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## NLIHC News

### NLIHC Announces 2018 Housing Policy Forum: Building the Movement, March 19-21

Register today for NLIHC's [2018 Housing Policy Forum: Building the Movement](#). The Forum, taking place in Washington, DC, March 19-21, 2018, will provide opportunities to engage with affordable housing advocates, thought-leaders, policy experts, researchers, housing providers, low income residents, and leaders from Capitol Hill and the administration about building the affordable housing movement in 2018 and beyond.

The Policy Forum will explore the state of fair housing on the fiftieth anniversary of the Fair Housing Act; threats and opportunities for affordable housing in 2018 and beyond; the keys to resident-led organizing; successful state and local organizing; making housing an issue with the media; and effective story-telling for affordable housing. The forum will also feature sessions on a national campaign to expand the affordable housing movement with non-traditional allies; non-partisan voter registration, engagement and mobilization prior to the 2018 elections; getting candidates for public office to address affordable housing in their campaigns; using dynamic research to change the story and influence policy solutions; housing the formerly incarcerated; and others. There will also be opportunities to engage with leaders and staff at HUD and in Congress on affordable housing challenges, solutions and priorities.

The [2018 Housing Leadership Award honorees](#), Senator Susan Collins (R-ME), Matt Desmond, and Lisa Hasegawa, will be recognized for their contributions to affordable housing at NLIHC's annual Housing Leadership Reception on the evening of March 20.

The NLIHC 2017 Housing Policy Forum and Leadership Reception will take place at the Washington Court Hotel in Washington DC. Register for the Forum at: <http://bit.ly/2yjjTZK>

A limited number of shared-lodging hotel scholarships will be awarded on a first-come-first-served basis to low income residents who are NLIHC members and who pay their own Forum registration fee ("self-pay participants"). Scholarships will be awarded to ensure a broad geographic distribution. To apply for a scholarship, send an email expressing interest to [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org).

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### Join NLIHC in Recognizing the 2018 Housing Leadership Award Honorees

Please join NLIHC in [recognizing](#) the 2018 Housing Leadership Award honorees, **Senator Susan Collins**, **Lisa Hasegawa**, and **Matthew Desmond**. Make a contribution in their honor to NLIHC's annual Leadership Awards Reception to be held in Washington, DC on March 20, 2018.

U.S. Senator Susan Collins (R-ME) will receive the 2018 Edward W. Brooke Housing Leadership Award for her years of leadership in Congress, unwavering commitment to addressing the needs of the lowest income people in the U.S., and steadfast support for federal affordable housing and homelessness programs. The Brooke Award, named for the late Senator Edward Brooke (R-MA) who championed low income housing as a U.S. senator and as chairman of the NLIHC Board of Directors after he left the Senate, goes to an exemplary housing leader with a record of working for affordable housing on the national level.



Sen. Susan Collins



Matthew Desmond



Lisa Hasegawa

Dr. Matthew Desmond, MacArthur Genius Awardee and Pulitzer Prize-winning author of *Evicted: Poverty and Profit in the American City*, will receive the 2018 Sheila Crowley Housing Justice Award for his groundbreaking work to elevate the need for affordable housing for the lowest income people in America. The Crowley Award, named for former NLIHC President and CEO Sheila Crowley, goes to an outstanding leader who has elevated the conversation around affordable housing for those most in need.

Lisa Hasegawa, former executive director of the National Coalition for Asian and Pacific American Community Development and NLIHC board member, will receive the 2018 Cushing Niles Dolbeare Lifetime Service Award for her years of dedication to affordable housing on behalf of the Asian American and Pacific Islander community. The Dolbeare Award, honoring NLIHC's late founder, goes to an individual who has demonstrated an unyielding commitment to achieving safe, decent, and affordable homes for low income people over a long period of time.

Join us in celebrating these individuals and their contributions to affordable housing by making a contribution in their honor the NLIHC 2018 Leadership Awards Reception at: <http://bit.ly/2fSOtEH>

The Housing Leadership Awards Reception is NLIHC's only fundraising event, the proceeds from which help advance NLIHC's mission of achieving socially just policies that ensure the lowest income people in America have decent, affordable homes.

