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Point of View

Keep Families Together -by Diane Yentel, NLIHC President and CEO

In an extraordinary and historic rebuke of HUD Secretary Ben Carson, more than 30,000 people and organizations [submitted comments](#) on HUD's cruel, wasteful and needless "mixed-status" proposal. With its proposal, HUD would evict 25,000 mixed-status immigrant families from subsidized housing, including 55,000 children who are citizens or legal permanent residents. The [cruelty of Secretary Carson's proposal](#) is breathtaking, and the harm it would inflict on children, families and communities is severe. At a time when the housing crisis continues to worsen, it is truly appalling to have the secretary of HUD attempt to use his authority to *increase* homelessness, and to further his efforts through [mistruths and outright lies](#) about both the need and the impact of the rule.

NLIHC and NHLP led a national campaign to oppose this cruel proposal and to [Keep Families Together](#). Our members and partners – residents of subsidized housing, concerned citizens, local and state partner organizations, cross-sector national organizations, [public housing agencies](#), members of Congress, mayors and other elected officials, state attorneys general and many more –rallied in opposition. Together, we held [webinars](#), [press conferences](#), and Tweetstorms. We issued [press releases](#) with statements of opposition from dozens of housing, faith, racial and social justice, and immigration leaders and generated [dozens of national press stories](#) on [the cruelty](#) of the [proposed rule](#). We wrote [op-eds](#) and [editorials](#), shared powerful [videos](#) and [held comment parties](#).

Members of Congress joined our efforts through letters, hearings, and bills seeking to block implementation. Representative Sylvia Garcia (D-TX) introduced the "Keep Families Together Act" ([H.R. 2763](#)), which passed out of House Financial Services Committee on June 12. Senator Kirsten Gillibrand (D-NY) introduced a companion bill in the Senate ([S. 1904](#)). The House also passed a funding bill that includes language to prevent the administration and enforcement of the proposed rule. The congressional Tri-Caucus – which includes the Congressional Hispanic Caucus, Congressional Black Caucus, and Congressional Asian-Pacific American Caucus – sent a [letter](#) to HUD Secretary Ben Carson expressing their opposition to the proposed rule, asking him to withdraw it.

Attorneys general from 23 states submitted [comments](#) sharing their concern that "the Proposed Rule, if finalized, would violate federal law, displace tens of thousands of eligible children and families from their homes without basis, and cause extensive harm." Other state and local officials, including mayor of Los Angeles [Eric Garcetti](#), the [City of New York](#), and the heads of the [Housing Authorities of the City of Los Angeles](#), [Fresno](#) and [Houston](#) submitted comments and used traditional and social media to encourage their peers to share their opposition.

This overwhelming opposition to HUD's proposal is historic. The last time a HUD proposal garnered significant public attention was a regulation to affirmatively further fair housing; it received just over 1,000 public comments compared with the more than 30,000 comments on this proposal.

I am deeply grateful for and heartened by your powerful and effective efforts, for your partnership and support. But our work is far from over. I fully expect Secretary Carson to keep defending and pushing this proposal forward, and we can expect (and will mobilize against) a similar proposal to come out of USDA later this summer. We will pursue all avenues to prevent these cruel proposals from going into effect. The bottom line is that this is not housing policy at all – it is anti-immigrant policy.

We won't stand for it.

In solidarity,

Congress

Senator Harris and Representative Ocasio-Cortez Introduce Bills to Expand Access to HUD-Assisted Housing for Justice-Involved People

Senator Kamala Harris (D-CA) and Representative Alexandria Ocasio-Cortez (D-NY) introduced on July 10 the “Fair Chance at Housing Act of 2019” ([S. 2076](#) and [H.R. 3685](#)). The bill would reform the screening and eviction policies used by federally assisted housing providers, helping to ensure that individuals who have been involved with the criminal justice system have access to federal housing assistance.

The bill would require public housing agencies (PHAs) and owners of private HUD-assisted housing to perform individualized reviews of applicants who have a criminal history, taking into consideration both circumstance and evidence from the applicant. Housing providers would be limited to considering only criminal offenses such as a felony conviction that may pose a threat to the health and safety of other tenants, employees, owners, or PHAs. The bill also prohibits PHAs and owners of private HUD-assisted housing from requiring applicants to pass drug and alcohol tests as a condition of admission or continued eligibility for assistance.

The bill would ban “one strike” policies that allow tenants to be evicted for a single incident of criminal activity, no matter how minor, as well as “no fault” eviction policies that allow an entire family to be evicted for criminal activity by a guest of a household member even without the knowledge of anyone in the household. Housing providers would only be able to terminate assistance if the criminal conduct poses a threat to others’ health or safety, and they would still be required to conduct an individualized review.

“I commend Senator Harris and Representative Ocasio-Cortez for their leadership in introducing the Fair Chance at Housing Act,” said NLIHC President and CEO Diane Yentel in Senator Harris’ media release. “By ensuring that returning citizens have a real opportunity to access federal housing assistance and rejoin their families and communities, this bill reduces the obstacles to housing that often prevent people from getting back on their feet after serving their time in jails or prisons.”

