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## Congress

### Coalition Sends Letter to Congressional Leaders Expressing Support for “Fair Chance at Housing Act”

**TAG: Other Housing Policy Issues, Public Housing** *Keywords: Fair Chance at Housing Act, Alexandria Ocasio-Cortez, Kamala Harris, letter, criminal justice reform, Congress, reentry and housing*

NLIHC sent a letter to congressional leaders on November 5 to express support for the “Fair Chance at Housing Act” ([H.R. 3685/S. 2076](#)) and to urge members of Congress to sign-on as co-sponsors. More than 40 national, state and local organizations representing housing advocates, law enforcement groups, human rights activists, and others signed the letter. The signatories represent a coalition of organizations united in the belief that all people, including those who have been involved with the criminal justice system, deserve access to safe, accessible, and affordable housing.

The “Fair Chance at Housing Act,” introduced by Representative Alexandria Ocasio-Cortez (D-NY) and Senator Kamala Harris (D-CA) in July (see [Memo](#), 7/15), proposes reforms to the screening and eviction policies used by federally assisted housing providers that would help ensure individuals who have been involved with the criminal justice system have access to federal housing assistance.

Read the House version of the letter at: <https://bit.ly/2K1RfDA>

Read the Senate version of the letter at: <https://rebrand.ly/flm45r>

Learn more about the bill at: <https://bit.ly/2pGePij>

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### Representative Maxine Waters Sends Letter to President Trump Criticizing Latest Proposals to Address Homelessness

**TAG: Housing Instability and Homelessness** *homelessness, letter, Representative Waters, HUD, The State of Homelessness in America, Ending Homelessness Act*

House Financial Services Committee Chairwoman Maxine Waters (D-CA) sent a [letter](#) to President Donald Trump on October 28 condemning his reported plans to forcibly relocate individuals experiencing homelessness to federally owned facilities (see [Memo](#), 9/16). In her letter, Chairwoman Waters demands the Trump administration provide additional information about these plans and the White House Council of Economic Advisers’ recent report, *The State of Homelessness in America*, which implies increased police presence and arrests would alleviate homelessness.

In her letter, Chairwoman Waters states, “Your shamelessness knows no bounds.” She writes that relocating people experiencing homelessness would only serve as an appearance-based solution, rather than solving the underlying causes of homelessness. She notes that the administration has proposed other policies that would exacerbate homelessness in the U.S., including defunding HUD programs, attempting to increase rents for the lowest-income HUD tenants, trying to evict mixed-status immigrant families from subsidized housing, decreasing access to shelter for homeless LGBTQ individuals, and weakening fair housing protections. She writes that the Council of Economic Advisers’ report ignores years of research on homelessness and recommends policies that will act as barriers for people trying to access housing, employment, and higher education.

Chairwoman Waters ends her letter by asking President Trump to answer seven questions regarding his proposal. Among the questions, she asks him to describe the administration's specific plan to address homelessness in the U.S. and California, provide assurances that his plans will not violate the Constitution or federal civil rights laws, and share his position on her bill, the "[Ending Homelessness Act of 2019](#)" (H.R. 1856).

Read the letter from Chairwoman Waters at: <https://tinyurl.com/y5pqjxmk>

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## Senate Banking Committee Holds Hearing on Safe Affordable Housing

**TAG: Other Housing Policy Issues** *CO Alerts Act of 2019, HUD Manufactured Housing Modernization Act of 2019, Fostering Stable Housing Opportunities Act of 2019, foster care, carbon monoxide alarms, manufactured housing, subsidized housing*

The Senate Committee on Banking, Housing and, Urban Affairs held a hearing, "[Examining Bipartisan Bills to Promote Affordable Housing Access and Safety](#)," on November 7 to discuss three bipartisan housing proposals: the "[CO Alerts Act of 2019](#)" (S. 2160), the "[HUD Manufactured Housing Modernization Act of 2019](#)" (S. 1804), and the "[Fostering Stable Housing Opportunities Act of 2019](#)" (H.R. 4300). NLIHC submitted a [letter](#) for the record in support of the bills, which would help expand access to safe, accessible, and affordable housing for many of the nation's lowest-income people.

The hearing included three witnesses. Ivory N. Matthews, interim executive director at Columbia Housing, testified in support of S. 2160, introduced by Senators Tim Scott (R-SC) and Robert Menendez (D-NJ). The CO Alerts Act would require the installation of carbon monoxide alarms in federally assisted homes that have potential carbon monoxide sources, such as gas-fired appliances, fireplaces, forced-air furnaces, and attached garages. In response to a question from Senator Doug Jones (D-AL), Peggy Bailey, vice president for housing policy at the Center on Budget and Policy Priorities, noted that mold, vermin, and lead are also health hazards for households living in older housing stock.

Mark J. Yost, president and CEO of Skyline Champion Corporation, shared his support of S. 1804, introduced by Senator Catherine Cortez-Masto (D-NV). This bill instructs HUD to issue guidelines to help jurisdictions include manufactured housing in their Consolidated Plans for affordable housing and community development investment decisions to ensure these communities have access to needed infrastructure. Manufactured homes, which provide housing for 22 million people, are particularly vital for many low-income and rural households. Approximately 30% of manufactured homes are located in informal subdivisions that often have limited infrastructure and services. Senator John Tester (D-MT) urged Mr. Yost to strengthen his company's partnership with Indian Country, noting the importance in those communities of affordable housing options like manufactured homes.

During her testimony, Ms. Bailey spoke in support of H.R. 4300, which passed the House Financial Services Committee in September. The bill would expand the availability of Family Unification Program (FUP) vouchers for youth aging out of foster care. Expanding the availability of FUP vouchers and streamlining services would help ensure foster youth are able to receive the support they need to thrive after exiting the foster care system.

Several members expressed their gratitude for holding a hearing on affordable housing and asked witnesses questions about other policies to provide safe, affordable homes. In response to questions from Senators Mike Rounds (R-SD) and John Tester (D-MT) about additional actions needed to increase affordable housing, Ms. Bailey advocated for a greater expansion of the housing voucher program, the national Housing Trust Fund, and the Low Income Housing Tax Credit program. Ms. Matthews suggested additional support for public-private partnerships.

