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Our Homes, Our Votes: 2020

Sign Letter Urging Presidential Debate Moderators to Question Candidates on Affordable Housing

In a few weeks the presidential candidates will return to the debate stage in Houston, TX, to discuss their positions, promises, and policies. NLIHC and our partners are calling on the moderators of the third debate to ask the candidates about their affordable housing solutions. Join a letter urging them to do so [here](#).

The candidates are talking about the nation's shortage of affordable homes and their solutions on the campaign trail as never before – because voters are demanding they do! Many candidates have already released their plans and proposals to address the housing crisis, with most centering on the needs of people experiencing homelessness and the lowest-income renters. The moderators of first two Democratic presidential debates have failed, however, to directly ask the candidates what they would do about the crisis that makes it nearly impossible for millions of families to keep roofs over their heads.

Take a moment to add your organization to a [national letter](#) urging the *ABC* and *Univision* debate moderators of the next 2020 Democratic debate – George Stephanopoulos, David Muir, Linsey Davis and Jorge Ramos – to ask the candidates about the most important issue impacting our nation's economic and overall wellbeing—affordable housing. Over 300 organizations have signed; let's double that number this week!

[Sign your organization on to the letter](#) to the debate moderators today.

We also urge you to become involved in NLIHC's nonpartisan voter and candidate engagement project, [Our Homes, Our Votes: 2020](#), to raise the issue of affordable housing in the 2020 elections, engage candidates on the issue, track their comments and proposals, and involve more low-income renters in voting. Learn more at: www.ourhomes-ourvotes.org

Labor Day: BBQs, Parades . . . and Candidates

Labor Day is characterized by family BBQs, parades down Main Street, and - in many communities – appearances by candidates for elected office. Candidates use Labor Day events as opportunities to participate in state and local traditions, engage with voters, and talk about their policies and promises. The holiday is an excellent opportunity for voters to engage candidates around affordable housing and to learn where they stand on the issues.

NLIHC's nonpartisan [Our Homes, Our Votes: 2020](#) candidate- and voter-engagement project offers an array of resources you can use to effectively interact with candidates, including sample questions to ask. Questions like: *What specifically will you do to expand access to housing assistance to every household that needs it? What will you do to end homelessness?* For more questions and tips, check out the *Our Homes, Our Votes* candidate engagement [tool kit](#).

Whenever possible, capture your interactions with the candidates using video, audio, and photos, and share them on social media to amplify their impact. Use #OurHomesOurVotes2020 so NLIHC and other advocates can retweet and amplify them. Send videos and photos to us at outreach@nlihc.org, and we will post them on www.ourhomes-ourvotes.org.

Presidential Candidate John Delaney Announces Plan to Revitalize Communities, Expand Affordable Housing

Former U.S. Representative John Delaney (D-MD) joins a [growing list](#) of Democratic presidential candidates calling for increased investments in affordable homes for those with the greatest needs. Mr. Delaney announced his [Cities Fair Deal Plan](#), a ten-point proposal to help cities and urban communities thrive, on July 25. Among other things, the proposal calls for increased federal funding for affordable housing, including \$7 billion per year for the national Housing Trust Fund to provide homes for the lowest-income people in America.

As the nation's housing crisis worsens, constituents are demanding presidential candidates respond. Mr. Delaney's plan proposes \$125 billion in affordable housing investments to help low-income families afford rent and stay in their homes as well as measures to roll back local policies preventing the construction of new affordable homes. Mr. Delaney's plan also includes measures to boost entrepreneurship and business creation, establish universal healthcare and pre-kindergarten education, reform the criminal justice system, invest in infrastructure, and end predatory lending practices.

John Delaney's affordable housing proposals represent another example of presidential candidates and members of Congress increasingly confronting the nation's housing crisis head on with bold solutions. While candidates are talking about the nation's shortage of affordable homes and their plans to address it on the campaign trail as never before, the moderators of the last two Democratic presidential debates failed to directly ask the candidates what they would do about the crisis. NLIHC and our partners are calling on the moderators of the third debate not to repeat this omission. Join a letter urging them to ask the candidates about their affordable housing solutions [here](#).

NLIHC's nonpartisan voter and candidate engagement project, [Our Homes, Our Votes: 2020](#), will raise the issue of affordable housing in the 2020 elections, urge candidates to discuss how they will deal with the crisis, track their comments and proposals, and engage more low-income renters in the voting process. Learn more at: www.ourhomes-ourvotes.org

Fair Housing

#DefendCivilRights: Join Tweetstorm Opposing HUD's Disparate Impact Rule Tomorrow, August 27, 1-2 p.m. ET

Join a Tweetstorm tomorrow, August 27, from 1:00 to 2:00 p.m. ET to #DefendCivilRights and encourage advocates to submit comments opposing HUD's proposed changes to the Disparate Impact regulation. The proposed changes would make it virtually impossible for protected classes of people under the Fair Housing Act to raise claims that businesses, governments, and other entities are disparately discriminating against them.