Senator Harris’s full media release is at: <https://tinyurl.com/y3mrlqh5>

NLIHC’s fact sheet on the Fair Chance at Housing Act is at: <https://tinyurl.com/yyumhj3t>

Although the bill texts are not yet posted at Congress.gov, Senator Harris’s media release links to an unnumbered version at: <https://bit.ly/32lda05>

House Committee Passes Bill to Preserve Affordable Rural Rental Housing

The House Financial Services Committee on July 11 unanimously passed the “[Strategy and Investment in Rural Housing Preservation Act of 2019](#)” (H.R. 3620), which aims to preserve affordable homes and avoid displacement in rural areas. The bill, introduced by Representative Lacy Clay (D-MO), would permanently authorize the Multifamily Housing Preservation and Revitalization program. It would also create an advisory committee to help the U.S. Department of Agriculture (USDA) develop a comprehensive strategy to maintain the agency’s rental housing portfolio, which provides more than 415,000 affordable homes to low-income people living in rural areas.

Many of USDA’s properties financed through the Section 515 and 514 programs are projected to lose their affordability provisions in the coming years, and no new properties have been financed in several years. Section 515 direct loans are an important source of funding for affordable housing in rural areas but often lose their affordability protections once the loans mature or are prepaid. A [report](#) published by the Housing Assistance Council (HAC) in September 2018 estimates a total of 892 properties with 21,452 rental homes are projected to leave the program because of maturing mortgages in the next ten years. The loss of homes will increase dramatically in 2028, with more than 80,000 homes projected to leave the program in the following five years.

The annual average household income of tenants in Section 515-financed properties is only \$13,600, and the majority of residents are seniors and people with disabilities. Because rental assistance subsidies that keep homes affordable, such as USDA Rural Development Section 521 Rental Assistance or HUD Section 8 vouchers, are tied to Section 515 loans and, because Section 515 homes are often the only housing option for the lowest-income people in rural areas, preserving this source of affordable housing is crucial.

The bill would help address this crisis by permanently authorizing the Multifamily Housing Preservation and Revitalization program – currently a demonstration – which allows USDA to restructure Section 515 loans, extend incentives for owners to stay in the program, and provide properties with additional resources to repair and restore homes. The proposal includes an authorization of \$1 billion over 5 years and requires USDA to develop a comprehensive plan to preserve multifamily housing with these new resources and tools. An advisory board with stakeholders from various sectors, including low-income tenants, would help guide USDA’s implementation of their preservation and revitalization plan.

H.R 3620 is at: <https://bit.ly/2Ju7J7r>

More about USDA rural rental housing programs is on [page 4-69](#) of NLIHC’s *2019 Advocates’ Guide*

HUD

HUD Multifamily Memo Reminds Owners of Obligations to Residents

HUD’s Office of Multifamily Housing issued a Memorandum to owners and management agents of private HUD-assisted multifamily properties reminding them about existing guidance regarding their obligations to residents. Five topics are addressed in the Memorandum dated July 8.

1. Owners must notify residents of planned physical inspections of their units or of the property in general and should give residents at least 24 hours’ advanced notice unless state or local law requires more than a 24-hour notice [24 CFR 200.857(g)].
2. Owners must make physical inspection documents available for review and comment, as well as copying, during regular business hours [24 CFR 200.857(g)(2)]. In addition to the physical inspection report, owners must make available for at least 60 days:
 - a. Any Notice of Default of the Housing Assistance Contract (NOD) or Notice of Violation of Regulatory Agreement (NOV). A copy of a NOD or NOV must be placed under each resident’s door and posted in the mail room and on each floor.
 - b. The “Owner’s Certification that the Physical Condition of the Project is in Compliance with HUD Contracts and the Physical Conditions Standards.”
 - c. The 100% survey of the project as requested in a NOD or NOV.
 - d. The owner’s Plan of Corrective Action if one is submitted.
 - e. The results of any re-inspections, technical review, and database adjustment appeal requests.

Owners must post notices in the management office and on any bulletin boards in all common areas informing residents that the above documents are available. The notice must include the name, address, and telephone number of the HUD Field Office account executive. Residents are encouraged to comment on all of the information and report any false certifications.

3. HUD reminds owners and management agents to consult residents before establishing or making significant adjustments to House Rules. House Rules are the owner's written and displayed policies outlining the responsibilities of residents, owners, and management agents. They typically address topics such as noise, pest management, security, and trash disposal.

House Rules must be consistent with the HUD Model Lease and any applicable Use Agreement. All residents must receive a copy of the House Rules and have opportunities to ask questions about them.

4. When an owner or management agent submits a written response to a resident complaint to HUD or a Performance-Based Contract Administrator (PBCA), a copy of the response should be provided to the person who made the complaint.
5. Owners and management agents are encouraged to submit supporting information with their self-certifications of completed repairs. Examples could include photos, work orders or invoices, and letters from tenant organizations confirming satisfaction with the repairs.

The National Alliance of HUD Tenants (NAHT) has been pressing HUD for such a Memorandum.