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## **Disaster Recovery**

### **House Passes \$36.5 Billion in Disaster Aid**

The House approved on October 12, by a vote of 353-69, a supplemental spending bill that would provide \$36.5 billion in funding for hurricane and wildfire relief and recovery. The bill mirrors the administration's request and includes \$18.7 billion for FEMA's Disaster Relief Fund, \$576.5 million for wildfire efforts, and \$16 billion for debt relief for the National Flood Insurance Program. The bill also includes a provision for the Disaster Nutrition Assistance Program (DNAP), allowing low income residents of Puerto Rico to receive additional food assistance. The Senate is expected to take up the bill this week.

The supplemental aid package includes a transfer of \$4.9 million out of FEMA's Disaster Relief Fund to their Disaster Assistance Direct Loan Program, which would allow FEMA to provide loans to local governments in Puerto Rico for relief and recovery efforts. The spending package does not include additional funding for the Community Development Block Grant-Disaster Relief (CDBG-DR) program requested by lawmakers who represent disaster-impacted areas. House Appropriations Chairman Rodney Frelinghuysen (R-NJ) said, however, that "the recovery in Puerto Rico, the U.S. Virgin Islands, Texas, and Florida will be ongoing, and more assistance will be required in the near future."

Read the text of the supplemental spending bill at: <http://bit.ly/2g49BEy>

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### **Sign Onto Letter Urging HUD to Prioritize Housing for those with Lowest Incomes Impacted by Disasters under CDBG-DR**

The NLIHC-led Hurricane Housing Recovery Coalition drafted a new [sign-on letter](#) urging HUD to ensure that CDBG Disaster Recovery (CDBG-DR) resources be targeted towards housing for the low income people who have the greatest recovery needs. This letter opposes recommendations sent by members of the Texas delegation to HUD Secretary Carson urging HUD to:

- Change regulations around the use of CDBG-DR funds, allowing scarce resources to be diverted away from survivors with the greatest needs to go to households with less severe needs;
- Allow states to divert CDBG-DR funds away from housing needs, and thereby avoid addressing the full scope of the storms' impact; and
- Reduce the public comment period required for the use of CDBG-DR funds, blocking survivors from engaging in the recovery process that will directly impact their families and communities.

Please sign your organization onto [this letter](#) calling for equitable disaster recovery and the continuation of current regulations around the use of CDBG-DR funds. The deadline to sign is Thursday, October 19.

## Additional Updates on Hurricane Housing Recovery

The following is a review of developments related to Hurricanes Harvey, Irma, and Maria housing recovery since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [10/10](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

Hurricane Maria

[FEMA](#)

### Puerto Rico

By the Numbers:

- 86,382 Individual Assistance (IA) applications approved\*
- \$43,258,815 Individual & Household Program (IHP) approved\*
- \$43,208,262 Other Needs Assistance (ONA) approved\*
- \$37,005,952 Public Assistance Grants (PA) obligated\*\* all of which are for Emergency Work (Categories A-B)

\*Assistance dollars approved but not necessarily disbursed.

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

FEMA approved more than \$44 million for assistance to individuals and more than \$96 million for emergency work to aid with recovery in Puerto Rico following hurricanes Irma and Maria.

FEMA appointed [Mike Byrne](#) as the federal coordinating officer for Puerto Rico. Caribbean Area Division Director Alejandro De La Campa will continue his work with mayors and the governor of Puerto Rico while Mr. Byrne will oversee operational needs.

### U.S. Virgin Islands

By the Numbers:

- 1,789 Individual Assistance (IA) applications approved\*
- \$1,015,153 Individual & Household Program (IHP) approved\*
- \$120,017 Housing Assistance (HA) approved\*
- \$895,037 Other Needs Assistance (ONA) approved\*
- \$10,510,000 Emergency Work (Categories A-B) dollars obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

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

FEMA is providing more than [\\$10 million](#) in expedited funding to support clean up and remove debris in the U.S. Virgin Islands.

### *Local Perspectives*

Governor Rick Scott of Florida has ordered the Florida Department of Business and Professional Regulation to [waive all fees for Puerto Ricans](#) relocating to Florida and applying for occupational licenses. The waiver would apply to over 50 professional licenses and will last until November 5.

