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Election Recap

Election Impacts on Housing Committees and Legislation

The Democrats gained control of the House of Representatives and the Republicans grew their majority in the Senate in the midterm elections on November 6, although a few races remain undecided as of today with recounts and runoffs occurring in several states. Several high-profile candidates like Alexandria Ocasio-Cortez (D-NY), Ayanna Pressley (D-MA), Deb Haaland (D-NM), Ilhan Omar (D-MN), Katie Hill (D-CA) and others won on platforms that included bold housing solutions. While the split Congress will most likely lead to legislative gridlock at the federal level, NLIHC will continue to work with the many new and existing congressional housing champions to push for affordable homes for the lowest income people.

Committee Leadership

Committee assignments and new leadership roles have yet to be determined, but current ranking member Maxine Waters (D-CA) has confirmed that she will be taking over as chair of the House Financial Services Committee. Representative Emanuel Cleaver (D-MO) is expected to chair the Housing and Insurance subcommittee. Several Republican members of the committee could take over for current chair Jeb Hensarling (R-TX), who is retiring at the end of this Congress, including Patrick McHenry (R-NC), Blaine Luetkemeyer (R-MO), or Sean Duffy (R-WI), the current chair of the Housing and Insurance subcommittee. Representative Waters has long been a champion of affordable housing and is expected to use her position to focus on pressing housing challenges across the nation and oversight of federal agencies.

On the appropriations side, Representative Nita Lowey (D-NY) will likely lead the full House Appropriations committee, with Representative David Price (D-NC) serving as chair of the Transportation and Housing and Urban Development (THUD) subcommittee. With Representative Rodney Frelinghuysen's (R-NJ) retirement, the full committee Republican leader could be Kay Granger (R-TX), Tom Cole (R-OK), or Tom Graves (R-GA). Representative Mario Diaz-Balart (R-FL) may continue his leadership in the THUD subcommittee as ranking member or receive another appointment. One of the first tasks of the Appropriations Committee will be to negotiate a bipartisan, bicameral agreement to lift the spending caps on domestic and defense programs for the FY20 spending bills.

Representative Richard Neal (D-MA) will likely become chair and Representative Kevin Brady (R-TX) will serve as ranking member of the House Ways and Means Committee.

In the Senate, some significant changes to committee leadership could occur if Senator Chuck Grassley (R-IA) takes over as chair of the Finance Committee for Orrin Hatch (R-UT), who retires this year. If Grassley remains in his current position as chair of the Judiciary Committee, then Senator Mike Crapo (R-ID) could switch from leading the Banking Committee to fill Hatch's seat on the Finance Committee. This would put Senator Pat Toomey (R-PA) next in line to lead the Banking Committee. If Senator Grassley moves to lead the Finance Committee, then Senator Crapo will likely continue to lead the Banking Committee. Senator Grassley's decision could have a significant impact on housing policy. Unlike Senator Hatch who co-authored legislation with Senator Maria Cantwell (D-WA) to expand and reform the Low Income Housing Tax Credit to better serve households with the lowest incomes, Senator Grassley has been a critic of the tax credit program. The ranking members of both committees are likely to continue with Senator Ron Wyden (D-OR) on the Finance Committee and Senator Sherrod Brown on the Banking Committee.

Leadership of the Senate Appropriations committee is unlikely to change, with Senators Richard Shelby (R-AL) and Patrick Leahy (D-VT) leading the full committee and Senators Susan Collins (R-ME) and Jack Reed (D-RI) heading the THUD subcommittee.

Lame Duck Priorities

During the “lame duck” session – after the elections and before the new Congress members take their seats in January – the House and Senate will have a number of legislative items to address, including the FY 2019 spending bill, a disaster recovery package for communities impacted by Hurricanes Florence and Michael, tax extenders, and other must-pass legislation.

While the current Continuing Resolution will keep the government open to December 7, it is unclear whether Congress will be able to enact final spending bills before the end of the year. Some experts worry that President Trump will use the approaching immigrant caravan from Central America to threaten a government shutdown in exchange for funding to construct a wall along the U.S.-Mexico border.

A disaster recovery package, on the other hand, is very likely to be passed once FEMA and HUD have finished their assessment of unmet housing and infrastructure needs, which could be completed before the end of the year; members of the North Carolina and Florida delegation are eager to deliver much-needed resources to their states.

The lame duck session also presents an opportunity to enact part or all of the Cantwell-Hatch Affordable Housing Tax Credit Improvement Act on a tax extenders package, with a fix to the 4% floor on the list of top priorities for congressional champions.

Congress only has a few weeks to tackle its packed legislative agenda before time runs out.