Listen to the hearing and read opening statements at: <https://tinyurl.com/yxev7t22>

Read NLIHC's letter of support at: <https://tinyurl.com/yxev7t22>

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## House Financial Services Subcommittee to Hold Hearing on Health and Safety in HUD Housing

**TAG: Project-Based Housing** *House Financial Services, HUD, National Alliance of HUD Tenants, NAHT*

The House Financial Services Subcommittee on Housing, Community Development, and Insurance will hold a hearing, "[Safe and Decent? Examining the Current State of Residents' Health and Safety in HUD Housing](#)," on Wednesday, November 20 at 2:00 p.m. ET in Room 2128 in the Rayburn House Office Building. Witnesses include NLIHC Board Member Shalonda Rivers and National Alliance of HUD Tenants President Geraldine Collins.

Watch the hearing live at: <https://tinyurl.com/y3xp29c2>

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## Our Homes, Our Votes: 2020

**Let's Get to 1,000 Signers on Letter to Presidential Debate Moderators!**



**Tag: Our Homes, Our Votes** *Keywords: moderators, debates, Our Homes, Our Votes, sign-on, letter*

**Join more than 900 organizations that have signed a letter calling on the moderators of the next presidential debate in Atlanta to ask a question to all candidates on how they will solve homelessness and the affordable housing shortage in America!**

While NLIHC's candidate engagement efforts are attracting the attention of all the candidates' campaigns, the presidential debate moderators have failed to address the issue of the lack of affordable housing in this country and ask each candidate what they would do to address the housing crisis. It's clear this issue is an important concern to voters and candidates, so help us push this issue to the forefront!

[Add your organization to the letter here!](#)

The NLIHC-led *Our Homes, Our Votes: 2020* nonpartisan candidate and voter engagement project is elevating the issues of housing affordability and homelessness in the U.S. with presidential candidates. Multiple candidates have announced [plans for addressing our affordable housing crisis](#). They are responding to our campaign, and they are responding to what they hear from voters; 76% of the public say they are more likely to vote for a candidate with a detailed plan for making housing more affordable.

Housing is the foundation for individual and community well-being and now is the time to create lasting, structural change in addressing our need for affordable housing. Our voices are louder as a unified front!

If you're not sure if your organization has already signed, you can [review a full list](#) of signers by state.

In addition to our sign-on letter, NLIHC is working elevating these issues with a media strategy. Prior to the recent Ohio debate, NLIHC state partner COHHIO published [this op-ed](#) in the *Columbus Dispatch*, and NLIHC President and CEO Diane Yentel discussed issue of the debates [recently in CityLab](#). Diane also published an

[opinion piece](#) with the Polk County Housing Trust Fund in the *Des Moines Register*, and Housing Action New Hampshire published an [additional piece](#) in the *NH Business Review*. Look for more op-eds in the coming weeks and months. And check out the *Our Homes, Our Votes: 2020* [media toolkit](#) for tips on publishing your own op-ed to elevate housing in the presidential campaigns.

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## Helpful Partners and Tools for Election Engagement: November 21 ‘Third-Thursdays-at-Three’ Webinar

**TAG: Our Homes, Our Votes** Keywords: *Our Homes, Our Votes: 2020, webinar, third-Thursdays-at-Three, Thursdays*

NLIHC will offer a webinar on “**Helpful Tools and Partners for Election Engagement**” on November 21 at 3:00 p.m. ET. This offering is part of a 15-month “[Third Thursdays at Three](#)” webinar and podcast series on nonpartisan voter and candidate engagement. All webinars are free to the public. Register for the webinar and the entire webinar series at: <https://tinyurl.com/y3t9gfr2>

NLIHC provides an array of nonpartisan resources, tools, and training on increasing voter registration and turnout rates among low-income renters and on engaging candidates leading up to the 2020 elections, including these webinars and podcasts covering many facets of voter and candidate engagement, featuring experts and advocates with frontline experience.

The presentations take place at 3:00 p.m. ET on the third Thursday of each month. All sessions will be recorded and posted to the *Our Homes, Our Votes: 2020* website for those who cannot attend the live broadcasts. The full list of webinar topics:

- Session 1: Legal Considerations for Election Engagement for 501 (c3) organizations, September 19. (Watch recording at: <https://bit.ly/338Ydho>)
- Session 2: Developing an Effective Plan for Voter Engagement Work, October 17. (Watch recording at: <https://bit.ly/338Ydho>)
- **Session 3: Helpful Tools and Partners for Election Engagement, November 21**
- Session 4: Voter Registration Part 1 – Messaging, Events, and Canvassing, December 19
- Session 5: Voter Registration Part 2 – Finding and Registering Residents of Subsidized Housing, January 16
- Session 6: The Role of Housing Providers in Registering and Mobilizing Voters, February 20
- Session 7: Getting Candidates on the Record, March 19
- Session 8: Educating Voters, April 16
- Session 9: Housing Issues and Ballot Initiatives, May 21
- Session 10: Overcoming Common Obstacles to Voting, June 18
- Session 11: The Challenge of Voting While Homeless, July 16
- Session 12: Voter Mobilization Part 1 – Early Voting and Vote-by-Mail, August 20
- Session 13: Voter Mobilization Part 2 – Protecting Low Income People from Voter Intimidation and Voter Caging Tactics, September 17
- Session 14: Election Day! Getting Out the Vote, October 15
- Session 15: After the Vote – Holding Candidates to their Promises, November 19

Register once for all webinars and receive reminders at: <https://tinyurl.com/y3t9gfr2>

Watch recordings of previous webinars at: <https://bit.ly/338Ydho>



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## Fair Housing

### NFHA Fair Housing Trends Report Finds Increase in Discrimination Complaints

**TAG: Fair Housing** *National Fair Housing Alliance, NFHA, Fair Housing Trends Report, unprecedented attacks, fair housing*

The National Fair Housing Alliance (NFHA) released its 2019 Fair Housing Trends Report: [\*Defending Against Unprecedented Attacks on Fair Housing\*](#), which found the number of housing discrimination complaints in 2018 was the highest of any year since NFHA started collecting data in 1995. The report also details the Trump administration's efforts to undermine the Fair Housing Act as well as some fair housing successes.