Although not yet on the HUD Multifamily website (<https://bit.ly/2Sks6GX>), NAHT provided a copy: <https://bit.ly/2XREMdz>

HUD Lists PHAs Interested in MTW Cohorts #1 and #2

[Forty-four](#) public housing agencies (PHAs) submitted letters indicating their interest in participating in the Moving to Work (MTW) so-called “rent reform” Cohort #2. [Another 52](#) PHAs submitted letters of interest in participating in the “MTW flexibility” Cohort #1. HUD will now review the applications for eligibility, ask PHAs to submit full applications, and ultimately select participants. HUD indicated that 10 PHAs will be selected for Cohort #2 while 30 PHAs (including a control group and a waitlist group) will be selected for Cohort #1. To date, HUD has not invited PHAs to indicate interest in Cohort #3 “work requirements” or Cohort #4 “landlord incentives.”

The “Consolidated Appropriations Act of 2016” authorized HUD to expand the MTW Demonstration Program to an additional 100 high performing PHAs over a seven-year period. PHAs will be added to the MTW demonstration in groups – cohorts – each of which will be overseen by a research advisory committee to ensure the demonstrations are evaluated with rigorous research protocols. Each cohort of MTW sites will be directed by HUD to test one specific policy change.

[Notice PIH-2019-04](#) invited PHAs to participate in Cohort #2 to test “rent reform” ideas designed to “increase resident self-sufficiency and reduce PHA administrative burdens” (see *Memo*, [3/18](#)). Only PHAs with a combination of at least 1,000 non-elderly and non-disabled public housing residents and voucher households are eligible. Each PHA will implement one alternative rent policy:

1. Income-based tiered rents
2. 5% stepped rents not tied to income
3. 3% stepped rents not tied to income (a shallow subsidy option)

4. An alternative tiered or stepped rent proposed by a PHA

See *Memo*, [3/18](#) for more about how these rent policies would work.

It is not obvious that requiring residents to pay more rent or causing them to lose their HUD assistance (especially in high-rent markets) will increase resident self-sufficiency. Augmented funding for the Family Self-Sufficiency and the Jobs Plus programs, rigorous implementation of Section 3 obligations, as well as better coordination with educational institutions, assistance with child care, and access to affordable transportation are more likely to result in enhanced self-sufficiency.

[Notice PIH-2018-17](#) invited PHAs to apply for a slot in Cohort #1, “MTW flexibilities.” Only smaller PHAs are eligible, those with a combination of 1,000 or fewer public housing units and vouchers. Cohort #1 will evaluate the overall effects of MTW flexibility on the PHA and its residents. It is not entirely clear what, specifically, “MTW flexibilities” will entail. Applicants are to “describe what types of initiatives the PHA seeks to implement...and why. It is not necessary that the PHA put forth discreet activities, but should rather discuss how the PHA seeks to utilize MTW flexibility to address local needs.” A final MTW Operations Notice will indicate which MTW waivers and associated activities will be available.

HUD will compare outcomes related to the MTW statutory objectives between the MTW PHAs and PHAs assigned to a control group. The MTW statutory objectives are to reduce costs, give households incentives to achieve economic self-sufficiency, and to increase housing choice. Cohort #1 applicants will be assigned by lottery to be MTW PHAs, waitlist PHAs, or control group PHAs. For more about Cohort #1 see *Memo*, [10/22/18](#) (due to a transfer error when NLIHC changed web platforms the article is dated February 25, 2019).

The final MTW Operations Notice that will govern all four cohorts has not been published (see *Memo* [10/9/18](#) and [10/15/18](#) – again with the misleading February 25, 2019 date). NLIHC’s critique of the proposed revised Operations Notice is at: <https://bit.ly/30nRaQe>

The list of PHAs that submitted Cohort #2 letters of interest is at: <https://bit.ly/2NEBir0>

The list of PHAs that submitted Cohort #1 letters of interest is at: <https://bit.ly/2G0FYRO>

HUD’s MTW webpage is at: <https://bit.ly/2AjmYvp>

HUD Posts New “Payment Standards” Chapter for Voucher Guidebook

HUD’s Office of Public and Indian Housing (PIH) has published a fourth new chapter, “Payment Standards,” as it incrementally revises the 13-chapter [Housing Choice Voucher Guidebook](#) (see *Memo*, [6/17](#)). The previous guidebook (7420.10G) is from 2001. A notable change for this chapter is the inclusion of guidance regarding Small Area Fair Market Rents (SAFMRs), including detailed considerations a public housing agency (PHA) should take into account when deciding whether to apply SAFMRs to project-based vouchers (PBVs).

The new Payment Standards chapter, along with the three previous new chapters, is at: <https://bit.ly/2XbzFEO>

More information about the voucher program is on [page 4-1](#) of NLIHC’s *2019 Advocates’ Guide*.

Our Homes, Our Votes

Senator Kirsten Gillibrand Joins *Our Homes, Our Votes, Our New Hampshire* Event

Our Homes, Our Votes, Our New Hampshire, a nonpartisan candidate engagement partnership between NLIHC and Housing Action NH, hosted its first “coffee-with-the-candidate” event on Sunday, July 7, featuring Senator Kirsten Gillibrand (D-NY).