Our Homes, Our Votes

Advocates Achieve Significant Wins on State and Local Ballot Initiatives

This election season, NLIHC’s [Our Homes, Our Votes](#) nonpartisan voter engagement project tracked the major local and state ballot measures across the country related to affordable housing and tenant protections. The updated [Our Homes, Our Votes Ballot Tracker](#) reflects the results of the votes on these measures during the mid-term election. There were some big wins for affordable housing advocates—and some narrow losses. The success of the initiatives that passed show strong support from voters for addressing the lack of affordable housing in their states. Congratulations to all our state partners and allies who helped achieve these outstanding successes.

In California, voters approved both Propositions 1 and 2, creating billions of dollars in funding for the construction of affordable homes for the chronically homeless, people with disabilities or mental illness, and military veterans. In San Francisco, voters approved Prop C, bringing \$2.4 billion for affordable housing and wrap-around services for the chronically homeless. Voters in Austin, TX, overwhelmingly approved a \$250 million affordable housing bond. Voters in Oregon passed two major ballot initiatives to make access to safe and affordable homes possible for 12,000 of the lowest income people in that state. Voters in Charlotte and Chapel Hill, NC, and in the City of Bellingham and San Juan County in Washington state also passed housing bonds designed to address affordable housing. Voters in Idaho, Nebraska and Utah all overwhelmingly passed measures to expand Medicaid coverage to all low income adults, a critical tool for ending homelessness.

In the coming days, NLIHC will conduct a deeper analysis of these results and provide a comprehensive overview and analysis of the results and their impacts. One thing is clear: the more low-income residents and allies vote, the more we move the needle on affordable housing. These ballot initiatives, those both passed and narrowly defeated, represent real movement towards increasing public and policy-maker awareness of, and actions to address, the need for more affordable housing in America.

2019 NLIHC Housing Policy Forum

Help NLIHC Honor the 2019 Housing Leadership Awards Recipients

Make a [contribution](#) to NLIHC in honor of the 2019 Housing Leadership Awards recipients: **U.S. Representative Emanuel Cleaver** (D-MO); **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member; and **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals. These exceptional leaders will be recognized at the [37th Annual Housing Leadership Awards Reception](#) on Thursday, March 28, 2019 at the Washington Court Hotel in Washington, DC. Your contribution will support all of NLIHC’s efforts to end homelessness and housing poverty in America.

Representative Cleaver will receive the 2019 Edward W. Brooke Housing Leadership Award for his 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 award is named for Senator Brooke (R-MA), who championed low income housing as a U.S. senator and later as chair of the NLIHC board of directors.

Emma “Pinky” Clifford will receive the Dolbeare Lifetime Service Award for her many years of leadership and dedication on behalf of Native Americans and her tireless work to secure decent, safe, and affordable homes for the lowest income people living on Pine Ridge Reservation. This award is named for NLIHC’s founder Cushing Niles Dolbeare, who has been called the “godmother” of the affordable housing movement.

Dr. Mitchell Katz will receive the Sheila Crowley Housing Justice Award for elevating public and policy-maker awareness about the connections between health, housing, and homelessness and for implementing bold solutions to meet the need for affordable housing for the lowest income people. This award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years.

Join NLIHC in recognizing these outstanding individuals by making a donation to NLIHC in their honor:

- [Donate Online as an Individual](#)
- [Donate Online as an Organization](#)
- [Download the Pledge Form and Submit Via Email](#)

Your contribution will help NLIHC achieve socially just public policy to ensure the lowest income people in America have decent, affordable homes.

The 2019 Leadership Awards Reception will be held on the second evening of NLIHC’s 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions* taking place March 27-29, 2019. Register for the Forum and/or Leadership Awards Reception at: <https://bit.ly/2SzJcjW>

Register Today for NLIHC’s 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*

Register today for NLIHC’s [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#) taking place in Washington, DC, March 27-29, 2019. Invited and confirmed speakers include Senators Kamala Harris (D-CA), Todd Young (R-IN), and Elizabeth Warren (D-MA) and Matthew Desmond, author of the Pulitzer-Prize winning book *Evicted: Poverty and Profit in the American City*. Register at: <http://www.nlihcforum.org/>



Sen. Kamala Harris
(D-CA) (Invited)



Sen Todd Young
(R-IN) (Confirmed)



Sen. Elizabeth Warren
(D-MA) (Invited)



Dr. Matthew Desmond
Author of *Evicted* (Confirmed)

Awareness about the affordable housing crisis in America is growing significantly, and federal policymakers on both sides of the aisle are responding with bold legislative proposals to address the housing needs of low income people. The forum will focus on how advocates can seize this unique moment to advance policy solutions to homelessness and housing poverty in America.