In 2018, 31,202 complaints of housing discrimination were filed, representing an 8% increase from 2017. As in previous years, nonprofit fair housing groups processed the majority of these complaints (75%), while local, state, and federal agencies handled about a quarter of all complaints. More than half of the complaints filed were related to disabilities, and nearly 20% were related to race. NFHA found an increase in cases accusing housing providers of sexual harassment and preying on residents unable to move because of a lack of affordable housing options. This increase is likely due more to heightened awareness of the issue than an increase in harassments. Hate crimes also increased with more than a quarter of these incidents occurring near the victims' homes.

Changes in technology can both expand opportunity and promote discrimination. NFHA and its members have been working to ensure fair housing is incorporated in technologies used for housing-related transactions. Biases and policies rooted in discrimination are reflected in algorithms and other technologies that influence access to housing and lending opportunities. NFHA and three of its members filed a lawsuit in March 2018 against Facebook for allowing housing providers to discriminate in their advertising on the social media platform. The challenge resulted in changes to Facebook's advertising tools for housing, employment, and credit opportunities.

The report highlights other success from the past year as well as the Trump administration's attacks on the Fair Housing Act, notably its proposed changes the Affirmatively Furthering Fair Housing (AFFH) and Disparate Impact rules. NFHA rejects HUD's sole focus on zoning changes as a means to integrate communities and affirmatively further fair housing and urges the agency to reinstate the 2015 AFFH regulation. NFHA also recommends HUD reinstate the Disparate Impact rule and asks Congress to strengthen the tool, particularly for addressing technology-based discrimination.

Read *Defending Against Unprecedented Attacks on Fair Housing* at: <https://tinyurl.com/yyvtygqd>

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## HUD

### HUD Posts FAQs about Increased Rent Payments for RAD Projects in Opportunity Zones

**TAG: Public Housing** *Key Words: RAD, Rental Assistance Demonstration, Public Housing, Vouchers, PBV, PBRA, HUD, webinars, Notice Rev 4, FAQs, Opportunity Zones*

HUD will provide extra rent revenue of up to \$100 per unit per month to a public housing project located in an Opportunity Zone that converts to Section 8 project-based rental assistance (PBRA) through the Rental Assistance Demonstration (RAD), provided the project needs extra revenue to be financially viable. This new

feature was introduced on September 5 in Notice H-2019-09/PIH-2019-23, the updated RAD operating guidance informally referred to as REV-4 (see *Memo*, 9/9). HUD posted on November 4 a set of frequently asked questions (FAQs) that explain the eligibility criteria for receiving the extra rent revenue.

To receive up to an additional \$100 per unit per month, subject to the availability of funds, the RAD project must be located in a designated Opportunity Zone (see *Memo*, 10/22) and must plan to convert public housing units to PBRA (not Project-Based Vouchers, PBV), entail either new construction or substantial rehabilitation, and demonstrate that the extra revenue is necessary to achieve financial viability. HUD will approve requests on a first-come-first-served basis. The FAQ defines “substantial rehabilitation” and describes how HUD will determine whether an infusion of additional rent revenue is necessary.

Congress created RAD in FY12 as a demonstration to test whether public housing agencies (PHAs) could leverage Section 8 rental assistance contracts to raise private debt and equity to make public housing capital improvements and thereby preserve low-income housing. RAD has two components. The first initially allowed up to 60,000 public housing units to be converted from public housing capital and operating assistance to Section 8 project-based vouchers (PBVs) or to Section 8 project-based rental assistance (PBRA). Congress has increased the unit cap three times despite the absence of an evaluation of the impact of the demonstration on residents. The cap was raised in FY18 to 455,000 units. The second component allows private properties assisted through the Rent Supplement (Rent Supp), Rental Assistance Program (RAP), Moderate Rehabilitation (Mod Rehab), Mod Rehab Single Room Occupancy (SRO), and Section 202 PRAC programs to convert an unlimited number of Tenant Protection Vouchers (TPVs) to PBRA, and as of the FY15 appropriations act, to PBVs.

Basic information about RAD is on NLIHC’s [Public Housing webpage](#), and basic information about RAD prior to the new Notice is at page 4-33 of NLIHC’s [2019 Advocates’ Guide](#).

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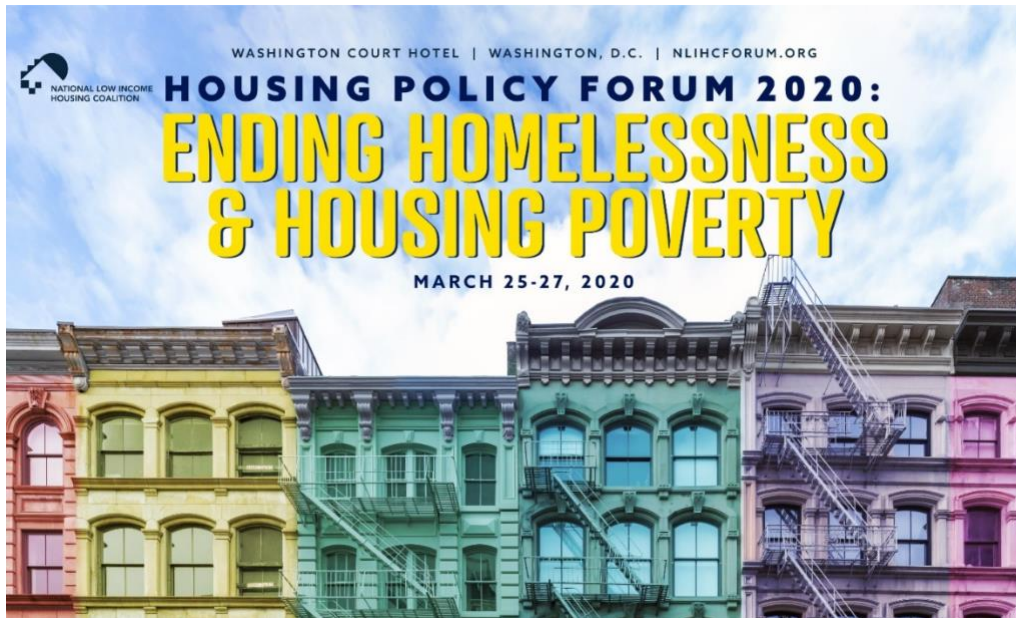
## **NLIHC Housing Policy Forum 2020**