Comments opposing the proposed changes can be submitted directly through campaign websites, www.defendcivilrights.org and www.fightforhousingjustice.org, until the October 18 deadline. Some sample tweets are below, and more can be found in this [social media toolkit](#).

- The Trump administration and @HUDgov are creating insurmountable barriers to proving discrimination under the Fair Housing Act. Fight back by leaving a comment here: <http://bit.ly/2z7aCoT> #DefendCivilRights #FightforHousingJustice
- Act now to stop the Trump administration from making it impossible to prove discrimination under the #FairHousing Act. Everyone is at risk! Join us in fighting back. <http://bit.ly/2z7aCoT> #DefendCivilRights #FairHousingForAll

- The latest Trump administration attack on civil rights protections could allow landlords, lenders and insurance companies to discriminate without consequences. Tell @HUDgov we won't allow this! <http://bit.ly/2z7aCoT> #DefendCivilRights #FairHousingForAll
- Stop the Trump administration's latest attack on our civil rights! #KeepHousingFair for communities of color, families with children, LGBTQ people, and people with disabilities. Fight back by leaving a comment here: <http://bit.ly/2z7aCoT> #DefendCivilRights #FightforHousingJustice
- Help protect our neighborhoods from discrimination! Everyone should have a place to call home that connects them to the opportunities they need to thrive. <http://bit.ly/2z7aCoT> #DefendCivilRights

Learn more at: <https://www.defendcivilrights.org> and www.fightforhousingjustice.org

Civil Rights and Housing Justice Groups Launch Websites for Responding to HUD's Proposed Anti-Fair Housing Disparate Impact Rule

Seven civil rights organizations, led by the National Fair Housing Alliance, formed the [Defend Civil Rights campaign and website](#) to mobilize responses against HUD's proposed changes to the current Disparate Impact regulation. Separately, the National Housing Law Project (NHLP), the Western Center on Law and Poverty and the Shriver Center on Poverty and Law launched the [Fight for Housing Justice](#) website to similarly mobilize opposition to the proposed changes to the Disparate Impact rule. The changes would make it virtually impossible for protected classes of people under the Fair Housing Act to raise claims that businesses, governments, and other entities are covertly engaging in policies or practices that disproportionately negatively impact them.

The [websites](#) offer Frequently Asked Questions (FAQs), fact sheets, links to media reports about the proposed rule, and portals for easily submitting comments to the *Federal Register*. Advocates are urged to periodically visit the websites because more materials will be added, including issue-specific fact sheets rooted in favorable court decisions since the landmark 2015 Supreme Court ruling in *Texas Department of Housing and Community Affairs vs. Inclusive Communities Project*.

Advocates are urged to participate in a Twitter storm on Tuesday, August 27 between 1:00 and 2:00 p.m. ET. Some sample tweets are on the Defend Civil Rights [Social Media Toolkit page](#).

HUD formally published in the *Federal Register* on August 19, [proposed changes](#) to the fair housing Disparate Impact rule that would make it far more difficult for people experiencing various forms of discrimination to challenge the practices of businesses, governments, and other large entities (see *Memo*, [8/19](#)). As proposed, the current three-part "burden shifting" standard to show disparate impact would be radically changed to a five-component set of tests placing virtually all of the burden on people who are in "protected classes" – people of color, women, immigrants, families with children, people with disabilities, LGBTQ persons, and people of faith. The proposed rule also would provide special defenses for business practices that rely on statistics or algorithms.

NLIHC strongly opposes the proposed rule changes and will work with our fair housing, civil rights and housing justice partners to defend civil rights. Comments on the proposed rule changes are due by October 18. NLIHC will offer a sample comment letter for advocates to tailor for submitting comments.