Senator Gillibrand visited the Bradley Commons and Woodbury Mills affordable housing properties in Dover, NH. After a brief tour, Senator Gillibrand met with members of the community at a nearby barber shop, talked with local residents, and was welcomed into the home of one Bradley Commons family. She then engaged in a policy conversation with key New Hampshire housing advocates including Betsey Andrews Parker of Strafford County Community Action Program, Ben Frost of the New Hampshire Housing Finance Authority, and Renee Woodard of The Housing Partnership. Elissa Margolin, director of Housing Action NH, moderated the conversation.

During the conversation, Senator Gillibrand acknowledged the affordable housing crisis and proposed a \$50 billion annual investment in the national Housing Trust Fund. She also committed to appointing a HUD secretary “who understands the nature of homelessness as well as affordable housing.”

She voiced her commitment to addressing homelessness and affordable housing as part of her campaign for president, “I talked to a veteran earlier this morning who is so grateful that the housing is so safe. And it’s nice. And he feels part of a community. And frankly that’s what every human in this country deserves. We have to make sure that housing is a human right. And that we take the opportunity to do everything we can to bring the resources to bear to make that possible.”

To hear more of Senator Gillibrand’s proposals to address affordable housing, watch the video of the policy conversation on Housing Action NH’s [twitter feed](#). Additional videos of other primary candidates discussing the affordable housing issue can be found on the national [Our Homes, Our Votes website](#). There you will also find tools and resources for non-partisan engagement, tips for hosting non-partisan candidate forums, up-to-date tracking on what the 2020 presidential candidates are saying and proposing about affordable housing, and other voter-engagement resources.

Follow @OurHomesVotes on Twitter and @OHOV2020 on Facebook with the #OurHomesOurVotes2020 for the latest on our efforts to raise the profile of affordable housing in the 2020 elections.

Research

Freddie Mac Finds Loss of Affordable Multifamily Rental Units

[Diminishing Affordability – Inescapable](#), a report from the Multifamily Research Center at Freddie Mac, finds the percentage of multifamily rental units affordable to very low-income (VLI) households, those with incomes less than half of their area median income, fell from 56% in 2010 to 39% in 2017. This represents a loss of 2.4 million affordable rental homes. Rental housing is considered affordable if a household does not have to spend more than 30% of its income for rent and utilities. Metropolitan areas with the greatest population growth experienced a greater loss in the share of rental homes affordable to VLI households, but even slow-growing metro areas experienced losses.

Eighty-six percent of metropolitan areas experienced a reduction in the percentage of multifamily rental units affordable to VLI households between 2010 and 2017. The report points to rent-price growth outpacing income

growth as the largest driver of this trend. Throughout this period, the median rent for all multifamily units increased 27% while median income increased by only 6%.

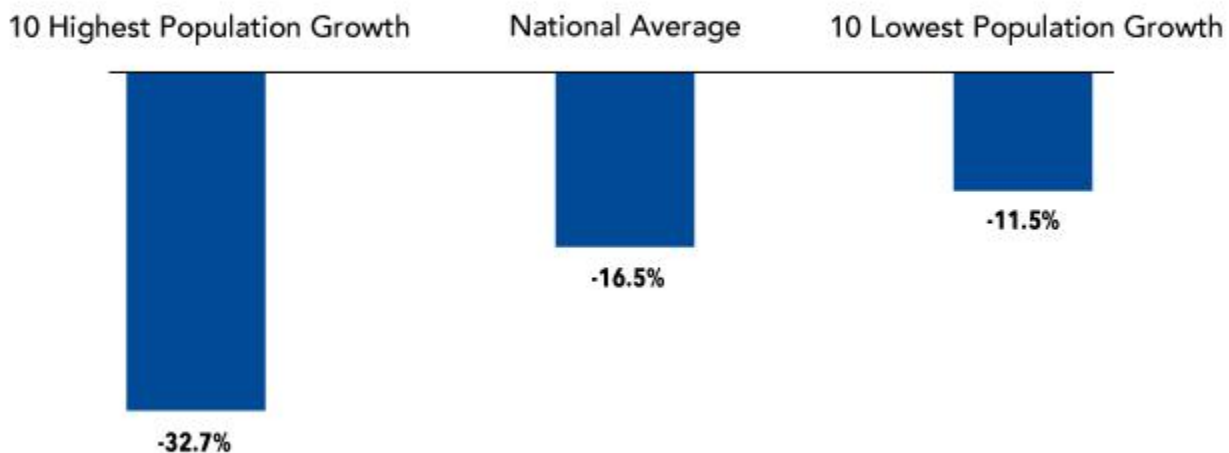
Affordability declined in metropolitan regions with both slow- and fast-growing populations, although fast-growing metros lost affordable housing at a faster rate. In Austin, TX, the fastest growing metro area, the number of all multifamily rental units increased by 20%, while the number of multifamily units affordable to VLI households decreased by 43%. The largest drop in the percentage of multifamily rental units affordable to VLI households occurred in Portland, OR, with 70% of multifamily units affordable to VLI households in 2010 decreasing to 23% in 2017.