### **NLIHC Housing Policy Forum 2020 to Address Racial Inequities in Housing, the Homelessness Crisis, NIMBYism, and Much More**

**TAG: Webinars & Events** *Keywords: Housing Policy Forum, forum, event, resident sessions, scholarships, ending homelessness and housing poverty, 2020 forum, racial equity, inequities, homelessness YIMBYism*

NLIHC’s Housing Policy Forum 2020: *Ending Homelessness and Housing Poverty* taking place in Washington, DC, March 25-27, 2020 will delve into issues related to racial inequities in housing, the homelessness and affordable housing crisis affecting the most vulnerable people in the U.S., and efforts to combat NIMBYism (not in my back yard) by the YIMBY (yes in my back yard) movement, among many other topics. Register for the Forum today at: <https://bit.ly/2ofWibO>





The Housing Policy Forum will also address the bold policy proposals being advanced by 2020 presidential candidates and congressional leaders and offer sessions on the current state of affordable housing in America – the opportunities and threats; Capitol Hill insights; affordable housing messaging and narrative change; state and local housing solutions; NLIHC’s *Our Homes, Our Votes* nonpartisan voter and candidate engagement project; the latest affordable housing research; resident-led movements; creating and sustaining multi-sector housing coalitions; attacks on housing for vulnerable populations; redesigning disaster housing recovery; healthy housing; rural and native housing; state and local organizing best practices; advancing ambitious housing bills; and more.

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

**Additional Sessions for Low-Income Residents:** The 2020 Housing Policy Forum will offer a special extended session for low-income residents, doubling from previous years the time for workshops geared specifically to residents. NLIHC has long offered special sessions for low-income residents prior to the start of the larger Housing Policy Forum. Based on feedback we received from residents that they would appreciate more time for resident-specific learning and an opportunity to interact with NLIHC state partners, NLIHC will offer additional resident sessions starting on Tuesday, March 24, at 2:00 p.m., including a dinner with state partners that evening. The special resident sessions will continue on Wednesday, March 25 at 8:30 a.m. prior to the full Forum start at 1:00 p.m.

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

**Housing Leadership Awards 2020:** The 2020 NLIHC Housing Leadership Awards Presentations and Reception will take place on Thursday, March 26, 2020 from 6:00 to 8:00 p.m., also at the Washington Court Hotel. A separate registration fee is required to attend the Leadership Awards event. (See related article in this *Memo to Members and Partners.*)

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

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

## NLIHC Housing Leadership Awards

### NLIHC to Honor COHHIO's Bill Faith with 2020 Cushing Dolbeare Lifetime Service Award

**TAG: Webinars & Events** *Keywords: Leadership awards, leadership reception, event, Shauna Sorrells, Bill Faith, Jennifer Ho, Brooke, Crowley, Dolbeare*

NLIHC will honor **Bill Faith**, executive director of the Coalition on Homelessness and Housing in Ohio (COHHIO) and former NLIHC board chair, with the 2020 Cushing Dolbeare Lifetime Service Award, named for NLIHC's founder who has been called the "godmother" of the affordable housing movement. Bill will be recognized at the [38th Annual Housing Leadership Awards Presentation and Reception](#) on Thursday, March 26, 2020 at the Washington Court Hotel in Washington, DC. [Individuals](#) and [organizations](#) are encouraged to contribute to NLIHC in Bill's honor.



Bill Faith

Bill Faith has served as COHHIO's executive director since 1994. Throughout his career, Bill has worked to develop housing solutions for people with disabilities, directed agencies serving the needs of the homeless, and promoted affordable housing, especially for very low-income people. He has worked extensively with all of the key state and federal government agencies on a wide range of housing and homelessness assistance programs. Bill was the NLIHC board chair for six years and board member for more than 15 years, and he also served on the board of directors for the National Coalition for the Homeless.

The other 2020 Housing Leadership Awards honorees will be **Jennifer Leimaile Ho**, commissioner of Minnesota Housing and former senior advisor at HUD and deputy director of the U.S. Interagency Council on Homelessness (USICH), who will receive the Sheila Crowley Housing Justice Award; and **Shauna Sorrells**, former NLIHC board member and chief operating officer at the Housing Opportunities Commission of Montgomery County, who will receive the Edward W. Brooke Housing Leadership Award posthumously.

Recognize these outstanding individuals by making a donation to NLIHC in their honor! Your donation will be recognized in the Leadership Awards Presentation and Reception program. The contribution will support

NLIHC's mission to achieve socially just public policy to ensure the lowest-income people have decent, affordable homes.

Donate as an individual at: <https://bit.ly/34ng1FP>  
Donate as an organization at: <https://bit.ly/2WyFnOb>

The 2020 Leadership Awards Reception will be held on the second evening of NLIHC's 2020 Housing Policy Forum: *Ending Homelessness & Housing Poverty* taking place March 25-27, 2020. Register for the Forum at: <https://bit.ly/2PutSGn> and/or Leadership Awards Reception at: <https://bit.ly/362lyDf>

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## NLIHC Organizing Awards

### Nominate Organizers for NLIHC 2020 Housing Organizing Awards Today!

**TAG: Webinars & Events** *Keywords: organizing awards, housing policy forum, organizer*

NLIHC encourages affordable housing advocates to submit applications or nominations for the 2020 Annual Organizing Awards today! One award will recognize **statewide or regional achievements**, and one award will recognize **citywide or neighborhood achievements**. Application/nominations can be made [here](#).