The Defend Civil Rights campaign website is at: <https://www.defendcivilrights.org>

The Fight for Housing Justice campaign website is at: <https://www.fightforhousingjustice.org/>

The *Federal Register* version of the proposed rule is at: <https://bit.ly/2ZalOvj>

An easier to read version of the proposed rule is at: <https://bit.ly/31LTrFM>

NLIHC's Preliminary Summary of Key Features is at: <https://bit.ly/2MALi2r>

NLIHC's Side-by-Side of §100.500 is at: <https://bit.ly/2yzdevq>

A media statement by Diane Yentel, NLIHC president and CEO is at: <https://bit.ly/31Lbwnf>

More about disparate impact is on [page 7-8](#) of NLIHC's *2019 Advocates' Guide*

HUD

HUD Seeks Housing-Provider Volunteers in REAC Pilot

HUD is seeking public housing agencies (PHAs) and owners of private HUD-assisted multifamily properties to volunteer for its Real Estate Inspection Center (REAC) pilot project. According to a [Federal Register notice](#) on August 21, over the course of two years HUD will inspect 4,500 properties willing to voluntarily adopt HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) model. According to an October 29, 2018 email, HUD intends to change the 20-year-old REAC physical inspection system to better reflect the physical condition of privately owned, HUD-subsidized housing (see *Memo*, [10/29/18](#)).

The NSPIRE model has three major components:

- Three types of inspections: 1) self-inspections by PHAs and owners and agents of private, HUD-assisted multifamily housing, 2) inspections conducted by contractors and/or federal inspectors, and 3) inspections conducted solely by federal inspectors. HUD has created a new acronym combining PHAs and owners/agents – POAs. HUD will inspect participating properties at least once during the demonstration using the NSPIRE standards.
- Three categories of physical deficiencies: 1) health and safety, 2) function and operability, and 3) condition and appearance. HUD states that ideally each category could result in emergency work orders, routine work orders, and other maintenance.
- Three inspectable areas: 1) inside (common areas and building systems), 2) outside (building site and building envelope), and 3) units (the interior of an individual home).

Federal and contract inspectors will use a newly developed Critical to Quality (CTQ) standard, a subset of the entire set of NSPIRE standards. When a deficiency is noted against one or more CTQs, there will be a high correlation to substandard conditions within a property. Prior to the demonstration, HUD will publish a minimum standardized list of exigent health and safety (EH&S) items to be included in the CTQ inspection that POAs must correct, remedy, or act to abate within 24 hours of receipt of notification and submit evidence of repair, correction, or abatement. HUD expects this list to be similar to the exigent health and safety items in the Uniform Physical Condition Standards (UPCS) and the list of life-threatening conditions published as part of the [UPCS-V demonstration](#).

HUD indicates that Region III will receive preference as part of an initial group of volunteer POAs. Unlike information provided at earlier HUD listening sessions (see *Memo*, [3/4](#)), NSPIRE will add properties from other regions on a rolling basis. POAs must meet the NSPIRE standard of 100% unit inspections annually. POAs will not be subject to both NSPIRE and UPCS inspection. NSPIRE will not apply to units assisted with Housing

Choice Vouchers or Project-Based Vouchers. Once NSPIRE standards have been validated through the demonstration, however, they will be tested with HCV properties under the existing UPCS-V demonstration.

Finally, HUD will inspect for the presence and function of carbon monoxide detectors, an affirmative requirement for the installation of carbon monoxide detectors for properties/units that contain fuel-burning appliances or fuel-burning fireplaces or that are in buildings with attached private garages with an opening connected to the dwelling unit or sleeping unit.

HUD has [posted an initial set of possible NSPIRE standards](#) and requests feedback regarding them. The initial set concerns smoke detectors, chimneys, exit signs, sinks, and trash chutes. More standards will be added.

The *Federal Register* notice regarding the NSPIRE demonstration is at: <https://bit.ly/2ZkuCmK>

The NSPIRE website is at: <https://bit.ly/2V9qvV3>

Disaster Housing Recovery

Disaster Housing Recovery Coalition Expresses Serious Concerns about FEMA Activity in Puerto Rico

NLIHC President and CEO Diane Yentel [sent a letter](#) to FEMA Director of Individual Assistance Chris Smith outlining serious concerns with the execution FEMA Individual Assistance (IA) in Puerto Rico. The letter – sent on behalf of the NLIHC-led Disaster Housing Recovery Coalition which includes more than 800 national, state and local organizations, including many organizations working directly with disaster-impacted communities – warns that FEMA has done little to alleviate barriers that prevented many low-income Puerto Ricans from accessing FEMA assistance.

In the aftermath of Hurricane Maria, FEMA did not recognize the local land ownership practices on the island and denied assistance to individuals who owned their homes but who did not have traditional titles to those homes. FEMA staff informed NLIHC that the agency has taken only limited steps in recent months to help Puerto Rican and other survivors overcome this barrier. Moreover, FEMA staff indicated that the agency is actively considering policy changes that could make it more difficult, if not impossible, for future disaster survivors to receive the assistance to which they are entitled. The letter, sent August 15, urges FEMA not to create additional barriers and instead to take all possible steps to allow the most vulnerable survivors access to its programs.