Diminishing Affordability – Inescapable is available at: <https://bit.ly/2LR44CI>

Fact of the Week

High-Growth Metro Areas Experience Greatest Share of Loss of Multifamily Rentals Affordable to Very Low-Income Households

Loss in the share of multifamily rental homes affordable to very low-income households, 50 largest metros, 2010 to 2017



Source: Freddie Mac Multifamily Research Center. (2019). *Diminishing Affordability - Inescapable*. Retrieved from https://mf.freddie.com/docs/diminishing_affordability_inescapable.pdf

Source: Freddie Mac Multifamily Research Center 2019.

Disaster Housing Recovery

House Financial Services Committee to Vote on the Reforming Disaster Recovery Act of 2019

Representatives Al Green (D-TX) and Ann Wagner (R-MO) introduced the “[Reforming Disaster Recovery Act of 2019](#)” (H.R. 3702) on July 11. The bi-partisan legislation will formally authorize HUD’s Community Development Block Grant–Disaster Recovery (CDBG-DR) program and includes key reforms to the program

recommended by NLIHC’s Disaster Housing Recovery Coalition (DHRC). The House Financial Services Committee is expected to vote on the bill on Tuesday, July 16.

NLIHC has a [fact sheet](#) detailing key reforms in the bill. More than 15 national housing organizations [signed a letter](#) calling for passage of the bill.

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 that the recovery process is administered consistently and that dollars can flow more quickly to communities in need. In addition, the bill includes important measures that would ensure scarce resources are targeted to families and communities most in need. The bill would require 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 that 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.

DHRC applauds both Representatives Green and Wagner for introducing this bill and calls on their congressional colleagues to quickly pass this important piece of legislation.

Government.com will have text and other information about H.R. 3702 at: <https://bit.ly/2xK6udw>

NLIHC’s fact sheet is at: <https://bit.ly/2XDJyfD>

The DHRC letter of support is at: <https://bit.ly/2LO2OQk>

House Committee to Hold Hearing on Disaster Recovery in Puerto Rico and U.S. Virgin Islands

The House Oversight and Reform Committee will hold a hearing, “Lessons Lost After Katrina? The Trump Administration’s Response to the Hurricanes in Puerto Rico and the U.S. Virgin Islands.” The hearing will be held on July 16, 2019, at 10:00 am ET in 2154 Rayburn House Office Building. Witnesses for the hearing have not been announced yet.

More information on this hearing will be posted at: <https://tinyurl.com/y29agko8>

Ayuda Legal Puerto Rico Submits Complaint about Puerto Rico’s Disaster Recovery Efforts

Disaster Housing Recovery Coalition member Ayuda Legal Puerto Rico submitted a [complaint](#) to HUD’s Office of the Inspector General detailing numerous problems with the Puerto Rico Department of Housing’s (PRDOH) disaster recovery efforts. The complaint alleges that PRDOH failed to provide guidance documents for disaster recovery funds in Spanish as required by civil rights law. Ayuda Legal also claims that the Puerto Rico Action Plan for Community Development Block Grant–Disaster Recovery (CDBG-DR) funds approved by HUD failed to address any disaster mitigation strategies, focusing instead on the relocation of families in flood plains. The complaint also highlights discrepancies and contradictions between HUD allocation notices, the Puerto Rico Action Plan, and the policies and procedures for the Repair, Reconstruction, or Relocation (R(3)) program set to begin in the coming months. The R(3) program would result in countless families being

removed from flood-prone areas in lieu of repairing or replacing their damaged housing. The complaint recommends that, in light of these discrepancies and federal civil rights violations, HUD should pause implementation of the R(3) program.

The full complaint is at: <https://bit.ly/2LMJMK9>

Additional Disaster Housing Recovery Updates - July 15, 2019

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 [7/1](#)).

Federal Action

Forty-seven members of Congress signed a [letter](#) authored by Representative Darren Soto (D-FL) calling for HUD to release \$2 billion in disaster recovery funding to rebuild Puerto Rico's power grid. The funds are part of a disaster aid package passed in early 2018.

The U.S. Department of Agriculture approved a [new phase of grants](#) to Puerto Rico. The \$600 million block grant from the Food and Nutrition Service will go toward food assistance programs on the island. The money was made available in the disaster aid package passed by Congress last month.

The Government Accountability Office (GAO) released a [report](#) on June 28 regarding the high level of debt in U.S. territories. While GAO said that federal disaster aid would stimulate their economies, it was unclear whether such economic benefits would be sustainable.

GAO released another [report](#) on June 28 that found six agencies receiving the most funds for aid after the 2017 disasters failed to provide appropriate internal control plans for the money.

Two Emergency Disaster Management scholars [penned an op-ed](#) calling on politicians to move beyond partisanship and create a public policy "safe zone" for disaster preparedness and recovery discussions to take place.