The NLIHC Organizing Awards recognize outstanding achievement during 2019 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. The awards will be presented at the NLIHC 2019 Housing Policy Forum being held March 25-27, 2020 at the Washington Court Hotel in Washington, D.C.

### **Nominations for the awards are due by 5:00 pm E.T. on Friday, January 10, 2020.**

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, D.C. to accept their award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

More information on submitting nominations can be found at: <https://bit.ly/2CeEKQJ>

Questions? Please reach out to Joey Lindstrom at: [jlindstrom@nlihc.org](mailto:jlindstrom@nlihc.org)

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## Disaster Housing Recovery

### Disaster Housing Recovery Updates - November 11, 2019



**Tag: Disaster Housing Recovery** *Keywords: Disaster Housing Recovery Coalition, disaster news, housing recovery, wildfires, tornados, flooding, hurricanes, updates*

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 [11/04](#)).

## **Federal Action & National News**

In late October, Representative Nydia M. Valazquez (D-NY) introduced H.R. 4732, the “[Climate Displaced Persons Protection Act](#).” The bill would create formal protections for climate-displaced persons and create a humanitarian program allowing those displaced by climate-induced disruptions to enter the United States under this specialized status. “If we are going to meaningfully discuss comprehensive climate equity and climate justice, we must inject security assistance and resettlement opportunities for climate-displaced persons into our conversations,” stated Representative Velazquez in a [press release](#).

The Council of Large Public Housing Agencies (CLPHA) [released a statement](#) calling for the speedy release of delayed federal recovery funding for Puerto Rico as well as the passage of the “Reforming Disaster Recovery Act.”

Increasing numbers of people living in flood-prone areas – many of whom are low-income individuals - [lack flood insurance](#). The lack of insurance payouts and a decreasing level of federal assistance for flood events are making recovery more difficult.

President Donald Trump referenced California Governor Gavin Newsom on Twitter, threatening to [cut all federal wildfire aid](#) due to the governor’s “terrible job of forest management.” Governor Newsom’s responded, accusing the president of being a climate-change denier. Several days before, the governor had expressed satisfaction with the federal assistance provided to fight the forest fires.

## **Tornadoes**

### *Texas*

At least [800 residential structures](#) in Dallas were damaged during October’s tornado outbreak in the city. About half of those structures were destroyed or seriously damaged.

A preliminary assessment shows that Dallas is [not likely to receive](#) Individual Assistance from FEMA, so those families without homeowner insurance will likely not receive any aid from the federal government.

### *Ohio*

After the Memorial Day tornado outbreak in the Miami-Valley in Ohio, more than 750 apartments in one area still remain [vacant](#). Reporters for the *Dayton Daily News* have been walking the path of the largest tornado, releasing news articles for their “[Walking The Path of The Storm](#)” project.

### *Florida*

Polk County Florida [was hit by a large tornado in mid-October](#). While the damage from the storm fell short of allowing FEMA to provide direct assistance to impacted individuals, the county is eligible for Small Business Administration loans.

## **Tropical Storm Imelda & Hurricane Harvey**

### *Texas*

The Texas General Land Office (GLO) has [denied many citizens of Port Arthur](#), an historically low-income city within the Houston metro area, from accessing the Homeowner Reimbursement Program. The problem lies with HUD's requirement that the GLO utilize a preliminary floodplain map developed by FEMA that invalidates homes not built to new specifications.

[A new analysis](#) of Houston's property developments is helping urban planners locate new projects in ways that do not increase flood risks.

## **California Wildfires**

A [new study](#) by the MIT Humanitarian Supply Chain Lab highlights the potential effectiveness of using manufactured homes in wildfire-affected areas.

Wildfires are continuing to rage in California. Several new fires have sprung up in November, with the Ranch Fire [growing by sevenfold in a single day](#).

When California utility PG&E shut off power to parts of Northern California in an effort to prevent additional wildfires, the shut-off also prevented Northern Californians from [using their cellular phones](#) when they were most needed - when evacuations and warnings were being issued by authorities.

Some Californians who survived the 2017 fire season are now [battling their insurance companies](#). The companies have ceased issuing assistance payments, putting many survivors at risk of homelessness.

## **Hurricane Michael**

### *Florida*

[Luxury housing developments](#), hotels and commercial properties have begun to spring up in the unincorporated areas around Panama City Beach. The area was experiencing a serious affordable housing shortage even before Hurricane Michael decimated the area.

A Bay County Schools superintendent criticized the lack of assistance for [mental health services](#) in the area after multiple children were detained due to mental illness under a Florida law.

## **Hurricane Florence & Hurricane Dorian**

### *North Carolina*

A bill providing disaster assistance to Ocracoke Island, hard hit by Hurricane Dorian, [is deadlocked](#) in the North Carolina General Assembly.

## **Hurricane Maria**

The Center for a New Economy (CNE), a Puerto Rican policy think tank, [held a convening](#) of local and international experts on affordable housing and post-disaster reconstruction. The event featured representatives from business interests on the island, HUD officials, urban planners, and academics. A representative from NLIHC was in attendance as well. (See related article in this *Memo to Members and Partners*.)

Puerto Rico evacuees that relocated to New York are still [struggling to make ends meet](#) more than two years after the storm. Although help is being offered by the city and nonprofit groups, more assistance is needed.

*The Hill* published an op-ed by the CEO of [Foundation for Puerto Rico](#) supporting the establishment of a single federal recovery coordinator to guide the use of federal funds on the island.



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## Opportunity Starts at Home



### Chicago Teachers Called for Affordable Housing in Contract Negotiations

**Tag: Opportunity Starts at Home** *Keywords: Opportunity Starts at Home, education, housing, teachers, student homelessness, cross-sector, teachers union, strike*

Teachers in the nation’s third-largest school district have returned to school after an 11-day strike. While the contract negotiations included traditional issues like class sizes and benefits, the Chicago Teachers Union, in an unprecedented move, also called on the city to tackle issues that extend beyond the classroom, including the lack of affordable housing for school employees, students, and parents. The teachers demanded that the school district support public policies that encourage more affordable housing.