The Forum will provide a wide array of opportunities to engage with affordable housing advocates, thought-leaders, policy experts, researchers, housing providers, low income residents, and leaders from Capitol Hill. Topics include:

- The state of affordable housing in 2019, recent successes and challenges, and emerging opportunities
- Achieving greater racial equity
- The growing *Opportunity Starts at Home* multi-sector affordable housing movement
- Ensuring equitable housing recovery in the wake of recent and future disasters
- The U.S. eviction epidemic and its solutions
- Tribal and rural affordable housing needs and solutions
- New opportunities for achieving significant new investments in the national Housing Trust Fund
- Best practices in non-partisan voter engagement and ways to get candidates for public office to make affordable housing a priority in their campaigns
- Working with and making housing an issue with the media
- The future of public housing
- Achieving development without displacement
- The keys to state, local, and resident-led organizing
- The latest trends in affordable housing research
- Low income resident leadership
- And more

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. A special session for low income residents will be held on the morning of March 19. Apply for a scholarship online at: <http://www.nlihcforum.org/venue> or download a fillable PDF at: <https://bit.ly/2pZvn1i>

Learn more about the Forum and register today at: <http://www.nlihcforum.org/>

Opportunity Starts at Home

Housing Near High-Performing Public Schools Costs 2.4 Times More than Housing Near Low-Performing Public Schools

Across the 100 largest metro areas in the nation, housing near high-performing public schools cost an average of 2.4 times more than housing near low-performing public schools, according to a [study](#) from the Metropolitan Policy Program at Brookings. Neighborhoods with high-performing schools have home values that are on average \$205,000 higher, and these neighborhoods have roughly 30% fewer renters. The study reveals that, though education is key to promoting better economic mobility, democratic engagement, and health, housing inequities frequently prohibit low income students from enrolling in the strongest schools. The study looked at student populations and standardized test scores for 84,077 schools.

“As the nation grapples with the growing gap between rich and poor and an economy increasingly reliant on formal education, public policies should address housing market regulations that prohibit all but the very affluent from enrolling their children in high-scoring public schools in order to promote individual social mobility and broader economic security,” states the study’s author, Jonathan Rothwell. “Policy leaders have taken



a number of steps over the past few decades to expand access to high-quality education for disadvantaged groups. . . . None directly addresses one of the central issues that limit educational opportunity for low-income and minority children: their disproportionate concentration in low-performing schools.”

The study, which was the first to link zoning data with test-score data, also found that “large metro areas with the least restrictive zoning have housing cost gaps that are 40 to 63 percentage points lower than metro areas with the most exclusionary zoning.” Reduced housing cost gaps would enable more low income families to afford to live in neighborhoods with the strongest schools, which would in turn improve educational attainment for low income children.

The study provides further proof that housing policy is education policy, and that education advocates must be housing advocates. One of the great inequities of American education is that the quality of the schools children attend largely depends on the neighborhoods in which their parents can afford to live. A key strategy to improve student learning is to remove or weaken local policies that restrict affordable housing development in neighborhoods with the highest-performing schools.

Please follow the [Opportunity Starts at Home](#) multi-sector affordable housing campaign on all social media platforms: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#).

USDA

Rural Preservation Working Group Recommends Strategies for Preserving Rural Housing

NLIHC joined a [letter](#) from the Rural Preservation Working Group (RPWG) – a group of local and national organizations led by the Housing Assistance Council (HAC) – to Joel Baxley, administrator of the Rural

Housing Service at the U.S. Department of Agriculture. The letter supports recommendations made in a Government Accountability Office (GAO) [report](#) released in May and suggests specific actions USDA Rural Development (RD) and Rural Housing Service (RHS) should take to implement the GAO's recommendations to preserve affordable homes in rural communities.

USDA provides crucial affordable housing resources to rural communities, particularly through the Section 515 direct loan program. Rental assistance is tied to Section 515 loans, so when loans matures or are prepaid, the affordability protections are lost. A recent HAC [report](#) suggests that rural communities will lose more than 21,000 homes in the next ten years if USDA does not take action to preserve their affordability. The RPWG's letter recommends using available rental assistance (RA) funding to preserve and service properties vulnerable to mortgage maturity. Other suggestions include developing a preservation plan, leveraging Low Income Housing Tax Credits and other state housing resources for preservation, using voucher options for tenants losing their affordable unit, and considering the use of local public housing agencies to administer the rural voucher program.

Read the RPWG letter at: <http://bit.ly/2ANY07S>

Disaster Housing Recovery

Register to Attend Disaster Housing Recovery Webinar on November 15!