Floods

Missouri

President Trump [declared](#) a major disaster in 20 Missouri counties. FEMA subsequently activated its Individual Assistance (IA) program to provide flood victims with grants to procure temporary shelter and repair homes.

South Dakota

FEMA announced that it has [approved](#) almost \$650,000 for 274 applicants for assistance after activating the IA program in June. The agency stated that they received [1,195 inquiries](#) about disaster assistance from South Dakota residents.

Tornadoes

Ohio

As individuals in tornado ravaged areas of Ohio continue to [wait](#) for FEMA to accept or deny their assistance applications, local officials are looking for transitional housing to bring people [back to the area](#).

Missouri

DHRC members Catholic Charities and Seventh Day Adventist Community Services Disaster Response are [continuing their efforts](#) to provide aid and case management services to individuals affected by tornadoes in Missouri.

California Wildfires

On June 27, California Governor Gavin Newsom [signed](#) the 2019-2020 state budget into law. The budget includes assistance for areas recovering from the Camp Fire in 2018, as well as assistance for wildfire mitigation efforts in fire-prone areas.

The 2018-2019 Butte County Grand Jury [released their findings](#) and recommendations following the 2018 Camp Fire. The report, created by 19 Butte County residents, found that the notification system employed by the county to warn residents to evacuate was significantly inadequate and failed to take into account the needs of older residents and residents with disabilities.

Sonoma County released its [point-in-time survey](#) of individuals experiencing homelessness last week. The report found that although the number of homeless individuals has decreased from higher levels directly after the Tubbs Fire, the number of homeless youth and individuals living in cars increased. This is attributable to the loss of affordable housing in the area due to the fire.

Paradise is waiting on Governor Gavin Newsom to [recertify the town as a smaller community](#) to make the area eligible for U.S. Department of Agriculture grants through its Rural Development Disaster Assistance program. The new grant program comes from a \$150 million set-aside to assist communities with less than 20,000 people recover from disasters.

Issues with insurance claims and the uneasiness of living in a formerly bustling town are making some residents of Paradise with intact homes almost wish their homes [had not survived the fire](#).

DHRC member Enterprise Community Partners is [working on a platform](#) to provide information sharing, tools, and technical assistance to better facilitate inclusive community-driven decision-making in resilience planning and disaster recovery. The initiative, based in Northern California, launched last month with a day-long summit of community leaders, community organizations, and disaster recovery experts.

Hurricane Michael

Florida

Residents of rural Florida are still working through the aid and recovery process. The Marjorie group has [highlighted](#) some of their stories as part of a series on Hurricane Michael's aftermath.

Hundreds of nursing homes were forced to evacuate during Hurricane Michael. As a new storm season begins, nursing homes, homeless shelters, and assisted living facilities in flood plains are [urged](#) to prepare with temporary shelter and evacuation plans.

Bay County's [Long-Range Recovery Task Force](#) ratified its 295-page Long-Range Recovery Plan in Panama City this week. The plan now goes to the Bay County Commission for formal adoption.

Georgia

With the latest federal disaster relief package signed into law last month, Southeast Georgia is anxiously awaiting how much recovery assistance they will receive and [when it will arrive](#).

2017 Disasters

Hurricane Maria

In the absence of government aid, Puerto Ricans are [banding together](#) to help their communities repair and recover. But as a new hurricane season looms, Puerto Ricans believe that greater mitigation efforts are needed.

Hurricane Harvey

Even after being forced to resubmit applications, assistance is [frustratingly slow](#) to arrive for Hurricane Harvey victims in Houston. The Houston Department of Housing and Community Development hopes federal assistance money will speed up the process.

Two years after Hurricane Harvey, some survivors, [including a 75 year old woman](#), are still living in trailers across from their damaged homes.

Louisiana Floods

In the wake of new guidance from HUD on whether receiving SBA loans and CDBG-DR funds can be considered a duplication of benefits, some Louisiana homeowners [are already receiving checks](#).

Hurricane Sandy (2012)

Recovery from Hurricane Sandy is still ongoing with large numbers of families still waiting to rebuild their homes. One researcher [points](#) to dramatic drop-offs in donations, sporadic federal assistance, and turnover in aid organizations as reasons why disaster recovery takes so long.

Lower-income communities in NYC's outer boroughs are [facing threats](#) from future flooding and storms. As NYC spends large amounts of money to buttress Manhattan against storm surge, mitigation in poorer communities could threaten some families' housing stability.

[Seaside Heights, NJ](#) opened an apartment building containing 91 age- and income-restricted units. This was the first building to be funded using CDBG-DR dollars on a New Jersey barrier island.

Opportunity Starts at Home

National League of Cities Urges Action on Housing Affordability

The [National League of Cities](#) (NLC) Housing Task Force published a report, [Homeward Bound](#), urging major action at all levels of government to solve the nation's housing affordability crisis. *Homeward Bound* contains an analysis of the factors that caused the housing crisis, case studies of cities implementing innovative solutions, and recommendations for local and federal leaders. In particular, the report highlights the growing recognition that housing is a prerequisite for opportunity and health, and argues that local leaders cannot solve the problem alone.