While FEMA staff acknowledge these barriers have impacted the lowest-income survivors in nearly every disaster-impacted community since at least 1995, survivors in Puerto Rico were affected at a much greater scale because of widespread local land-ownership practices. It is estimated that more than 77,000 low-income survivors of Hurricane Maria were denied assistance because of this issue.

Read the full text of the letter at: <https://bit.ly/2Hn05Ku>

HUD Releases Notice Distributing Disaster Mitigation Funds to Some Impacted States, Excludes Puerto Rico and the U.S. Virgin Islands

HUD released a [Federal Register notice](#) allocating nearly \$6.875 billion in mitigation funding to multiple states recovering from 2015, 2016 and 2017 disasters. The funds were approved through a disaster supplemental appropriation act passed more than a year and a half ago, in February, 2018. The notice allocates funds to

California, Florida, Georgia, Louisiana, Missouri, North Carolina, South Carolina, Texas and West Virginia, but not to Puerto Rico or the U.S. Virgin Islands (USVI).

Texas topped the list of states allocated mitigation funding, receiving more than \$4 billion to assist in its recovery from Hurricane Harvey in late 2017. Disaster Housing Recovery Coalition (DHRC) members and partners in affected states have been eagerly awaiting this notice, which was required by statute to be released before September 4 of this year. States must now draft Action Plans detailing the use of the funds. These plans will be sent to HUD for final approval.

The notice conspicuously includes no funding for Puerto Rico or the USVI. HUD announced in July that those funds would be dealt with separately due to HUD's concerns regarding the islands' capacity to administer the funds and the potential for misuse. Puerto Rico and USVI advocates have vigorously disputed that decision. The DHRC released a [press statement](#) calling on Congress to hold President Trump accountable for continuously leaving Puerto Rico and the USVI behind in the recovery. .

“Hurricane season is well under way and still more than 300,000 homes are in need of repairs from storms that hit the island nearly two years ago,” stated Diane Yentel, president and CEO of the National Low Income Housing Coalition. “The Trump administration’s continued efforts to withhold mitigation funds has prevented Puerto Ricans from making the investments needed to rebuild and prepare for future natural disasters. Every day of delay puts American lives at risk.”

Read the full text of the HUD notice at: <https://bit.ly/2KOvWpM>

Read the DHRC press statement at: <https://bit.ly/2MEmAPn>

Additional Disaster Housing Recovery Updates, August 26, 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 [8/19](#)).

Federal Action

Climate change is worsening the country's housing affordability crisis. Advocates are [calling on Congress](#) to pass the Disaster Housing Recovery Coalition (DHCR)-supported “[Reforming Disaster Recovery Act](#)” to better prepare for more frequent and heavier storms and wildfires.

An [article in the Scientific American](#) states that FEMA is having to respond to numerous smaller disasters, lowering its capacity to deploy to major disaster areas.

The price we pay for rising seas [will only keep increasing](#), says a new study from the Center for Climate Integrity.

Midwest Flooding

Nebraska

The rural [Village of Lynch's](#) local government has struggled to finance its recovery and, with part of the village still a ghost town, funding for the estimated \$2 million dollars in damage remains uncertain.

Wisconsin

[Sauk County is partnering with Habitat for Humanity of Wisconsin River Area](#) for the first time as they recover from \$15 million of damage to homes and is still waiting for FEMA aid to reach the cities, towns, and villages in the county.

Midwest Tornadoes

Ohio

Ohioans who survived the catastrophic tornadoes in and around Dayton earlier this year [have just 2 weeks](#) to apply for federal disaster assistance from FEMA and the Small Business Administration.

California Wildfires

Under recently published guidelines, Californians would [find it harder to qualify](#) for Individual Assistance from FEMA. Some state advocates blame the federal government for assuming California is wealthy enough to pay for its own recovery.

Hurricane Michael

Florida

Some counties, such as Bay County, estimate a three- to five-year recovery from Hurricane Michael because the [lack of housing has impacted businesses' ability to find workers](#).

Florida has set aside [\\$75 million to purchase flood-damaged homes](#), allocating \$10 million to the Keys alone.

Hurricane Florence

North Carolina

The North Carolina Office of Recovery and Resiliency and state housing finance agency have agreed to allocate [\\$16.6 million for affordable housing projects in Fayetteville and Goldsboro](#). One such project is the McArthur II project, which will provide 80 new affordable homes.

[Duke University held a conference](#) about climate change and hurricane resiliency, focusing on the cumulative effect of poverty that hurricanes have on low-income communities and what can be done to mitigate impacts.

South Carolina

According to public records, South Carolina Governor Henry McMaster [hired a lobbying group](#) to push for recovery funding after Hurricane Florence. The firm was paid \$15,000 a month at taxpayers' expense.