Hurricane Irma

*FEMA*

### **Florida**

By the Numbers:

- 682,676 Individual Assistance (IA) applications approved\*
- \$737,939,691 Individual & Household Program (IHP) approved\*
- \$492,813,204 Housing Assistance (HA) approved\*
- \$245,126,487 Other Needs Assistance (ONA) approved\*

\*Assistance dollars approved but not necessarily disbursed.

Eight additional counties have been approved for [additional Public Assistance](#) [Categories C-G] that provides Federal Infrastructure Disaster Aid.

### **Georgia**

By the Numbers:

- 7,982 Individual Assistance (IA) applications approved\*
- \$9,680,367 Individual & Household Program (IHP) approved\*
- \$6,812,256 Housing Assistance (HA) approved\*
- \$2,868,111 Other Needs Assistance (ONA) approved\*

\*Assistance dollars approved but not necessarily disbursed.

Four additional counties have been approved for [additional Public Assistance](#) [Categories C-G] that provides Federal Infrastructure Disaster Aid.

### **Puerto Rico**

By the Numbers:

- 415 Individual Assistance (IA) applications approved\*
- \$1,029,842 Individual & Household Program (IHP) approved\*
- \$534,738 Housing Assistance (HA) approved\*
- \$495,105 Other Needs Assistance (ONA) approved\*

\*Assistance dollars approved but not necessarily disbursed.

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

By the Numbers:

- 2,265 Individual Assistance (IA) applications approved\*
- \$1,526,828 Individual & Household Program (IHP) approved\*
- \$384,219 Housing Assistance (HA) approved\*
- \$1,142,608 Other Needs Assistance (ONA) approved\*
- \$25,056,945 Public Assistance Grants (PA) obligated\*\* all of which are for Emergency Work (Categories A-B)

\*Assistance dollars approved but not necessarily disbursed.

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

Hurricane Harvey

FEMA

## Texas

By the Numbers:

- 321,244 Individual Assistance (IA) applications approved\*
- \$1,065,882,029 Individual & Household Program (IHP) approved\*
- \$815,683,611 Housing Assistance (HA) approved\*
- \$250,198,418 Other Needs Assistance (ONA) approved\*
- \$327,886,760 Public Assistance Grants (PA) obligated\*\* all of which are for Emergency Work (Categories A-B)

\*Assistance dollars approved but not necessarily disbursed.

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

The Transitional Sheltering Assistance program (TSA), which provides funding for survivors to stay at a hotel while searching for housing, has been [extended to October 24](#). The previous deadline was October 10.

The original disaster declaration has [been amended to include additional counties](#) eligible for FEMA aid. Two additional counties have been approved for Individual Assistance, six counties have been approved for Public Assistance, and four additional counties have been approved for Public Assistance [Categories C-G] that provides for Federal Infrastructure Disaster Aid.

### Local Perspectives

Texas Commissioner of Education Mike Morath announced that average daily attendance requirements, which generally play an important role in determining funding, will be [adjusted for schools and districts in areas affected](#) by Hurricane Harvey. The Commissioner hopes this prevent the state from penalizing schools that have been disrupted because of the storm.

### Information from Other Organizations

#### Lone Star Legal Aid

Lone Star Legal Aid attorneys have contacted the office of Governor Greg Abbott regarding [access to D-SNAP application sites](#) for individuals with disabilities. Limited times and locations with no alternative forms of application are unduly burdensome for this community as they cannot always wait in long lines for hours on end. Attorneys have also found that public outreach about the D-SNAP process has been inadequate and that most people at shelters and disaster recovery centers have never heard of D-SNAP.

Lone Star Legal Aid also reports that a Debris Management Site (DMS) has opened near [a low-income minority neighborhood](#) in Port Arthur, despite regulations requiring DMS to not be located in areas that could cause harm to schools or neighborhoods, or disrupt local business. Executive Order 12898 from 1994 also requires localities receiving federal funds from a source such as FEMA to evaluate its actions for disproportionately high and adverse effects on minority or low income populations and find ways to avoid or minimize adverse impacts. The site has been operating for over a month, and attorneys at Lone Star Legal Aid have demanded the City of Port Arthur close the DMS as soon as possible.