Join leaders from across the country on Thursday, November 15 from 10:00–11:00 a.m. ET for a [webinar discussion](#) about the post-disaster housing needs of people with the lowest incomes. Members of the NLIHC-led [Disaster Housing Recovery Coalition](#) (DHRC) will share insights on the federal government's response to recent disasters – including Hurricanes Maria, Harvey, Florence and Michael – and the impact on the immediate and long-term housing recovery needs of the lowest income survivors and their communities. This event is open to members of Congress, the media, DHRC members, and housing advocates and organizations.

Advocates working directly in disaster-impacted communities across the Carolinas, Florida, Puerto Rico, and Texas will report on the most pressing housing issues facing survivors as well as actions Congress and the Trump administration can take to address them.

Speakers on the webinar:

- Lesley Albritton, directing attorney of disaster recovery, Legal Aid of North Carolina, NC
- Samuel Gunther, executive director, North Carolina Housing Coalition, NC
- Alana Greer, co-founder, Community Justice Project, FL
- Leslie Powell-Boudreaux, executive director, North Florida Legal Services, FL
- Christina Rosales, communications director, Texas Housers, TX
- Adi Martinez, executive director, Fundación Fondo de Acceso a la Justicia, Inc., PR
- Sarah Mickelson, NLIHC senior director of public policy
- Marion McFadden, senior vice president of public policy and senior advisor of resilience, Enterprise Community Partners
- Laura Esquivel, director of national advocacy, Hispanic Federation

Register for the webinar at: <http://bit.ly/2ARRwF2>

Disaster Housing Recovery Coalition Submits Comments on Florida’s CDBG-DR Action Plan Amendment

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) submitted [comments](#) on the [draft substantial amendment](#) to the Florida Action Plan for the use of federal Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. The DHRC calls for greater resources to address rental housing needs and for setting deeper income targeting within its rental housing programs to reach households with the lowest incomes. The DHRC reasserts that per HUD’s *Federal Register* the state action plan notice must first address unmet housing needs before proposing to use CDBG-DR funds for economic revitalization and infrastructure and it must demonstrate that there are no remaining unmet housing needs or show how those remaining unmet housing needs will be addressed with other funding sources. The DHRC also calls for the state action plan to ensure that rebuilding plans address the infrastructure needs of all communities equitably and for the implementation of the Disaster Housing Assistance (DHAP) program, among other proposed changes. Read the comments at: http://nlihc.org/sites/default/files/Amendment-State-Action-Plan-DHRC-Comments_110518.pdf

Disaster Housing Recovery Updates – November 12, 2018

The following is a review of housing recovery developments related to 2017 and 2018 disasters since last week’s *Memo to Members and Partners* (for the articles in last week’s *Memo*, see [2018 Disasters](#) and [2017 Disasters](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

Hurricane Michael

Florida

FEMA published several factsheets that provide information about why applicants may not have received FEMA assistance. FEMA can [deny assistance](#) if an inspection finds “insufficient damage” to the home. Inspectors decide if a home is still [safe, sanitary, and functional](#), which covers basics such as toilets, a roof, utilities, windows, and doors. Applicants can appeal FEMA’s decision to deny assistance because of insufficient damage but need third-party documentation.

Florida Department of Education (FDOE) has an up-to-date [list](#) of school closure and reopening dates.

Georgia

FEMA [encourages](#) renters in Georgia displaced by Hurricane Michael to apply for federal disaster assistance, which could provide financial help for rent, moving expenses, and child care. The deadline to apply for federal assistance in Georgia is December 13.

Residents of 20 Georgia counties are now [eligible](#) for Disaster Supplemental Nutrition Assistance Program (D-SNAP). D-SNAP provides a month of benefits to help families meet their food needs following a disaster.

Hurricane Florence

North Carolina

Many of the 220 residents of Trent Court, a public housing complex in New Bern, are [still waiting](#) to learn when they might be able to return to their homes. Displaced residents have been relocated or are staying with family or friends.

An [article](#) in the *Carolina Public Press* highlights the impact Hurricane Florence has had on rural inland areas of the state like Chatham County and the town of Robbins.

South Carolina

According to [insurancejournal.com](#), residents of Cheraw, SC, are suing Highland Industries for “failing to clean up a toxic mess” which was exacerbated by over two feet of flooding caused by Hurricane Florence. The lawsuit was [also featured](#) by the *Greenville News*.

Hurricane Florence

Federal Response

FEMA and the Government of Puerto Rico have opened Community Recovery Centers (CRCs) throughout the territory. According to a FEMA [press release](#), “representatives from local and volunteer agencies are available at centers across the island to provide assistance with housing repairs, commodities and clothing, rental resources, FEMA case review, emotional and spiritual wellness services and legal services.”