Representative Tom Rice (R-SC) and Lieutenant Governor Pamela Evette [toured recently rebuilt homes](#) damaged by Hurricane Matthew.

The South Carolina Department of Archives and History was recently awarded \$1.9 million to launch its [Hurricane Irma Disaster Assistance Program](#) to repair historic properties across the state.

2017 Disasters

Hurricane Maria: The director of the Puerto Rico Office of Recovery, Reconstruction and Resilience [gave an interview](#) to *The Weekly Journal*, saying the recent events in Puerto Rico will not affect recovery programs.

Hurricane Maria: In an [op-ed in *The Hill*](#), Rosanna Torres, director for the Center for a New Economy Washington, DC, argues against the idea of appointing a recovery czar to coordinate Puerto Rican recovery.

Hurricane Irma: U.S. Virgin Islands (USVI) Governor Albert Bryan Jr. is [continuing to push back](#) on allegations from HUD that the islands do not have the capacity to administer disaster recovery funding at this time.

Hurricane Irma: In the USVI, hurricane survivors, especially [older Americans and those living with disabilities](#), feel left behind.

Native American Housing

Representative Haaland and Senator Warren Seek Feedback on Comprehensive Plan for Native Communities

Representative Deb Haaland (D-NM) and Senator Elizabeth Warren (D-MA) released a proposal for an upcoming bill, the “[Honoring Promises to Native Nations Act](#),” which aims to address the issues outlined in a U.S. Commission on Civil Rights (USCCR) report, [Broken Promises: Continuing Federal Funding Shortfall for Native Americans](#) (see [Memo, 2/25](#)). Senator Warren and Representative Haaland are seeking feedback from tribal governments and citizens, tribal organizations, and other stakeholders about the proposal, which includes recommendations for improving housing in tribal areas.

Native Americans in tribal areas have some of the greatest needs for decent, accessible, affordable homes in the U.S., but federal investments in affordable housing for American Indians and Alaska Natives have been chronically underfunded for decades. Basing their bill on the findings from the USCCR report, Representative Haaland and Senator Warren propose that the Indian Housing Block Grant program, the main federal housing resource in tribal areas, be fully funded, inflation-adjusted, and mandatory – i.e., not subject to the annual budget process (similar to Social Security and Medicare). The “Honoring Promises” act also calls for allowing tribal governments to participate in the Housing Choice Voucher program, simplifying and expanding pertinent loan guarantee programs, and strengthening and expanding the Tribal HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. The lawmakers ask for feedback and suggestions to ensure these federal programs address Native American housing needs while respecting sovereignty.

The “Honoring Promises” legislation also includes policy proposals related to criminal justice and public safety, health care, education, and economic development. The proposal recommends several systemic changes to address chronic underfunding of programs designed for Native communities, to strengthen tribal sovereignty, and to honor the unique government-to-government relationship between Tribal Nations and the federal government. Such provisions include creating new offices and positions focused on tribal affairs within federal agencies like the Office of Management and Budget and the Department of Interior and establishing a permanent White House Council on Native American Affairs.

Learn more about the “Honoring Promises to Native Nations Act” at: <https://tinyurl.com/y2j9nmm4>

California Partners Release New Study on Tribal Housing Needs and Opportunities

The Rural Community Assistance Corporation (RCAC) and the California Coalition for Rural Housing (CCRH), an NLIHC state partner, released on August 14 a comprehensive study on [California Tribal Housing Needs and Opportunities: A Vision Forward](#). The study focuses on the housing needs of American Indians living in tribal areas in California and recommends expanding state-level resources to better meet these needs.

CCRH and RCAC conducted the study from 2015 to 2019 using a variety of data, including questionnaire responses from tribal housing leaders and surveys in tribal areas, to better understand the housing needs of American Indians in California. Almost one-fifth of all federally recognized tribes are located in California, although most American Indians in the state do not live on tribal land. The study found that nearly one third of those who are living in tribal areas in the state live below the federal poverty line – more than twice the rate of the general population in California. Many Native households live in single-family homes or mobile homes, with more than a third of families living in overcrowded conditions. Over 60% of these homes were built more than three decades ago, and nearly one fifth need major physical improvements. Many drinking water and wastewater systems in tribal areas are at or beyond capacity, and many households rely on individual septic systems, which inhibits new housing development.

Tribal Nations in California have mostly been excluded from state housing programs – with the exception of the Low-Income Housing Tax Credit since 2014 – and rely heavily on federal resources, which are chronically underfunded. CCRH and RCAC recommend that state housing programs be reformed to allow California tribes and tribal housing entities to participate and to accommodate issues of sovereignty and land ownership. The study also proposes the state provide additional resources and programs to help build tribal capacity.