NLC is one of 16 national organizations on the *Opportunity Starts at Home* multi-sector campaign Steering Committee elevating the importance of affordable housing. More than 20 elected officials and local leaders from across the country compose the NLC Housing Task Force.

“This crisis is affecting the quality of life for people throughout our nation, and the time to act is now,” writes Washington D.C. Mayor Muriel Bowser in the report's forward. “All levels of government need to face this housing crisis head-on.”

Regarding its federal recommendations, the report identifies five policy strategies:

1. Immediately stabilize and stem the loss of public and affordable housing;
2. Follow emergency intervention with passage of a long-term, standalone housing bill that authorizes ten years of new funding for pilot programs that advance housing for all;
3. Support innovation and modernization of land-use and planning at the local and regional level;
4. Fix inequities in housing development and the housing finance system; and
5. Support scalable innovation and financing for cities, towns, and villages.

Many of the recommendations align with the *Opportunity Starts at Home* campaign's national [policy agenda](#), which further advances the call for more robust and equitable federal action.

The full report is at: [click here](#).

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

From the Field

State Commits \$15 Million to the Arizona Housing Trust Fund

The Arizona legislature appropriated \$15 million to the state's Housing Trust Fund during this year's legislative session, one of the largest investments towards housing and homelessness the state has seen in nearly a decade. Though this funding is still far from levels seen before budget cuts following the Great Recession, it is a critical step toward restoring Arizona's sole state resource dedicated to affordable housing.

Arizona's Housing Trust Fund has been supporting the state's most vulnerable populations since its creation in 1988. This includes new affordable homes, homelessness prevention and emergency shelter, disaster-related housing relief, and housing support to rural and tribal communities. The Housing Trust Fund is funded from the sale of unclaimed property, such as abandoned stocks or savings accounts, as well as interest savings, loan repayments, and other cash outlays. Before the 2009 recession, the fund totaled nearly \$40 million in state dollars, which in combination with more than \$350 million in federal dollars annually, supported more than 10,000 people each year. However, in 2010 a \$2.5 million cap was placed on unclaimed property fund transfers - the largest contributing source of the fund - due to budget constraints.

NLIHC state partner Arizona Housing Coalition and its members have been working for years to fully restore the Housing Trust Fund to pre-recession levels. During the 2016 legislative session, the Arizona Housing Coalition was successful in diverting future net earnings from the Arizona Housing Finance Authority single-family mortgage program to the Housing Trust Fund. These totaled more than \$2 million in 2015 and are expected to grow. This year's one-time allocation is the largest increase the Housing Trust Fund has seen since the 2010 cap.

The Arizona Department of Housing invited public input regarding how the newly appropriated funds should be used, holding a public meeting on June 21 and accepting written comments through June 28. Themes that emerged included a need for more support to older adults experiencing or at risk of homelessness, more stable housing options for people living with a mental illness, and housing and services to support youth living on their own. A carve-out of \$3.5 million of this year's \$15 million allocation is earmarked to house people with a serious mental illness who resist treatment. Advocates stated that more funding is still needed.

"We are excited for this victory in our work to end homelessness and grow the stock of affordable housing options in our state," said Arizona Housing Coalition Executive Director Joan Serviss. "However, we have

more work to do, especially since, as NLIHC’s The Gap analysis shared, Arizona is the third least affordable state for hard working families. A one-time infusion of cash isn’t the sustainable solution we need to address the ongoing challenges of housing insecurity and homelessness.”

For more information about Arizona’s Housing Trust Fund and the Arizona Housing Coalition, contact Joan Serviss, Arizona Housing Coalition executive director at: joan@azhousingcoalition.org or visit: www.azhousingcoalition.org

Events

Congressional Briefing Scheduled on Findings from *The Gap* and *Out of Reach*

NLIHC will host a congressional briefing on July 26 sponsored by Representatives Ayanna Pressley (D-MA) and Lacy Clay (D-MO) to share findings from NLIHC’s two newest reports, [Out of Reach](#) and [The Gap: A Shortage of Affordable Rental Homes](#). Panelists will discuss the direct impact the shortage of affordable housing has on low-income renters’ health and well-being, highlight racial disparities in rental home affordability, and share key information policymakers need to address the affordable housing crisis.

Representative Pressley is invited to give opening remarks. Speakers include:

- Andrew Aurand, senior vice president of research, NLIHC
- Agatha So, policy analyst, UnidosUS
- Shalonda Rivers, president, 22 Avenue Apartments Cordoba Tenant’s Association, and
- Sarah Mickelson, senior policy director, NLIHC.

The briefing will be held at 1:00 p.m. ET in Congressional Visitors Center Room 217.

Register for the event at: <https://tinyurl.com/y2pbjcb9>

New Orleans Hosts NeighborWorks Training Institute, August 19-23

The next [NeighborWorks Training Institute \(NTI\)](#) will be held in New Orleans the week of August 19-23. In addition to offering a wide array of courses for nonprofit professionals in community development, affordable housing, and nonprofit management, the NTI will feature a special Wednesday symposium on the nexus between health and community development: [Closing the Life Expectancy Gap \(ML933\)](#). Register for the NTI online [here](#).

