	Utah
Salt Lake Homeless Coordinating Council	Utah
Utah Housing Coalition	Utah
Housing Vermont	Vermont
Randolph Area Community Development Corporation	Vermont
RuralEdge	Vermont

Vermont Affordable Housing Coalition	Vermont
Community Housing Partners	Virginia
Farmville Area Habitat for Humanity, Inc.	Virginia
Habitat for Humanity Virginia	Virginia
Housing Opportunities Made Equal of Virginia	Virginia
Piedmont Housing Alliance	Virginia
Virginia Housing Alliance	Virginia
Catholic Charities Housing Services	Washington
Fair Housing Center of Washington	Washington
Gethsemane Lutheran Church	Washington
Greenfield Institute	Washington
Homeward Bound Community Land Trust	Washington
OPAL Community Land Trust	Washington
Seattle/King County Coalition on Homelessness	Washington
Washington Low Income Housing Alliance	Washington
Whatcom Skagit Housing	Washington
Central Appalachia Empowerment Zone of West Virginia	West Virginia
Mountain Hospice, Inc.	West Virginia
Affordable Housing Action Alliance	Wisconsin
Commonwealth Development Corporation	Wisconsin
Hirsch Group Architecture	Wisconsin
IndependenceFirst	Wisconsin
Wisconsin Coalition of Independent Living Centers	Wisconsin
Wisconsin Partnership for Housing Development	Wisconsin
Wyoming Coalition for the Homeless	Wyoming

Congressional Housing Recovery Policy Recommendations

Congress should:

1. Provide sufficient housing recovery funds and enact cost-effective measures to ensure that all households, including homeowners, renters, and those who were experiencing homelessness before the disaster, receive the affordable and accessible housing assistance they need for as long as they need it:
 - a. Housing recovery resources should include funding for:
 - i. Community Development Block Grant - Disaster Recovery (CDBG-DR) grants that maintain current income targets and affordability restrictions;
 - ii. Disaster Housing Assistance Program (DHAP) to assist the lowest income renters with their medium- to longer-term housing needs;
 - iii. National Housing Trust Fund development resources to ensure that rental homes rebuilt or rehabilitated with federal CDBG-DR and Low Income Housing Tax Credit investments can reach the lowest income households;
 - iv. Operating assistance to ensure that rental housing is affordable to the lowest income households. Operating assistance should be provided through the national Housing Trust Fund and the ability to project-base Housing Choice vouchers (PBV) or disaster vouchers (DVP);
 - v. McKinney-Vento Homeless Assistance Grants;
 - vi. Public Housing Capital Funds to repair damaged or destroyed public housing units;
 - vii. Emergency repair grants to repair damaged or destroyed units financed under Section 202 or 811;
 - viii. HOME Investment Partnerships Program (HOME) funds;
 - ix. Community Development Financial Institutions (CDFI) Program Financial Assistance (FA), with a preference for CDFIs that have a track record working in the impacted communities;
 - x. Administrative funding for state and local governments managing and implementing CDBG-DR funds;
 - xi. USDA housing and rural development programs, consistent with disaster relief provided in 2009 after Hurricanes Rita and Katrina, with direction to improve efficiency;
 - xii. Communications to ensure that all survivors, regardless of language and disability status, understand the federal recovery tools available to them; and
 - xiii. Salaries and expenses to allow HUD staff to develop disaster recovery processes and strategies in advance of future events.

- b. Cost-saving measures should include requiring that CDBG-DR recovery grants be used to address the needs of low and moderate-income households first, when federal resources are not sufficient to cover all impacted households.
2. Enact robust tax relief that includes:
- a. A special allocation of 9% and 4% Low Income Housing Tax Credits and bond authority to impacted communities with strong incentives for deeply targeted units:
 - i. These incentives should include reforms from Senator Hatch’s (R-UT) and Senator Cantwell’s (D-WA) *Housing Credit Improvement Act* including:
 1. The option to use income-averaging for compliance;
 2. A 50% basis boost for housing developments that serve extremely low income households and individuals experiencing homelessness;
 3. A prohibition of local approval and contribution requirements;
 4. Incentives to develop affordable rental housing for Native Americans;
 5. A minimum 4% Housing Credit rate for acquisitions and Housing Bond-financed developments; and
 6. The ability for states to award a 30% basis boost for Housing Bond-financed developments.
 - ii. Congress should consider providing states with the ability to provide a basis boost for developments located in disaster-impacted areas.
 - iii. Congress should ensure that the disaster recovery legislation follows existing law, which requires states to give preference to “projects serving the lowest income tenants” and “projects obligated to serve tenants for the longest period”; and
 - iv. Congress should provide flexible deadlines given the likely challenges developers will face in accessing needed financing and securing labor and materials after a disaster. Instead of a ‘placed in service’ deadline, Congress should consider a deadline by when construction must begin.
 - b. Authorization for low income households to deduct from their taxable income a portion of the cost to reconstruct their home, not covered by insurance or federal loans or grants and capped at a reasonable amount;
 - c. A special allocation of New Markets Tax Credits and an increase in the program’s limitation amount to allow distressed communities to rebuild critical infrastructure, including community facilities like health centers and schools;