Read the full report at: <https://tinyurl.com/y6g2s4uf>

Opportunity Starts at Home

New Blogs Published on Housing, Health, and the Environment

The *Opportunity Starts at Home* multi-sector affordable homes campaign published on August 7 a [blog](#) written by Dr. Patricia Martin, DO, a family physician at Unity Health Care Minnesota Avenue Health Center, on why good housing is a prescription for good health for her patients. “I believe there is no technology or intervention that will drive down rising healthcare costs and improve health outcomes more quickly than safe, decent, affordable housing,” Dr. Martin writes. (Unity Health Care participates in the campaign’s [Roundtable](#).) Read the full blog [here](#).

Children’s HealthWatch, a [Steering Committee](#) member of the *Opportunity Starts at Home* campaign, published on August 14 a [blog](#) written by NLIHC President and CEO Diane Yentel on the deep connections between housing and health, as well as how the campaign is building lasting partnerships with the health sector. “When housing advocates work alongside pediatricians, public health researchers, and health policy experts,” Diane writes, “we pique the interests of policymakers in new ways and urge them to take action.” Read the full blog [here](#).

The campaign also published a [blog](#) written by Khalil Shahyd, Natural Resources Defense Council (NRDC) senior policy advocate, on the connections between affordable housing and climate change. “We are beginning to realize the critical role of affordable housing in reducing the negative impacts of climate change,” Mr. Shahyd writes. “We cannot adequately tackle the dual crises of climate change and housing affordability in silos.” (NRDC is an active member of the campaign’s Roundtable.) Read the full blog [here](#).

Follow the *Opportunity Starts at Home* 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](#).

Research

Building Code Violations Affect Rents and Home Values Differently

A recent paper in *Housing Policy Debate*, “[The Cost of Code Violations: How Building Codes Shape Residential Sales Prices and Rents](#),” found that unresolved building code violations have a different impact on residential sale prices than on rents in Chicago. Resolving violations increases rents but has no significant effect on sales prices. In contrast, failing to fix violations decreases sales prices but has no significant effect on rents.

The author examined the impact of the resolution of building code violations on rental and residential sale prices by examining the City of Chicago’s database of building violations, CoreLogic’s database of property transactions, and the Multiple Listing Service (MLS)’s database of rental listings. An analysis of rental prices of 13,290 rental units before and after code violations were reported found that a 10% increase in resolved violations is associated with a 5.5% increase in rents. In other words, on average, when landlords fix properties in response to code violations, the next tenants pay higher rents. In contrast, the presence of unresolved code violations had no statistically significant effect on rents—dilapidated units are not cheaper on average. A statistical analysis of residential sales data related to 7,157 housing units before and after reported code violations found that resolved violations had no statistically significant effect on home prices, but unresolved violations were associated with a significant decrease in sales value. A 10% increase in resolved violations corresponds to a 3.4% drop in sales prices, on average.

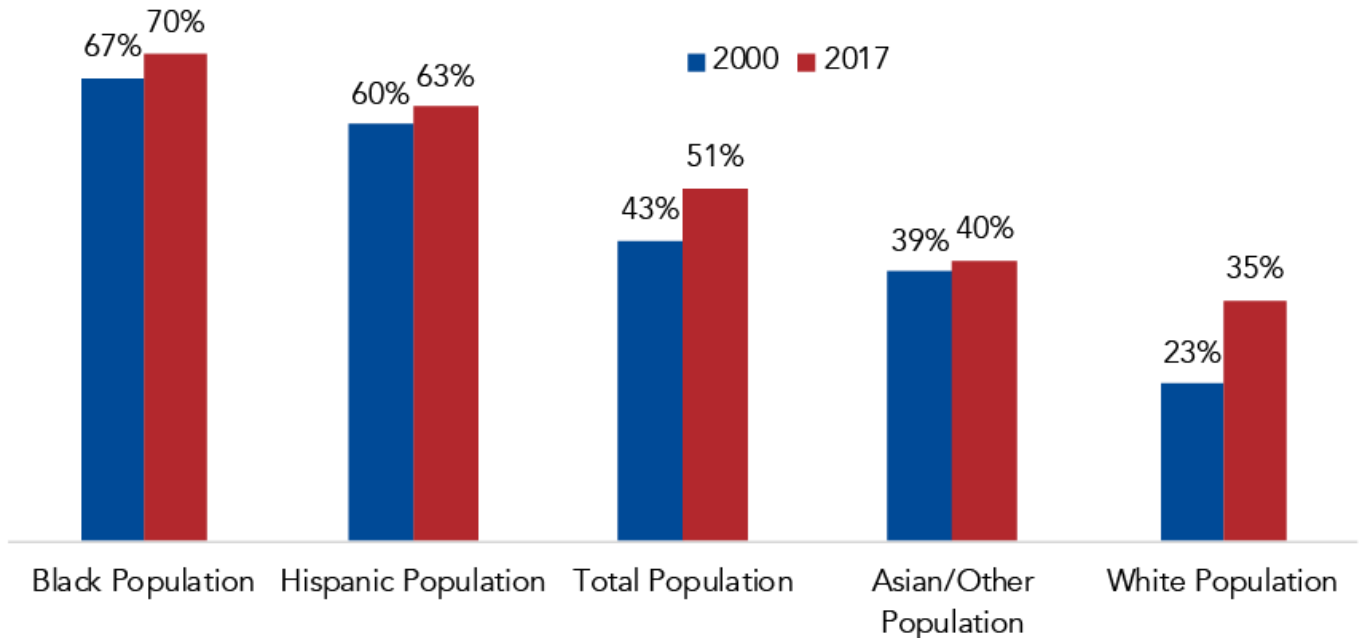
The author argues that this dynamic can diminish affordable rental options and disadvantage poor homeowners. Low-income renters likely pay rents for substandard units that are not significantly lower than rents for units without unresolved code violations. They are also likely to shoulder the costs of fixing code violations. Low-income homeowners can struggle to make needed repairs, lowering the value of their home. They are excluded from emergency-repair grants in Chicago when their properties are deemed not habitable. The author recommends further analysis of programs to constrain rent hikes and to help low-income homeowners resolve code violations.