*Texas Low Income Housing Information Service & Texas Appleseed*

The Texas Low Income Housing Information Service and Texas Appleseed sent a [letter](#) to Texas's congressional delegation in response to a September 21 letter from the delegation to HUD Secretary Ben Carson. The organizations oppose:

1. Lowering the CDBG programs' requirement that 70% of the funds benefit low and moderate income households;
2. Shortening the period for public review of and comment on a state's CDBG-DR Action Plan from 30 days to seven days; and
3. Allowing "maximum flexibility" regarding use of CDBG-DR funds among housing, infrastructure, and mitigation without data indicating which activities have the greatest need.

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## United for Homes

### **Sen. Merkley, Rep. Ellison, and NLIHC to Host Congressional Briefing on MID Reform, October 17**

Senator Jeff Merkley (D-OR), Representative Keith Ellison (D-MN), NLIHC, and the United for Homes campaign invite you to join us for a Congressional briefing, **#SmartTaxReform: The Republican Tax Plan and the Mortgage Interest Deduction**, on Tuesday, October 17, 10:00 am – 11:00 am, at the Capitol Visitors Center, Room SVC 209.

Through smart, modest reforms to the mortgage interest deduction – a \$70 billion tax expenditure that primarily serves higher income households and that economists see as wasteful and ineffective – Congress can provide a greater tax benefit to more than 25 million low and moderate income homeowners and reinvest the savings into providing affordable rental homes for those with the greatest needs, without adding any cost to the federal government.

Panelists will discuss why Congress should rebalance and reprioritize federal housing policy through comprehensive tax reform to better serve homeowners and renters.

Panelists:

- Mechele Dickerson, Arthur L. Moller chair in bankruptcy law and practice and distinguished teaching professor at the University of Texas at Austin
- Nela Richardson, chief economist, Redfin Corporation
- Tatjana Meschede, associate director, Institute on Assets and Social Policy, Brandeis University
- Megan Sandel, principal investigator with Children's Health Watch
- Diane Yentel, NLIHC president and CEO



## **Report Highlights Imbalance in Federal Housing Expenditures for High and Low Income Households**

A new report by Andrew Woo and Chris Salviati at Apartment List, *Imbalance in Housing Aid: Mortgage Interest Deduction vs. Section 8*, highlights the significant disparities in the distribution of federal housing expenditures between high and low income households. The report concludes that the mortgage interest deduction (MID) should be reformed to benefit more low and middle income homeowners. The authors argue that savings of such reforms should be reinvested in Section 8 and other housing programs to assist low income renters.

The MID and Section 8 programs serve different populations through different funding mechanisms. The Section 8 programs, which subsidize the housing costs of the lowest income renters, are funded through Congressional appropriations. Not all eligible households receive assistance because the program receives insufficient funding. The MID is a tax expenditure that provides a benefit to homeowners with a mortgage who itemize their deductions. The MID is available to any homeowner who pays interest on a mortgage, but its benefit is greater for households with larger mortgages and higher incomes (i.e., those in higher tax brackets), and many lower income homeowners do not benefit from the MID at all because they claim the standard deduction instead of itemizing.

The authors of the report used Internal Revenue Service and HUD data to examine expenditures on MID and the Section 8 programs at the county, metropolitan, and national levels. Nationally, the MID cost the federal government \$71 billion in 2015 compared to \$29.9 billion for the Section 8 programs. Over half of high income households, those earning more than 120% of the area median income (AMI), claimed the MID, while only 11% of low income households, those earning less than 80% AMI, benefited from the Section 8 programs or the MID.

Low income households received only 33.8% of the combined expenditures on the MID and Section 8 programs, even though low income households accounted for 74.4% of all cost-burdened households who spend more than 30% of their income on housing. High income households made up just 12.5% of cost-burdened households, but received 60.1% of total federal expenditures on the MID and Section 8 programs. High income households do not qualify for Section 8, but they received 85% of the MID benefits.

The authors also found that low income households in the 25 largest metropolitan areas never received more than half of federal expenditures on the MID and Section 8 programs combined. Providence, RI had the highest proportion of spending on low income households (49%), while Phoenix, AZ had the lowest share (13%).

The authors recommend reforms consistent with the NLIHC-led United for Homes campaign: converting the MID to a tax credit, which would allow more low and middle income homeowners to receive a tax benefit, and lowering the amount of mortgage eligible for a tax break. These reforms would extend tax relief to more low and middle income homeowners, while generating savings that could be invested in rental housing assistance like the Section 8 programs, public housing, the national Housing Trust Fund, and/or a renters' tax credit.