- d. Authorization of an additional advance refunding of a tax-exempt bond that is outstanding on the date on which a federally-declared disaster occurs;
 - e. Issuance of qualified disaster area recovery bonds; and
 - f. Increased rehabilitation tax credits.
3. Play an active oversight and reporting role to ensure that federal resources, including investments in housing, public infrastructure, and environmental remediation, are allocated fairly and adequately to meet the needs of low income people and communities in urban, suburban, and rural communities, including:
- a. Directing FEMA to collect comprehensive demographic data on the impact of the disaster and federal recovery efforts, to survey impacted areas on disaster and social neighborhood vulnerability, and to use the results when allocating resources. Data should be collected on all protected classes covered by the Stafford Act, the Americans with Disabilities Act, Fair Housing Act, Title VI, and other civil rights protections, including, but not limited to race/ethnicity, income and economic status, age, disability, and gender, as well as education, vulnerability for gentrification and future displacement, transportation dependence, housing tenure of the individual and location at a granular basis to enable meaningful analysis.
 - b. Requiring states to demonstrate to HUD that they are adequately addressing the needs of homeowners, renters, and people experiencing homelessness with their CDBG-DR allocation and other resources as a condition for receiving funds. This should be made available to the public.
 - c. Requiring states to submit to HUD for its approval performance goals for the recovery of homeownership and rental housing programs, including goals for processing applications, beginning construction, and completion. Performance goals should be made available to the public.
 - d. Requiring states to track and report to HUD and make publicly available the completion status of all homeowner and rental units that receive federal recovery assistance;
 - e. Directing HUD's Office of Inspector General (OIG) to oversee and collect data disaggregated by race and geography on all disaster recovery efforts and report to Congress. Data should include all protected classes covered by the Stafford Act, the Americans with Disabilities Act, Fair Housing Act, Title VI, and other civil rights protections. This data should be made available to the public;

- f. Requiring HUD to publish in the Federal Register at least five days prior to implementation any waivers of federal regulations; and
 - g. Holding oversight hearings and requiring federal agencies, including FEMA and HUD, to report to Congress on specific criteria on a regular basis.
4. Ensure that the lowest income households can fully benefit from federal disaster housing resources and have meaningful choices over where to live and opportunities for work, by:
- a. Ensuring that households receive affordable and accessible housing assistance for as long as they need it and are not subject to arbitrary deadlines prior to full recovery;
 - b. Funding legal aid services to provide survivors with short-term and long-term help accessing disaster recovery programs and overcoming legal obstacles to recovery, such as title issues, legal representation in mortgage foreclosures;
 - c. Funding social services, transportation, and education to address the full scope of needs for displaced individuals and individuals experiencing homelessness, including resources to help homeless students attend school;
 - d. Enacting legislation to protect individuals from rent hikes and price gouging during disaster recovery;
 - e. Funding housing counseling, including mobility counseling services, to help low income households identify all housing opportunities, including the option to relocate to the neighborhood of their choice, and to understand the risk and cost of future disasters;
 - f. Requiring all property owners receiving federal disaster assistance, including CDBG-DR funds, to prioritize tenants receiving housing assistance for available units;
 - g. Requiring that HUD ensure that all damaged federally subsidized rental housing be replaced on a one-for-one basis, with a right to return to rehabilitated or newly constructed replacement housing;
 - h. Basing grant amounts on the cost to replace or repair damaged property rather than property values to help close financing gaps and to protect households that live in neighborhoods where property values are less than the cost of repairs and replacement;