State Action

The City of Houston [announced](#) it removed the income cap for one of the Harvey Homeowner Assistance Programs (HoAPs) in a new version of the [HoAP guidelines](#), which is open for public comment until November 30. The revised plan removes the 120% of area median income (AMI) income cap for the reimbursement program, making \$150 million available to families above the 120% of AMI threshold. Houston Mayor Sylvester Turner stated that more than 80% of the overall funding “will be available for families who are low- and moderate-income.”

Local Perspectives and Resources

Advocates from Texas groups working on disaster recovery – including several from NLIHC state partner and Disaster Housing Recovery Coalition member Texas Housers – [recently traveled](#) to Puerto Rico to meet with their counterparts on the island. The Texas and Puerto groups discussed recovery issues their communities have faced and shared best practices and strategies to ensure equitable recovery.

Researchers at Florida Gulf Coast University (FGCU) are [studying the impacts](#) of Hurricane Irma as part of the Communities in Transition Initiative. Research topics include flood mitigation, resiliency traditions, avoiding water contamination, and medical outcomes. Learn more about the research projects [here](#).

An [article](#) published by *NBC News* chronicles the ongoing challenges of rebuilding homes destroyed by Hurricane Maria on the Puerto Rican island of Vieques.

A [story](#) in the *Victoria Advocate* follows a Texas mother and her seven children who found themselves homeless in the wake of Hurricane Harvey. The story is the second installment in a series called “Hidden in Plain Sight,” which examines how Hurricane Harvey could exacerbate wealth inequality in South Texas.

The [National Center on Law & Elder Rights](#) published a “[Practice Tip](#)” document with information on how to help homeowners to access insurance benefits after a disaster.

Disaster Legal Aid is hosting a [virtual group discussion](#) on Tuesday November 13 at 4:00 p.m. ET to discuss “Disaster Legal Aid & Insurance.” The meeting will be relevant for legal aid staff, pro bono attorneys, and public interest advocates engaged in disaster-relief efforts.

Research

Study Suggests Social Networks May Affect Residential Choices of Voucher Holders

Housing Choice Vouchers (HCVs) help low income households afford housing in low-poverty neighborhoods, but HCV recipients still tend to live in higher-poverty neighborhoods. A study published in the *Journal of Housing Economics* by Ingrid Gould Ellen, Michael Suher and Gerard Torrats-Espinosa, “[Neighbors and networks: The role of social interactions on the residential choices of housing choice voucher holders](#),” explores whether social networks may help explain voucher holders’ residential choices. Among HCV recipients who moved to a new neighborhood, pairs of neighbors who had initially lived within the same or adjacent buildings were about 40% more likely to relocate to the same new neighborhood than did pairs of neighbors who lived more than 1,000 feet apart from one another. Based on these findings, the authors suggest that neighborhood social networks may influence the residential choices of voucher recipients.

The authors paired voucher holders who moved to a different neighborhood (census tract) between 2011 and 2014, but stayed in the same metropolitan area. The study included more than 3.3 million possible pairs of 272,329 voucher holders who had moved. Paired movers initially living within 50 feet of each other were up to two percentage points more likely than those living more than 1,000 feet from each other to end up in the same neighborhood. A two-percentage-point increase represents a 40% increase from the average rate (4.6%) of all pairs who wound up in the same neighborhood after moving. The effect was stronger in metropolitan areas with low vacancy rates and in metropolitan areas that were more highly segregated. Both low vacancy and high segregation rates make the search for housing more difficult.

The authors also found that paired neighbors who moved to the same neighborhood on average chose neighborhoods of greater poverty, with less access to the labor market and with more environmental hazards, than paired neighbors who did not move to the same neighborhood.