*Imbalance in Housing Aid: Mortgage Interest Deduction vs. Section 8* is available at: [bit.ly/2xxKvnC](http://bit.ly/2xxKvnC)

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## **NLIHC CEO Calls for MID Reforms to Help Lower Income Homeowners and Renters**

NLIHC President and CEO Diane Yentel wrote in an [op-ed](#) in *The Hill* on October 9 that the recently released Republican tax proposal leaves out reforms that would spur economic growth while providing vital housing assistance to those most in need: reforming the mortgage interest deduction (MID) and reinvesting the billions of dollars saved into rental housing solutions for the lowest income people in America.

In "A Budget Neutral Way to Help Low Income Americans Pay for Their Rent or Mortgage," Ms. Yentel calls for Congress to adopt the [United for Homes](#) (UFH) campaign tax reform proposals to invest in affordable housing for the lowest income renters without any additional cost to the federal government. The UFH campaign would reduce the portion of a mortgage eligible for a tax break from \$1 million to \$500,000 - impacting fewer than 6% of mortgage holders nationwide - and would convert the deduction to a non-refundable credit. These changes would give additional tax relief to 25 million lower income homeowners and save more than \$240 billion over 10 years to be invested in affordable rental housing for those most in need.

"Affordable rental housing is essential to economic prosperity for all Americans," writes Ms. Yentel. "The lowest income families can more easily climb the economic ladder when they live in areas connected to good schools, jobs, health care and transportation."

Ms. Yentel notes that the MID is a massive tax expenditure that primarily benefits wealthy Americans who would be stably housed without the government's assistance. She calls tax reform is "a once-in-a-generation opportunity" for Congress to address homelessness and housing poverty in America.

Read Ms. Yentel's article at: <http://bit.ly/2fXK5Ay>

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## **Congress**

### **HUD Secretary Carson Testifies Before House Panel on HUD Budget, Disaster Recovery**

The House Financial Services Committee held an oversight hearing on October 12 to discuss current HUD activities and programming with HUD Secretary Ben Carson. Dr. Carson defended the administration's proposed cuts to HUD's budget, stressing that he was not concerned with "the amount of money, but the results." He expressed his eagerness to make reforms based on data and to use private-public partnerships to address the affordable housing crisis in America.

Members on both sides of the aisle expressed concerns about the country's lack of affordable housing. During her opening statement, Ranking Member Maxine Waters (D-CA) cited NLIHC's [Out of Reach](#) data to demonstrate the extent of the affordable housing crisis in the country.

Many Democrats questioned HUD's capability to adequately serve low income people in need of affordable housing with the proposed cuts and elimination of programs like the national Housing Trust Fund, Housing Choice Vouchers, and Community Development Block Grants (CDBG). They also expressed concerns about the Trump administration's proposal to raise rents on some of the poorest people living in federally assisted housing and noted that hardship exemptions would be an inadequate solution since such exemptions have historically failed to help those who are qualified for them.

Dr. Carson repeatedly stated that the HUD budget is based on evidence and that he wants to ensure that HUD's efforts lead people out of poverty. He referenced private-public partnerships like the Rental Assistance

Demonstration (RAD) and the Low Income Housing Tax Credit (LIHTC) as keys to increasing the availability of affordable homes. Democrats pointed out, however, that the president’s budget request eliminates programs like the HOME Investment Partnerships program and CDBG that encourage public-private partnerships.

Dr. Carson expressed his willingness to look more closely at the issues raised and to consider reforms to make HUD more efficient but gave few specifics on the agency’s agenda. Representative Nydia Velázquez (D-NY) made a passionate plea for federal aid for Puerto Rico, referring to a [coalition letter](#)—led by NLIHC and signed by more than 500 organizations—urging Congress and the administration to take immediate action to assist the island. Dr. Carson offered no details on steps HUD is taking but maintained that hurricane recovery was and will continue to be a priority. He noted that he would travel to Puerto Rico in the near future.