While the expansion of affordable housing did not ultimately make the [final deal](#), experts believe that it represents the [first](#) teacher strike that focused on homelessness and affordable housing in contract negotiations. Not only do public school teachers and support staff in Chicago struggle to find affordable housing in the city where they are required to work, but they also understand that the housing affordability crisis deeply impacts their students’ ability to learn and thrive. Last year in Chicago, over 16,000 students experienced homelessness.



Photo: Scott Heins - Bloomberg/Getty Images

Mayor Lightfoot agreed on the importance of affordable housing but did not support its explicit inclusion in the teacher contract itself. “Affordable housing is a critical issue that affects residents across Chicago, and everyone’s voices need to be heard during this process,” said Mayor Lightfoot. “As such, the [teachers union] collective bargaining agreement is not the appropriate place for the City to legislate its affordable housing policy.”

Nevertheless, the prioritization of housing affordability by one of the largest teachers’ unions in the country demonstrates a growing recognition that more robust investments in affordable housing will drive better student and teacher outcomes. As Robert Bruno, a professor of labor and employment at the University of Illinois, Urbana-Champaign, [explains](#): “It’s certainly true that in education the topics have expanded. It seems like school districts are beginning to see housing affordability as a piece of the puzzle to make their school districts attractive.”

For more information about the intersections between affordable housing and educational outcomes, please see the *Opportunity Starts at Home* multi-sector affordable homes campaign’s [Fact Sheet](#).

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## Research

### Report Describes Educational Needs of Children in Publicly Supported Homes, Proposes Housing-Centered Educational Supports

**TAG: Housing Assistance; Poverty & Economic Well-Being** *Keywords: PAHRC, education, learning needs, school, school quality, housing-centered educational supports*



The Public and Affordable Housing Research Corporation (PAHRC) released [\*A Platform to Learn: How Housing Programs Can Support the Educational Needs of Children Living in Publicly Supported Homes\*](#). The report finds that children living in publicly supported homes (including the Housing Choice Voucher program, Low Income Housing Tax Credit projects, and public housing) are likelier to face challenges and impediments to educational achievement, and the schools they attend may exhibit below-average performance. The authors examine how housing-centered educational supports can effectively promote positive educational outcomes.

The authors find that children living in publicly supported housing are more likely to face several challenges that can impede academic success. Such children are more likely than the general population to have Attention Deficit Disorder (ADD) and Attention Deficit and Hyperactivity Disorder (ADHD), asthma, speech impairments, learning disabilities, and development delays. Although such conditions are largely genetic, stress and adverse childhood experiences associated with poverty may explain higher rates of these conditions. Furthermore, these children are likelier to have chronic health conditions: 32% of voucher-assisted school-aged children reported a general disability, compared to 20% of children living in renter households earning less than \$40,000 per year and not receiving housing assistance. All of these factors can interfere with educational success.

The authors report that children living in publicly supported housing were likelier to attend poorer-performing schools. Despite the likely need for greater resources in schools that serve low-income households—given the higher frequency of learning disabilities, health issues, and environmental stressors—many schools serving assisted households have fewer resources than the average. The report notes that 39% of project-based homes were in neighborhoods where spending per student was below the median, and 37% were in neighborhoods with higher-than-average student-teacher ratios. Forty-three percent of project-based homes were in neighborhoods with lower rates of pre-K attendance than the surrounding area, suggesting that many children in assisted households do not have the opportunity to attend pre-K. Further, high schools serving these students may not be preparing them well for college: 48% of project-based homes were in neighborhoods where schools had lower SAT or ACT completion rates than the area median, despite the fact that those exams are free for students participating in the federal free-lunch program.

Parents receiving housing assistance tend to be just as, or more, involved in their children's education than their peers. Parents in voucher-assisted households attended more meetings with teachers than unassisted parents earning below \$40,000 annually. Children from assisted households have higher rates of school attendance than children from unassisted households. The authors argue that the housing stability that assistance provides may partly explain these higher rates. Children in assisted households, however, have lower rates of access to a computer at home, and children in low-income families are generally less likely to take part in enrichment activities that supplement in-school learning.

The report describes how housing-centered programs can complement the work of educators. The authors suggest some measures housing providers can take to design programs that address the specific needs of these children. Addressing environmental health issues can provide relief from asthma and allergy triggers at home. Bringing health partners onsite or co-locating clinics can provide additional options for non-emergency care. Discounted internet service, computer labs, and mobile hotspots can help students complete online assignments. After-school tutoring, recreation programs, and other forms of enrichment can supplement what children can access at school. The report describes how six public housing authorities are implementing such programs.

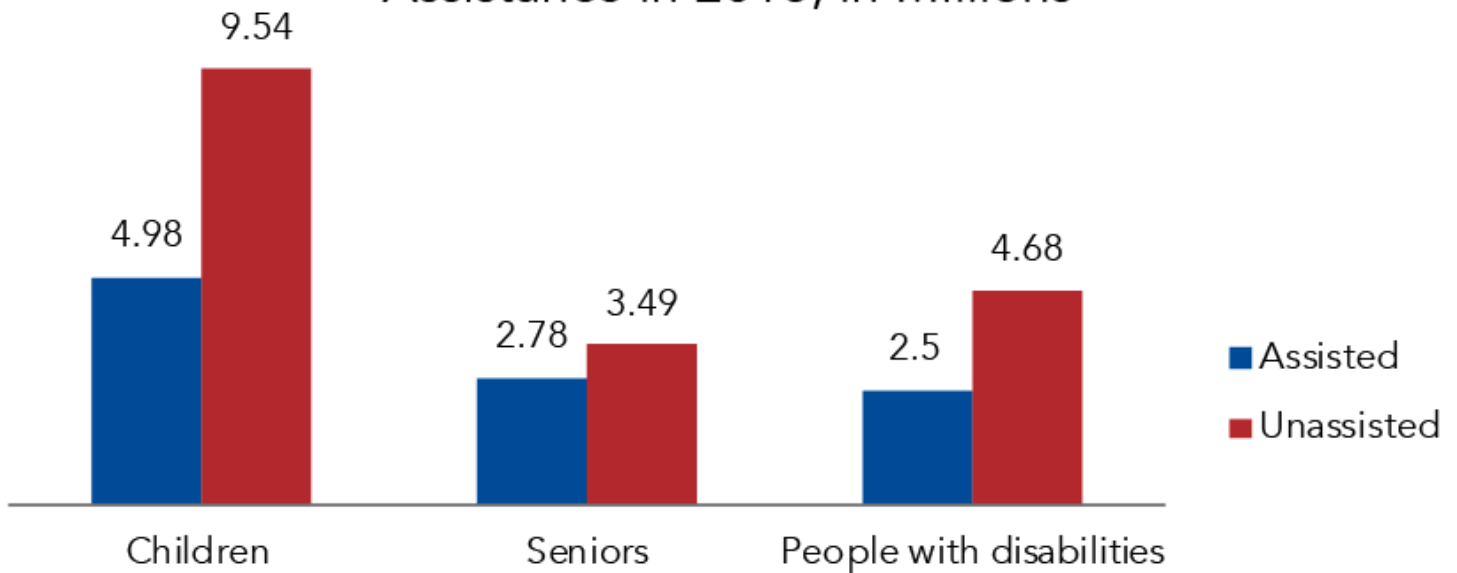
The full report can be accessed at: <https://bit.ly/2pFqLkb>