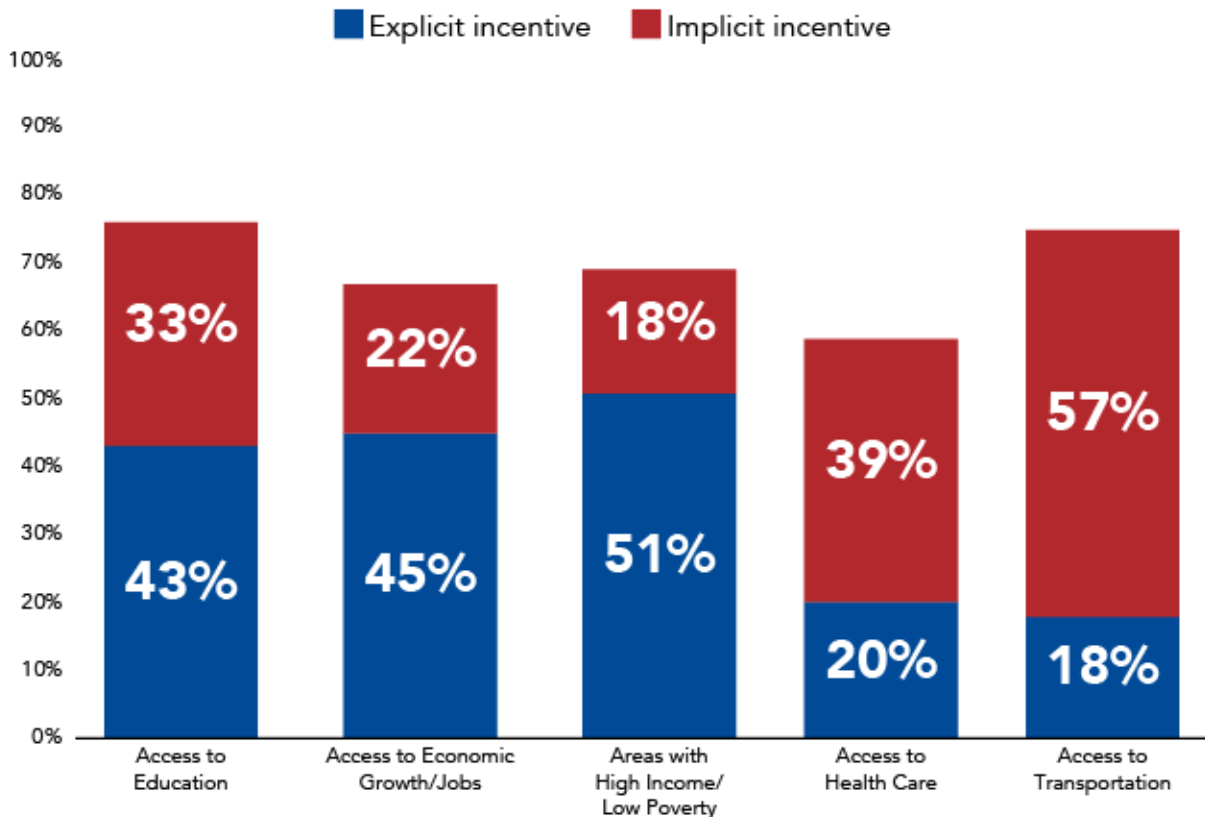
The authors acknowledged that they did not directly observe social interactions, so households living close to one another may have received similar information about housing options from another source. The results, however, suggest that more information and guidance to voucher recipients about their neighborhood options could broaden their choices. The use of Small Area Fair Market Rents, which provide voucher payment standards that better reflect ZIP code rents rather than metropolitan-level rents, could also expand neighborhood options for voucher holders (see *Memo*, [1/22](#) & [3/26](#)).

“Neighbors and networks: The role of social interactions on the residential choices of housing choice voucher holders” is available at: <https://bit.ly/2QsAtOT>

Fact of the Week

States' LIHTC 'Opportunity Incentives' Include Access to Education, Transportation, Healthcare, Jobs, and Low-Poverty Areas

States with Opportunity Incentives in LIHTC Qualified Allocation Plans



Note: LIHTC = Low Income Housing Tax Credit. Explicit incentive includes direct reference to opportunity. Implicit incentive includes incentive, but not direct reference to opportunity. Source: FreddieMac and National Housing Trust. (2018). Opportunity Incentives in LIHTC Qualified Allocations Plans. Retrieved from <https://bit.ly/2P8nvJA>

Source: Freddie Mac and National Housing Trust. (2018). "Opportunity Incentives in LIHTC Qualified Allocations Plans." Retrieved from <https://bit.ly/2P8nvJA>

From the Field

New York City Council Member Rallies with Homelessness Advocates and Announces New Homeless Housing Legislation

New York City Council Member Rafael Salamanca recently announced new legislation aimed at increasing affordable housing for the city's homeless residents in conjunction with the ongoing [House our Future New York](#) (HOFNY) campaign led by the [Coalition for the Homeless](#), an NLIHC state partner. Council Member Salamanca and members of HOFNY rallied on the steps of New York City Hall on October 31 in support of his bill to create more housing for homeless individuals and families. They were also joined by Council Members

Stephen Levin, Vanessa Gibson, and Jumaane Williams. Council Member Salamanca’s bill, [Int 1211-2018](#), would mandate that developers receiving city funds for rental housing projects set aside a minimum of 15% of dwelling units for the homeless. The bill has 19 cosponsors.