Learn more about the hearing at: <http://bit.ly/2giphoa>

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## **Senators Ask GAO to Evaluate Cost of Housing Inaction**

A bipartisan group of senators sent a letter to the Government Accountability Office (GAO) asking the agency to evaluate whether the domestic housing market is currently meeting the country’s housing needs. The senators list four issues as evidence that further investigation is necessary: low homeownership rates, particularly for minority households and young adults; the millions of renting households that spend more than 50% of their income on rent; a shortage of affordable homes, particularly for the lowest-income families; and long waits for eligible households to receive federal rental assistance. The letter asks GAO to identify the specific factors contributing to these issues and to examine the long-term impact of failing to act.

The group of senators requesting the GAO evaluation include Lindsey Graham (R-SC), Susan Collins (R-ME), Tim Scott (R-SC), Johnny Isakson (R-GA), Christopher Coons (D-DE), and Michael Bennet (D-CO). The senators request that the report use a 15-year time horizon and that it discuss the impacts new housing policies could have on “productivity, job creation, economic growth, and tax revenue.” The report is intended to provide insight on the state of housing in America and recommendations to guide policymakers.

Read the letter at: <http://bit.ly/2xDi0VQ>

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## **Research**

### **National Rental Housing Landscape Report Finds Poor Households Continue to be Severely Cost-Burdened**

New York University’s Furman Center released their annual *National Rental Housing Landscape* report on October 5. The report looks at rental market data from 2006 to 2015 for the 53 largest metropolitan areas in the U.S. The report finds a recent decline in the share of all renters who are cost-burdened, paying more than 30% of their incomes on rent, but finds that three out of four of very low income renter households are severely cost-burdened, paying more than 50% of their income on rent.

Median rents grew at an annual rate of 1.9% across the 53 metropolitan areas from 2012 to 2015, while median incomes grew at an annual rate of 1.8%. Despite rising rents, the share of cost-burdened renter households declined by 1.2 percentage points in that period from 48.9% to 47.7%. This recent decline can be partly explained by an increase in higher income households in the rental market.

Despite the recent decline, the share of renter households in 2015 with cost burdens was still 0.6 percentage points higher than in 2006 and much higher than in 2000.

Rental challenges are particularly severe for low and fixed-income households. In the 53 metropolitan areas, just 17% of newly available units were affordable to very low income (VLI) renter households, those earning less than 50% of the area median income (AMI). More than 75% of VLI households were severely cost-burdened. In contrast, approximately 5% of households earning more than 120% AMI were cost-burdened.

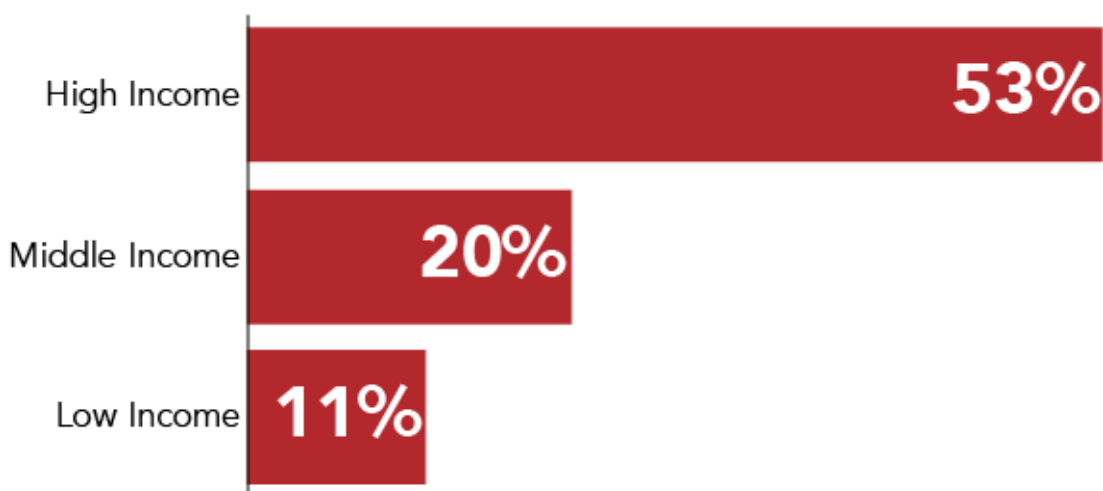
The *2017 National Rental Housing Landscape Report* is available at: <http://bit.ly/2kIzSNF>

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## Fact of the Week

### High Income Households Benefit the Most from Two Largest Forms of Federal Housing Assistance

#### Share of Households Within Income Groups Benefiting from the Mortgage Interest Deduction or Section 8



Source: Apartment List. (2017). *Imbalance in Housing Aid: Mortgage Interest Deduction vs. Section 8*. San Francisco, CA: Author.