“The Cost of Code Violations: How Building Codes Shape Residential Sales Prices and Rents” is available at: <https://bit.ly/2TYgyu0>

Fact of the Week

High and Growing Percentages of Poor Black and Latino Households Live in High-Poverty Neighborhoods

Share of Poor Population in High-Poverty Neighborhoods



Note: High-poverty neighborhood is census tract with poverty rate greater than 20%.

Source: Joint Center for Housing Studies. (2019). State of the Nation's Housing. Cambridge, MA.

Source: Joint Center for Housing Studies. (2019). State of the Nation's Housing. Cambridge, MA.

From the Field

Massachusetts Governor Signs FY2020 Budget that Expands Investments for Affordable Homes

Massachusetts Governor Charlie Baker (R) signed a \$43.3 billion state budget for FY2020 on July 31. The final budget significantly expands investments in affordable homes to help families thrive and build vibrant communities. Citizens' Housing and Planning Association (CHAPA), an NLIHC state partner, successfully advocated for a robust affordable housing budget with increased funding for many key Massachusetts housing programs.

The affordable housing crisis in Massachusetts is severe. In order to afford a modest, two-bedroom apartment at fair market rent, full-time workers need to earn \$33.81 per hour. They need to earn \$24.71 per hour for a modest one-bedroom rental. Despite recently raising the state minimum wage, that wage is less than half of what is needed to afford a modest two-bedroom apartment in the state. Massachusetts is the third least affordable state for renters in the U.S.

To address the state's affordable housing crisis, the governor signed a final budget that increases or maintains spending levels for almost all of [CHAPA's budget priorities](#). He did not veto or propose amendments to any of the strong affordable housing, homelessness prevention, and community development funding provisions

included in the legislature’s budget, championed by Speaker Robert DeLeo (D), Senate President Karen Spilka (D), Representative Aaron Michlewitz (D), and Senator Michael Rodrigues (D).

In total, the final budget includes \$23.4 million more for CHAPA’s budget priorities than in FY19. Among the programs receiving significant increases are the Massachusetts Rental Voucher Program (MRVP), the Alternative Housing Voucher Program (AHVP) for persons with disabilities, and the Public Housing program.

The budget provides \$116 million for MRVP, including a \$6 million appropriation carried over from FY19. The budget also raises the rent standards for new housing vouchers to current Fair Market Rents, which were last updated in 2005. This change will increase the opportunities for families with vouchers find affordable homes.

The Alternative Housing Voucher Program (AHVP) has \$8 million in funding for FY20. This level of funding will help create nearly 200 new vouchers for persons with disabilities who need affordable, accessible homes.

The budget also provides a 10% increase in funding for public housing, the first significant increase in such funding in a decade. This increase will help better support the more than 45,000 households living in state-assisted public housing in Massachusetts.

CHAPA coordinated its state budget advocacy through its Building Blocks Coalition. This group of affordable housing organizations and advocates worked throughout the budget process to set shared budget priorities and to speak with a united voice to legislators and policy makers on the resources needed to help address Massachusetts’ shortage of affordable housing.