Advocates view the newly proposed legislation as a means for achieving the campaign’s goal of increasing the supply of housing dedicated to the homeless in Mayor de Blasio’s [Housing New York 2.0](#) plan from 5% to at least 10%. *Housing New York 2.0* is a ten-year plan to create and preserve 300,000 homes by 2026, setting aside 5%, or 15,000 homes, for the homeless. Given the city’s severe homelessness crisis, the campaign seeks to increase this number to at least 30,000, with most (24,000 homes) created through new construction. According to the HOFNY, the city has experienced a 77% increase in homelessness within the past decade, and currently over 63,000 people, including 23,000 children, spend their nights in homeless shelters. The campaign argues that the city’s need for permanent housing for the homeless will not be satisfied by the mayor’s current housing plan.

The rally is the most recent action the HOFNY campaign has carried out to spur support for more permanent housing for the homeless and to pressure the mayor to revise his plan. In June, the campaign organized a children’s march on City Hall focused on emphasizing the need for more deeply affordable housing for homeless families. Over 100 children, including those living in shelters, advocated for housing by displaying LEGO houses they had built. As part of the October action, over 400 New Yorkers marched from the Upper East Side to Gracie Mansion, the mayor’s residence. The following week, the group convened outside City Hall with Council Member Salamanca.

“The House Our Future NY Campaign has gained tremendous momentum over the past few months, but our work is far from done,” said Coalition for the Homeless Policy Director Giselle Routhier. “We currently have support from 61 organizations and 38 City elected officials, including the majority of City Council members, but the mayor continues to refuse to set aside a modest portion of his housing plan to address [the] current record homelessness – 30,000 units overall with 24,000 units to be created through new construction. We will continue to push forward with this campaign because the City has reached a crossroads: Will our elected officials continue to allow homelessness to impact tens of thousands of New Yorkers every night for the foreseeable future, or will we invest in real solutions? We have the tools to make a meaningful difference now, and we need to use them.”

For more information, contact Coalition for the Homeless Policy Director Giselle Routhier at: 212-776-2004 or grouthier@cftohomeless.org

Resources

Freddie Mac Multifamily Provides Series of Reports on Serving Underserved Markets

Freddie Mac Multifamily is releasing a [series of reports](#) to highlight the opportunities and challenges of providing affordable multifamily housing in underserved markets. Two previous reports examined the use of Low Income Housing Tax Credits (LIHTCs) in [Rural Middle Appalachia](#) and in [Indian Areas](#) (see *Memo*, [11/5](#)). Three additional reports released the week of November 5 are: “Mixed-Income Housing in Areas of Concentrated Poverty,” “Affordable Housing in Higher-Opportunity Areas,” and “Opportunity Incentives in LIHTC Qualified Allocation Plans.”

“[Mixed-Income Housing in Areas of Concentrated Poverty](#)” examines the demographic, economic, and housing characteristics of areas of concentrated poverty. The report suggests these areas are in need of quality affordable housing, but programs that provide only affordable housing may not be the optimal solution since they can

continue to concentrate poverty in these areas. Freddie Mac plans to release two future studies to look at the opportunities and challenges of mixed-income housing in these communities.

“[Affordable Housing in Higher-Opportunity Areas](#)” examines the current state of affordable housing in areas of higher opportunity. Seven percent of subsidized affordable multifamily housing properties are located in these areas. A number of challenges to affordable housing development exist in high-opportunity areas, like zoning laws, local opposition, high costs, lack of buildable land, and limited federal and state housing subsidies.

“[Opportunity Incentives in LIHTC Qualified Allocation Plans](#)” examines incentives states include in their Qualified Allocation Plans (QAPs) to encourage development of affordable housing in higher opportunity areas. QAPs outline states’ policies and priorities that impact the type and location of affordable housing developed with the LIHTC program. The report analyzes the QAPs of all 50 states and the District of Columbia to highlight the commonalities and differences in their definitions of opportunity and the extent to which incentives are used.

The full series of reports is available at: <https://bit.ly/2Du8pI4>

New Report Highlights Importance of State Housing Trust Funds for Rural Communities

The Center for Community Change released [State Housing Trust Funds: A Rural Lifeline](#), which highlights the successes rural communities have had with state and local housing trust funds. Almost every state has created a housing trust fund that allows local communities to invest in affordable housing for the lowest income people. Because rural communities can face significant challenges in accessing private investment and capital, trust funds are a crucial resource to ensure low income households have safe, decent, and affordable housing.