## Fact of the Week

### Millions of Low-Income Children, Seniors, and People with Disabilities Do not Receive Housing Assistance

**TAG: Research, Fact of the Week** *Fact of the Week, low-income, children, seniors, people with disabilities, housing assistance*

#### Low-Income Children, Seniors, and People with Disabilities Who Did and Did Not Receive Housing Assistance in 2018, in Millions



Source: PAHRC 2019 Housing Impact Report. The unassisted population is an estimate of those who are eligible for rental assistance, in households that earn less than 80% of state median income and pay more than 30% of annual income toward housing.

Source: PAHRC 2019 Housing Impact Report.

## From the Field

### Puerto Rico Think Tank Hosts Conference on Affordable Housing

**TAG: Disaster Recovery** *Key Words: Puerto Rico, conference, disaster housing recovery, affordable housing*

Centro Para Una Economía Nueva (Center for a New Economy - CNE), a Puerto Rico-based, nonpartisan think tank, hosted the second conference in their Blueprint initiative series. The purpose of the initiative is to facilitate discussion among international and local experts regarding solutions to Puerto Rico's economic challenges. The event in San Juan on November 5, focused on housing affordability and rebuilding in the Commonwealth. NLIHC's Kyle Arbuckle participated in the event.

CNE Research Director Deepak Lamba-Nieves provided opening remarks and Research Associate Raul Santiago-Bartolomei moderated the discussion throughout.

Former HUD Secretary Shaun Donovan spoke about disaster housing recovery issues based on his work after Hurricane Sandy. Mr. Donovan noted that much of the Federal Emergency Management Agency's (FEMA's) rebuilding efforts center on "market value," not on rebuilding communities. He commented that there is an opportunity to shift disaster recovery in ways that benefit entire communities and mitigate future disasters, remarking, "If the poor and vulnerable aren't recovering, then you're not recovering well."

Mr. Donovan cited his work on the Rebuild By Design (RBD) project he helped implement after Hurricane Sandy. RBD urged disaster recovery stakeholders to consult communities to ascertain their needs and priorities in order to create lasting recovery efforts and help mitigate future disasters. RBD also sought to consider broader approaches to mitigation. For example, one project created an artificial reef off the coast of New York City that will help deposit more sand on beaches, which can mitigate future storm surges. An additional, more immediate benefit of this artificial reef was the establishment of new oyster habitat that has boosted the seafood economy and that serves as a case study for marine biology students.

Professor Elora Raymond, assistant professor at the School of Urban and Regional Planning of the Georgia Institute of Technology, discussed the foreclosure crisis in Atlanta in the late 2000s to 2010s. A building boom in the early 2000s resulted in the construction of more than 70,000 homes, the most in the nation at the time. This boom led to widespread real estate speculation and resulted one of the highest foreclosure rates in the country. Ms. Raymond noted that larger management entities caused higher foreclosure and eviction rates than smaller entities. She described how land banks mitigated some of the adverse effects by acquiring vacant properties to be sold at a discount to lower-income households.

Professor Vincent Reina, assistant professor in the Department of Urban and Regional Planning at the University of Pennsylvania, discussed the difficulty low-income homeowners had accessing capital, a critical problem given the city's older and often decaying housing stock (88% of Philadelphia's homes were constructed before 1980). Creation of a low-interest loan program was one solution devised by the city. Mr. Reina also emphasized that affordable housing subsidies are set to expire all across the nation over the next ten years – another challenge that an older housing stock presents.

Michelle Sugden-Castillo, professional planner and housing consultant, presented a Puerto Rican perspective on housing affordability challenges, noting that 45% of Puerto Ricans live in poverty and 58 of the 78 municipalities have lower median incomes than the island as a whole. Ms. Sugden-Castillo stated that tackling income equality is a key component in the formula for addressing the housing affordability crisis. Carmen Melero, former vice president of Popular Mortgage and former FHA senior insurer at Banco Popular, along with Irma Torres Suárez, Legal Adviser, Cooperative League of Puerto Rico, discussed the shortage of housing subsidies in Puerto Rico and the problems resulting from faulty land-use practices.

Mr. Lamba-Nieves concluded, "Housing is an essential aspect of Puerto Rico's economic development. The island faces serious structural challenges, including a high unmet demand for affordable housing and long waitlists for public housing that have kept thousands of families in a state of vulnerability for decades – even before the hurricane. The housing policy decisions we make now will impact migration flows, land use, and our capacity to adapt to climate change. With the Blueprint initiative, we're not trying to reinvent the wheel, but rather build a platform that integrates the diverse perspectives of issue experts, activists, public policy professionals, and community leaders. We strive to achieve this goal by promoting knowledge exchanges, fostering investigative projects, and supporting advocacy efforts."

NLIHC looks forward to further collaboration with CNE on housing and disaster recovery issues facing Puerto Rico.