“At a time when the affordable housing crisis in Massachusetts continues to reach new heights, leaving more families at risk of homelessness,” said CHAPA CEO Rachel Heller, “CHAPA thanks the governor and the legislature for demonstrating their commitment to addressing this crisis.”

For more information on the final FY20 Massachusetts state budget and CHAPA, contact Eric Shupin, CHAPA director of public policy, at: eshupin@chapa.org

NLIHC in the News

NLIHC in the News for the Week of August 18

The following are some of the news stories that NLIHC contributed to during the week of August 18:

- “The New American Homeless,” *New Republic*, August 21 at: <https://tinyurl.com/yy446hpc>
 - “Climate Change is Already Amplifying the Affordable Housing Crisis,” *Next City*, August 20 at: <https://tinyurl.com/y2kgadua>
 - “HUD proposes rule that would make housing discrimination lawsuits ‘impossible’,” *Curbed*, August 19 at: <https://tinyurl.com/y6sftbcw>
 - “Trump administration proposes new housing discrimination standard,” *Marketplace/NPR*, August 19 at: <https://tinyurl.com/y4zsh57m>
 - “Trump rule to make it tougher to prove unintentional housing discrimination,” *ABC News - Go.com*, August 16 at: <https://tinyurl.com/y5md2xgv>
 - “How HUD Could Dismantle a Pillar of Civil Rights Law,” *CityLab*, August 16 at: <https://tinyurl.com/yx96bv2u>
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NLIHC News

NLIHC Seeks Policy and Communications/Media/Graphic Design Interns for Fall

NLIHC is accepting applications for two fall internship positions, one for policy and one for communications/media/graphic design. 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 from late August/early September until mid-December.

The 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.

The Policy Intern assists the NLIHC policy team by tracking new legislation, attending and summarizing Congressional hearings for the *Memo to Members and Partners* newsletter, participating in visits to Congressional offices, updating the Congressional database, and developing materials for use in lobbying the House and Senate to accomplish NLIHC's mission. Experience or classwork in policy, advocacy, or government affairs a plus.

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 – please indicate which position you are applying for. 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 – August 26

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

- [Utah Housing Coalition Conference](#), Park City, UT, August 28
- [2019 National Community Action Partnership Annual Convention](#), Chicago IL, August 29
- [National Home and Community Based Services Conference](#), the National Association of States United for Aging and Disabilities, Baltimore, MD, August 29
- [Housing Iowa Conference](#), Cedar Rapids, IA, September 4
- [National Association of Latino Elected Officials National Policy Institute on Emergency Response and Management](#), Long Beach, CA, September 13
- United Tenant Council of Councils Annual Resident Summit, Detroit, MI, September 13
- Vital Services Conference, Jamestown, ND, September 18-19
- [Non-Profit Housing Association of Northern California's 40th Annual Housing Conference](#), San Francisco, CA, September 20
- Urban Land Institute Fall Meeting Panel, Washington, DC, September 20
- [National Alliance of Resident Services in Affordable and Assisted Housing Conference](#), New Orleans, LA, September 25-26
- 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
- [Housing Action Illinois 2019 Housing Matters! Conference](#), Bloomington, IL, October 24-25
- [Southern California Association of Non Profit Housing 2019 Annual Conference](#), Los Angeles, CA, October 25
- Rural Housing Summit, San Jose, CA, November 7

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
 Kyle Arbuckle, Housing Advocacy Organizer, x227
 Andrew Aurand, Vice President for Research, x245
 Victoria Bourret, Housing Advocacy Organizer, x244
 Josephine Clarke, Executive Assistant, x226
 Dan Emmanuel, Senior Research Analyst, x316
 Ed Gramlich, Senior Advisor, x314
 Kim Johnson, Housing Policy Analyst, x243
 Paul Kealey, Chief Operating Officer, x232
 Mike Koprowski, Director, Multisector Housing Campaign, x317
 Joseph Lindstrom, Manager, Field Organizing, x222
 Lisa Marlow, Communications Coordinator, x239
 Sarah Mickelson, Senior Director of Public Policy, x228
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 Noah Patton, Housing Policy Analyst, x227
 Catherine Porter, Research Intern, x249
 Ikra Rafi, Creative Services Specialist, x246
 Catherine Reeves, Development Coordinator, x234
 Brooke Schipporeit, Housing Advocacy Organizer, x233
 Dan Threet, Research Analyst, x202
 Chantelle Wilkinson, Housing Campaign Coordinator, x230
 Renee Willis, Vice President for Field and Communications, x247
 Mia Wilson, Communications Specialist, x201
 Diane Yentel, President and CEO, x225