NTI courses lasting from one to five days each are offered in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; Native American and rural community development; and single-family and small business lending.

Online registration is at: <https://bit.ly/1ATs8Ia>

NLIHC in the News

NLIHC in the News for the Weeks of June 30 and July 7

The following are *some* of the news stories that NLIHC contributed to during the weeks of June 30 and July 7:

- “Ben Carson is repeating mistakes on housing,” *The Washington Post*, July 1 at: <https://rebrand.ly/tn67r4> and <https://rebrand.ly/kawcw1>
- “50 maps that explain how America lives, spends, and believes,” *Business Insider*, July 1 at: <https://rebrand.ly/yski0a>
- “How Kamala Harris would increase housing assistance for people with criminal records,” *Politico*, July 9 at: <https://rebrand.ly/old12f>
- “Harris, Ocasio-Cortez pitch bill to increase housing assistance for individuals with criminal record,” *The Hill*, July 10 at: <https://rebrand.ly/151wgn>
- “Tech start-ups look to disrupt the affordable housing industry,” *SFGate*, July 11 at: <https://rebrand.ly/t5bdgs>

NLIHC News

NLIHC Welcomes Kim Johnson as Housing Policy Analyst



NLIHC is pleased to welcome Kim Johnson as its newest housing policy analyst.

Kim is responsible for identifying and analyzing federal policy and regulatory activities related to NLIHC’s priorities, and then advocating around those policies and activities on Capitol Hill while also working with the NLIHC Field Team to engage NLIHC’s membership and network in field advocacy. Kim will focus on housing protections in the Violence Against Women Act, criminal justice reform, and evictions. A member of the policy team, Kim will report to Senior Director for Public Policy Sarah Mickelson.

Born and raised in the Washington, DC suburbs, Kim is a recent graduate of George Washington University, where she earned a master’s degree in public policy. During her graduate program, she interned with Stewards of Affordable Housing for the Future and with the Senate Minority Health Committee. She also held a fellowship with the National Network to End Domestic Violence. Before graduate school, Kim resided in Harrisonburg, VA, working as an advocate for survivors of sexual and domestic violence. In 2014, she served on an advisory committee to the Obama Administration’s White House Task Force to Protect Students from Sexual Assault. Kim received her B.S. in Psychology and an M.A. in Psychological Sciences from James Madison University in Harrisonburg, VA.

Please join us in welcoming Kim to the NLIHC team.

NLIHC Seeks Fall Interns

NLIHC is accepting applications for our fall internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills, to work as policy, research, field, and communications/media/graphic design interns from late August/early September until mid-December.

The available positions are:

Policy Intern. Tracks new legislation, reviews legislation and attends congressional hearings and writes summaries for NLIHC's *Memo to Members and Partners* e-newsletter, participates in visits to congressional offices, develops materials for use in advocating with House and Senate offices to achieve NLIHC's policy agenda and more.

Field Intern. Assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs and *Memo to Members and Partners* e-newsletter articles, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.

Research Intern. Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for the *Memo to Members and Partners* e-newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.

Communications/Media/Graphic Design Intern. Prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database and tracks press hits. Also assists with sending out e-communications; revises collateral print material such as brochures, flyers, and factsheets; and updates content on the NLIHC website. Some graphic design experience is highly desired.

Fall interns are expected to work 25 hours a week. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s)/semester for which you are applying. Applicants for the communications/media/graphic design internship should also submit examples of your graphic design work.

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

Where to Find Us – July 15

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

- [RESULTS 2019 International Conference](#), Washington, DC, July 15
- NAACP State Economic Chairpersons Convening, Detroit, MI, July 18
- *Our Homes, Our Votes, Our New Hampshire* event, Portsmouth, NH, July 18
- [Wisconsin Partnership for Housing Development Home for Everyone Conference](#), Eau Claire, WI, July 18-19

- [National Alliance to End Homelessness](#) Annual Conference 2019, Washington, DC, July 23
- [UnidosUS' 2019 Annual Conference](#), San Diego, CA, August 3
- [Utah Housing Coalition Conference](#), Park City, UT, August 27–28
- 2nd Annual Children’s HealthWatch Champion Award, Boston, MA, October 10
- [Housing & Community Development Network of NJ Annual Conference](#), New Brunswick, NJ, October 18
- New Mexico Coalition to End Homelessness Conference, Albuquerque, NM, October 24
- [2019 Housing Matters! Conference](#), Housing Action Illinois, Bloomington, IL, October 24-25
- Rural Housing Summit, San Jose, CA, November 7

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
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 Catherine Porter, Research Intern, x249
 Ikra Rafi, Creative Services Specialist, x246
 Catherine Reeves, Development Coordinator, x234
 Brooke Schipporeit, Housing Advocacy Organizer, x233
 Nayasia Thomas, Graphic Design Intern, GDintern@nlihc.org
 Taylor Washington, Field Intern, x252
 Chantelle Wilkinson, Housing Campaign Coordinator, x230
 Renee Willis, Vice President for Field and Communications, x247
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