## Resources

### **National CAPACD Launches Multilingual Anti-Displacement Toolkits**

**Tag: Resource** *Key Words: anti-displacement, gentrification, toolkit, Asian Pacific American, Asian American, Pacific Islander, multilingual*

The National Coalition for Asian Pacific American Community Development (National CAPACD) released the [#OurNeighborhoods](#) anti-displacement toolkits on October 30. The toolkits are designed to help low-income Asian American and Pacific Islander (AAPI) tenants and grassroots organizations implement effective strategies to fight gentrification in their communities. Low-income AAPI households are disproportionately concentrated in the hottest and highest-cost housing markets, placing them at an increased risk of displacement.

The [#OurNeighborhoods](#) anti-displacement organizing toolkits include an analysis of gentrification, organizing strategies, examples of effective anti-displacement campaigns, and data on poverty and housing costs. There are two toolkits: “[Building Tenant Power](#),” which provides organizing strategies targeted to low-income AAPI tenants, and “[Building Neighborhood Power](#),” which has strategies for local organizations to use to control development in their communities. The toolkits are designed to be easily accessible and adaptable to each community’s needs and are available in Bangla, Chinese, Korean, Spanish, and Vietnamese.

National CAPACD is a coalition of community-based organizations dedicated to ensuring that low-income Asian Americans, Native Hawaiians, and Pacific Islanders have the information, resources, and power to engage in and shape their communities. The anti-displacement organizing toolkits are available on the [#OurNeighborhoods](#) website.

National CAPACD’s website is at: <https://www.nationalcapacd.org>

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## Events

### **Pre-Event Registration for December 9-13 NeighborWorks Training Institute in Portland, OR, Closes on November 18**

*Keywords: NeighborWorks, NTI, NeighborWorks Training Institute*

Pre-event registration for the next [NeighborWorks Training Institute \(NTI\)](#), to be held the week of December 9-13 in Portland, OR, closes on November 18. Register for the NTI online [here](#).

The NTI offers courses and certifications for nonprofit professionals 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.

In addition to offering courses lasting from one to five days each, the NTI will feature a special Wednesday symposium, “[Expanding Financial Opportunity: Catapulting Communities Forward.](#)”

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

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## NLIHC in the News

### NLIHC in the News for the Week of November 3

The following are some of the news stories that NLIHC contributed to during the week of November 3:

- “Capitola residents relieved after City Council approves no-fault eviction ban,” *KION News*, November 8 at: <https://tinyurl.com/yybta6tv>
- “KC Tenants Bill of Rights held one week,” *Northeast News*, November 7 at: <https://tinyurl.com/y2wgmcfz>
- “HIV and AIDS are manageable with support,” *The Hill*, November 6 at: <https://tinyurl.com/y4y43daz>
- “Apple Pledges \$2.5 Billion To Combat California's Housing Crisis,” *National Public Radio*, November 4 at: <https://tinyurl.com/y6d2tmzr>
- “Help the homeless or criminalize them? Las Vegas debates a public sleeping ban,” *NBCNEWS.com*, November 3 at: <https://tinyurl.com/yyfmte6u>

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## NLIHC News

### NLIHC Accepting Nominations to Board of Directors

NLIHC is accepting nominations to fill upcoming vacancies on its board of directors. To be considered for board membership, one must be a current dues-paying NLIHC member or be employed by a current dues-paying NLIHC member organization. NLIHC’s board consists of six low income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of NLIHC state partners, and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for two low-income, two state-partner, and two national-partner board members to assume their duties in March 2020.

At least 90% of NLIHC board members must be people with low incomes or who are or have been engaged directly in working on meeting the housing needs of low income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. The board is self-perpetuating, meaning the existing board members elect new board members. The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and once in the fall. The

board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected at the annual board meeting held in the spring.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an in-person orientation in DC soon after their election.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state housing advocacy activities and accountability to a constituent base.

To be considered for an NLIHC board position, send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at [dyentel@nlihc.org](mailto:dyentel@nlihc.org) by COB December 31.

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## NLIHC Seeks Interns for Winter/Spring 2020 Semester

NLIHC is accepting applications for internship positions for the winter/spring 2020 semester. 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.

The available positions are:

- **Policy Intern.** Assists the NLIHC policy team by tracking new legislation, attending and summarizing congressional hearings for *NLIHC's Memo to Members and Partners* e-newsletter, participating in visits to congressional offices, and developing materials for use in lobbying the House and Senate to achieve NLIHC's mission, among other duties. Experience or classwork in policy, advocacy, or government affairs a plus.
- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC's weekly *Memo to Members* 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; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience needed. Please provide 3 design samples and/or link to online portfolio in addition to a writing sample.

Interns are expected to work 25 hours a week beginning in January and finishing up in May. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter,



please specify the position(s) for which you applying and that you are interested in the winter/spring 2020 semester.

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](mailto:pkealey@nlihc.org)

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## Where to Find Us – November 11

*Keywords: Diane Yentel, NLIHC staff, speaking*

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

- [Homes Within Reach conference](#), Harrisburg, PA, November 19
  - [Virginia Governor's Housing Conference](#), Hampton, VA, November 21
  - [Homes RI Summit](#), Providence, RI, December 11
  - [At What Price? The Hidden Costs of Housing](#), The Texas Lyceum, Waco, TX, February 7.
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## 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  
Alayna Calabro, Field Intern, x252  
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  
Alex Mears, Research Intern, x249  
Sarah Saadian Mickelson, Senior Director of Public Policy, x228  
Khara Norris, Director of Administration, x242  
Noah Patton, Housing Policy Analyst, x227  
Ikra Rafi, Creative Services Specialist, x246  
Catherine Reeves, Development Coordinator, x234  
Brooke Schipporeit, Housing Advocacy Organizer, x233  
Eddie Stephens, Communications/Graphic Design Intern, x250  
Dan Threet, Research Analyst, x202  
Katama Vorsheim, Policy Intern, x241  
Chantelle Wilkinson, Housing Campaign Coordinator, x230  
Renee Willis, Vice President for Field and Communications, x247  
Diane Yentel, President and CEO, x225