Notes: High income > 120% area median income (AMI); middle income = 80-120% AMI; low income < 80% AMI.

Households include both renters and homeowners. Section 8 includes both Housing Choice Vouchers and Project Based Section 8. Middle and high income households are income ineligible for Section 8.

Source: Apartment List. (2017). *Imbalance in Housing Aid: Mortgage Interest Deduction vs. Section 8*. San Francisco, CA: Author.

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## From the Field

### Detroit Establishes New Housing Trust Fund and Passes Inclusionary Zoning Ordinance

As Detroit continues its economic turnaround, gradual rent increases are creating concerns about increasing renter displacement. To ensure the people of Detroit are able to continue to live in the neighborhoods they have always called home, the Detroit City Council recently passed an ordinance that provides two solutions—a local

housing trust fund and a new inclusionary zoning requirement. Councilwoman Mary Sheffield (D) introduced the proposal as an effort to protect the residents of her mostly downtown district. She shepherded the legislation amidst strong opposition from developers until its passage on September 19.

The new inclusionary zoning requirement will not apply to most developments. Only projects that receive at least \$500,000 in subsidy support or projects that involve city land that is sold at lower than true cash value are required to include affordable units, and even in those circumstances the requirement will apply only to developments of 20 or more rental homes. All such developments must make 20% of new rental homes affordable for households earning 80% of area median income (AMI). Many housing advocates in Detroit consider this affordability standard to be inadequate because 80% of AMI is considerably higher than the average renter can afford. All rental homes built as affordable through the new inclusionary requirement must remain affordable for at least 30 years.

The Detroit Affordable Housing Development and Preservation Fund created in the ordinance provides funding through an annual budget allocation that is expected to be 20% of net sales receipts of city-owned commercial property. The fund will also be capitalized through fees paid by developers who do not comply with the provisions of the inclusionary zoning ordinance. Fees are set to be the excess rent collected above the required affordability level as well as 25% of the total amount of the affordable rent level; fees will accrue on a monthly basis. Councilwoman Sheffield has claimed the trust fund will receive an initial influx of \$2 million.

The Detroit Affordable Housing Development and Preservation Fund achieves much deeper affordability targeting than the inclusionary zoning program. The new ordinance states that at least 70% of trust fund dollars must benefit extremely low income households with incomes at or below 30% of AMI. Because the final draft of the ordinance requires this deep targeting only “to the extent possible,” the Detroit Housing Trust Fund Coalition seeks a tightening of the ordinance language to guarantee the 70% requirement. The remaining 30% of trust fund resources must benefit very low income households living at or below 50% of AMI. The new fund also specifically emphasizes supporting projects that will provide permanent affordability. The Trust Fund Coalition continues to advocate for \$10 million annually from dedicated, sustainable, ongoing sources of revenue.

Critics of the new law argue that inclusionary zoning will reduce incentives to develop housing in Detroit and will further push development to the outlying suburbs, despite economic projections that show a continued growth in urban development. The original ordinance provided requirements for much deeper affordability for very low and extremely low income households, but those provisions were removed to ensure the law’s final passage.

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## Events

### **Over 100 NeighborWorks Training Institute Courses Offered in Washington DC, December 11-15**

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

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

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

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## **NLIHC in the News**

### **NLIHC in the News for the Week of October 8**

The following are some of the news stories that NLIHC contributed to during the week of October 8:

- “There’s No Such Thing as a Purely Natural Disaster Anymore,” *Tonic - Vice*, October 10, at: <http://bit.ly/2xDsbP8>
  - “Make Minimum Wage? Here's How Many Hours You Need to Work Per Week to Afford a One-Bedroom Apartment,” *Mental Floss*, October 9, at: <http://bit.ly/2zlpTBg>
  - “A budget neutral way to help low-income Americans pay for their rent or mortgage,” *The Hill - Blogs*, October 9, at: <http://bit.ly/2fXK5Ay>
  - “After Hurricanes, Public Housing May Never Get Rebuilt,” *Governing*, October 6, at: <http://bit.ly/2xWXLqn>
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## **More NLIHC News**