- i. Repairing or rebuilding federally subsidized rental housing in a manner that is consistent with HUD's Affirmatively Furthering Fair Housing guidance to ensure fair housing choice. Investments should be made in a manner that fosters affordable housing in high-opportunity neighborhoods and in communities with currently existing affordable housing. All investment should be made in a manner that prevents displacement and provides impacted residents with the choice to stay in their existing communities or relocated to other desired locations;
 - j. Providing longer forbearance periods and fair repayment terms on federally financed and federally insured home mortgages and rental housing loans, including those at the Federal Housing Administration, the U.S. Department of Agriculture, the U.S. Department of Veterans Affairs, and the Federal Housing Finance Agency, to accommodate the time to rebuild;
 - k. Funding the Corporation for National and Community Service AmeriCorps program and Youth Build program to train unemployed and underemployed young adults to assist with the rapid repair and rebuilding efforts;
 - l. Funding public housing agencies and local governments to hire HUD Section 3 coordinators in order to facilitate training, employment, and small business contracting opportunities for eligible residents and businesses in the recovery effort. This can be effectively accomplished by working with local stakeholder groups, including, but not limited to, local Chambers of Commerce, small business affinity groups, and local community development corporations and other community-based organizations operating in impacted communities; and
 - m. Providing oversight/accountability for utilization of Section 3 by HUD grantees, including public housing agencies and local jurisdictions, as required by law.
5. Protect displaced individuals from discrimination by:
- a. Enacting legislation barring all landlords who receive disaster recovery assistance from discriminating against displaced individuals based on housing status, eviction history, and source of income, including rental housing assistance;
 - b. Funding qualified fair housing enforcement organizations to help people in disaster-affected areas understand their fair housing rights and how to enforce them, investigate and resolve fair housing complaints, monitor conditions in the housing market to proactively identify and stop discriminatory home sale and rental practices, and undertake other efforts,

as needed, to ensure that those affected by the disasters do not face unfair, discriminatory housing practices as they recover from the disaster;

- c. Providing funding to the Department of Justice to enforce federal fair housing laws, as well as Title VI and Title VII laws, after disasters;
 - d. Enacting legislation barring any community that accepts federal disaster relief and recovery funds from passing or enforcing laws which criminalize people experiencing homelessness for self-sheltering or conducting other life-sustaining behaviors in public places when there are inadequate alternatives; and
 - e. Enacting legislation to ensure that individuals experiencing homelessness prior to the disaster have access to the same disaster relief assistance as those who were renting their homes prior to the disaster.
6. Protect against future disasters by:
- a. Providing robust funding for FEMA's mitigation programs and directing FEMA to assist communities in financing mitigation efforts or accessing private financing. FEMA should prioritize communities at greatest risk, with the largest potential savings, and with the least ability to finance mitigation themselves;
 - b. Directing FEMA to update floodplain maps using the highest quality datasets, like Light Detection and Ranging (LIDAR) data, and with public input to ensure accuracy. Congress should require FEMA to make these maps available to the public;
 - c. Requiring that all infrastructure financed with federal resources meet minimum standards storm water protection, such as those required by Federal Flood Risk Management Standards;
 - d. Requiring that the reconstruction of any home built with federal resources located in 100-year flood hazard area includes cost-effective mitigation strategies, including the elevation of residential structures and parking areas above the 100-year floodplain or higher, floodproofing lower levels of residential structures, and other methods;
 - e. Funding the full remediation of Environmental Protection Agency-designated Superfund sites; and
 - f. Allowing disaster relief funds, such as CDBG-DR, to be used for storm mitigation strategies. For example, these resources could be used for roof hardening, the purchase of shutters, or the installation of hurricane-resistant windows and doors and resilient power systems, including solar

+ storage microgrid technology that can provide backup power during extended outages.

7. Promote better coordination among federal agencies by:

- a. Making the CDBG-DR program permanent and directing HUD to create a standard set of CDBG-DR regulations;
- b. Enacting laws and policies to ensure better federal coordination of disaster recovery, using FEMA's National Incident Management System as a model; and
- c. Establishing a central federal database to consolidate relevant data collected by all local, state and federal agencies involved in disaster response. Data should be available throughout the response/recovery period to federal, state and local governments directly responsible for administering disaster recovery funds.

For More Information, contact Diane Yentel, NLIHC President and CEO (dyentel@nlihc.org) or Sarah Mickelson, NLIHC Public Policy Director (smickelson@nlihc.org).