The new report shares the results of the Center for Community Change’s national survey of state housing trust fund administrators. According to the survey, 86% of the states that responded “have awarded state housing trust funds to rural areas in the past five years, demonstrating the importance of these funds to addressing rural housing needs.” The report also shows the diversity of uses of state housing trust funds – e.g., addressing rural homeownership in Maine and Nebraska; providing rental housing in South Dakota, Oregon, and Washington; and implementing homelessness prevention efforts in Indiana, Georgia, and Arizona.

Read *State Housing Trust Funds: A Rural Lifeline* at: <http://bit.ly/2qz65aA>

Events

Pre-Event Registration for NeighborWorks Training Institute in Pittsburgh, December 3-7, Closes on November 13

The pre-event registration for the NeighborWorks Training Institute (NTI) in [Pittsburgh](#), December 3-7, closes on November 13. NTI courses, lasting from one-to-five days each, are an excellent opportunity for skill-building and networking.

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 professional training courses, the NTI will offer a symposium, "[Looking Back to Move Forward: 40 Years of Community-Led Transformation \(ML931\)](#)" on December 5.

Read more about the NTI at: <https://bit.ly/2oMGTfB>

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

NLIHC in the News

NLIHC in the News for the Week of November 4

- “Landlords Are Powerful. Here’s A Way Renters Are Regaining Some Control,” *The Huffington Post*, November 9 at: <https://bit.ly/2PjNwpt>
 - “Voters just gave nearly 1 million workers a raise in 2 red states,” *Vox*, November 7 at: <https://bit.ly/2yYB04A>
 - “Crushing housing costs hit Hawaii’s race for governor,” *Chron*, November 5 at: <https://bit.ly/2RMkhsd>
 - “Six Major Issues to Watch During Midterms — Other Than Who Controls Congress,” *NYMag*, November 5 at: <https://nym.ag/2PnMfOp>
 - “How renters could be a silent electoral majority in midterms, 2020 elections: Apartment List study,” *CNBC*, November 3 at: <https://cnb.cx/2OztodV>
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NLIHC News

When You Shop for the Holidays on Amazon Smile, Amazon Will Donate to NLIHC at No Cost to You

As you begin shopping for the holidays, please be aware that Amazon will make a contribution to NLIHC on your behalf at no cost to you when you shop on [Amazon Smile](#). With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC to support our work to end homelessness and housing poverty in America. Just begin typing “National Low Income Housing Coalition” as your preferred charity and select it when it appears. Click [here](http://amzn.to/2ew9GOn) (<http://amzn.to/2ew9GOn>) to support NLIHC’s work while shopping. Thank you for your support!

NLIHC Seeks Interns for Winter/Spring 2019 Semester

NLIHC is accepting applications for internship positions for the winter/spring 2019 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues who have excellent writing and interpersonal skills.

The available positions are:

- **Field Intern.** Assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.
- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for 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 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 are applying and that you are interested in the winter/spring 2019 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

Where to Find Us – November 12

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

- [Maine Affordable Housing Coalition Conference](#), Portland, ME, on November 14
- [Housing Empowers 2018 Annual Conference](#), Columbia, MO, on November 17
- 2018 NALPSE Conference, National Education Association, New Orleans, LA, on November 17
- [NHC Solutions for Affordable Housing Convening](#), Washington, DC, on November 27
- Maryland Legal Aid All-Staff Conference, Maryland, MD, on November 27

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
 Andrew Aurand, Vice President for Research, x245
 Anissa Balderas, Field Intern, x252
 Victoria Bourret, Housing Advocacy Organizer, x244
 Josephine Clarke, Executive Assistant, x226
 Dan Emmanuel, Senior Research Analyst, x316
 Ellen Errico, Creative Services Manager, x246
 Justin Godard, Housing Advocacy Organizer, x233
 Ed Gramlich, Senior Advisor, x314
 Paul Kealey, Chief Operating Officer, x232
 Mike Koprowski, Director, Multisector Housing Campaign, x317
 Joseph Lindstrom, Manager, Field Organizing, x222
 Lisa Marlow, Communications Specialist, x239
 Sarah Mickelson, Senior Director of Public Policy, x228
 Khara Norris, Director of Administration, x242
 Dina Pinsky, Research Intern, x249
 Catherine Reeves, Development Coordinator, x234
 Lauren Ricci, Policy Intern, x241
 Debra Susie, Disaster Housing Recovery Coordinator, x227

Elayne Weiss, Senior Policy Analyst, x243
Chantelle Wilkinson, Housing Campaign Coordinator, x230
Renee Willis, Vice President for Field and Communications, x247
Gloria Yang, Communications & Graphic Design Intern, x250
Diane Yentel, President and CEO, x225