### **NLIHC Seeks Hurricane Housing Recovery Project Coordinator**

NLIHC is seeking applicants for a hurricane housing recovery project coordinator. This individual will be responsible for working closely with NLIHC’s CEO, Policy, Research and Field teams to coordinate NLIHC’s Hurricane Housing Recovery Coalition’s work to educate, communicate, coordinate and monitor efforts related to federal legislative, regulatory, and administrative activities responding to the housing recovery and rebuilding needs in Texas, Florida, Puerto Rico, and the Virgin Islands after Hurricanes Harvey, Irma, and Maria.

The hurricane housing recovery project coordinator will monitor legislative, regulatory, and administrative developments and ensure that local partners and the entire Hurricane Housing Recovery Coalition are apprised of key developments and events; monitor disaster recovery implementation by maintaining frequent contact with local partners; inform and educate with HUD, FEMA, and other relevant agencies on policy and program recommendations from NLIHC policy team and local and national partners; help facilitate communications and education with members of Congress and the Administration by drafting letters, scheduling and participating in meetings, and leading conference calls, and preparing and sending communications to members, Administration officials, and their staff; represent NLIHC before selected national partners; research and prepare articles for NLIHC’s weekly newsletter *Memo to Members and Partners*; work with NLIHC research team to review and summarize previous research on housing recovery to inform policy and identify best practices, help create and implement a housing recovery research plan, and identify and utilize data to measure housing recovery after disaster; among other responsibilities.

Requirements include a bachelor's degree (master's degree preferred). Applicants should have at least two years of experience in project management, organizing, and/or public policy. Applicants should have a commitment to social justice and some knowledge of the fundamentals of affordable housing, homelessness, disaster recovery, or social service delivery. Candidates should be able to work in a diverse, high-paced environment and have strong writing and editing skills, oral and interpersonal communications, organizational skills, and

attention to detail. Applicants should also be proficient in the Microsoft Office suite and social media platforms, and some experience with databases (Stata or SPSS), large data sets, and quantitative/qualitative research is a plus.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC. It is a one-year contract position with the possibility of extension.

Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Paul Kealey, chief operating officer, NLIHC, at: [pkealey@nlihc.org](mailto:pkealey@nlihc.org)

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## **Where to Find Us – October 16**

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

- [National Council of State Housing Agencies Annual Conference](#) in Denver, CO, October 14-17
  - [Alaska Coalition on Housing and Homelessness Conference](#) in Fairbanks, AK, October 23-24
  - Housing Action Illinois [2017 Housing Matters! Conference](#) in Bloomington, IL, October 26-27
  - [Texas Association of CDC Policy Summit](#), Austin, TX on November 1
  - [Maryland Affordable Housing Coalition Annual Meeting](#) in Baltimore, MD on November 6
  - [Ohio Housing Conference](#) in Columbus, OH, on November 7
  - [ReFrame Association Conference: “Home, Health, and Hope”](#) in Kingsport, TN on November 9
  - [Low Income Housing Coalition of Alabama 2017 Housing Works! Conference](#) in Orange Beach, AL, November 15-17
  - Yale University event in New Haven, CT on November 28
  - [2017 New Jersey Supportive Housing Conference](#), Iselin, NJ on December 1
  - [New York Housing Conference 44<sup>th</sup> Annual Awards](#), New York, NY on December 6
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## **Amazon Will Donate to NLIHC at No Cost to You When You Shop on Amazon Smile!**

Allow Amazon to make a contribution to ending homelessness and housing poverty at no cost to you when you shop on [Amazon Smile](#). You can support NLIHC and our mission to ensure the lowest income households in America have access to affordable and decent homes. Just begin typing “National Low Income Housing Coalition” as your preferred charity and select it when it appears. With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC! Click [here](#) to support NLIHC’s work while shopping. Thank you for your support!

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## **NLIHC Staff**

Sonya Acosta, Policy Intern, x241  
Andrew Aurand, Vice President for Research, x245  
Josephine Clarke, Executive Assistant, x226  
Dan Emmanuel, Research Analyst, x316  
Ellen Errico, Creative Services Manager, x246

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