



Memo To Members & Partners

A weekly newsletter from the National Low Income Housing Coalition

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November 25, 2019



The NLIHC staff is thankful for all our members and partners whose support is vital to our work to ensure the lowest-income people in America have decent, affordable homes. Thank you!

Memo to Members & Partners will take a short break for the Thanksgiving holiday. There will be no *Memo* on Monday, December 2. *Memo* will return on December 9.

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- Learn about Creating and Sustaining Multi-Sector Housing Coalitions at the NLIHC Housing Policy Forum 2020

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- NLIHC to Honor Shauna Sorrells with 2020 Housing Leadership Award

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- NLIHC 2020 Housing Organizing Awards to Recognize Excellence in Statewide and Local Housing Advocacy and Campaigns – Apply or Nominate Today!

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- National LGBTQ Task Force Joins *Opportunity Starts at Home* Steering Committee

Research

- Study Finds Large Shift Toward Single-Family Neighborhoods in U.S. Metropolitan Areas Since 1990
- Survey Finds Rising Share of Millennials Plan to Rent Forever

Fact of the Week

- Over One-Quarter of LIHTC Homes Built Since 1990 are in Majority Multifamily Neighborhoods, Few Are in Single-Family Areas

From the Field

- Missouri Advocates Unite Around Shared Vision for Legislative Engagement
- NLIHC Welcomes Four New State Partners

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- What Can State and Localities Do to Preserve Publicly Supported Affordable Rental Housing? – Webinar, December 10
- Support NLIHC on #GivingTuesday
- When You Shop for the Holidays on Amazon Smile, Amazon Will Donate to NLIHC

NLIHC in the News

- NLIHC in the News for the Week of November 17

NLIHC News

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Our Homes, Our Votes: 2020

We Did It! Debate Features Affordable Housing!

For the first time in memory – if not in history – a moderator in a presidential debate [asked candidates for their solutions to the nation’s housing affordability crisis](#). During the November 20 debate in Atlanta, GA, *NBC News* White House Correspondent Kristen Welker, asked: “Millions of Americans are finding that housing has become unaffordable. . . , why are you the best person this problem?”



to fix

Three candidates - Tom Steyer, Elizabeth Warren and Cory Booker - answered the question.

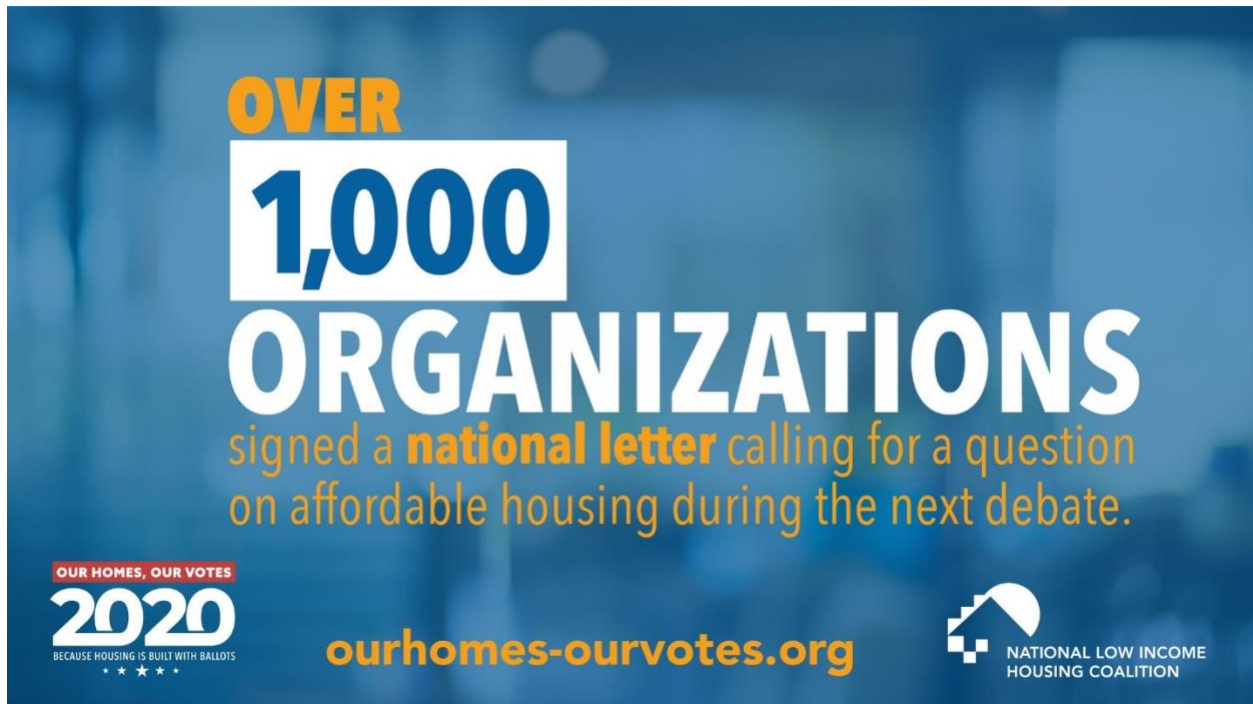


Watch: <https://youtu.be/b68qnvN-VOs>

We could not have reached this historic moment without you! Over the last year, many of you have worked with NLIHC to elevate affordable housing in the presidential campaign. Our partners in [Iowa](#), [New Hampshire](#), [California](#), [Georgia](#), [Ohio](#), and beyond have worked hard – together we have held [candidate town halls](#) and [meetings](#), asked (and [filmed!](#)) candidates about their housing solutions, [published op-eds](#), and more.

Together we have pressured candidates to put forward their [plans to address the housing crisis](#), and they have [responded like never before](#). [Twelve candidates have put forward bold proposals to address homelessness and housing poverty in America](#), with most centering the needs of the lowest-income people in their plans.

Over 1000 organizations signed our letter urging moderators to ask candidates about their housing plans. . .



. . . and on November 20 Ms. Welker responded! Our hard work has paid off and **we have broken into the national discourse in a new way.** Thank you for helping to make it happen!

Let's keep going!

We're a year out from the elections, and we have much more planned to continue elevating affordable housing solutions in the elections and on the national stage.

[Join us!](#)

Presidential Candidate Senator Warren Expands on Her Affordable Housing Plan, Mayor Buttigieg Releases a Summary of His

Candidates for the 2020 Democratic presidential nomination continue to release new plans to address the nation's serious shortage of affordable housing and provide tenant protections. Senator Elizabeth Warren (D-MA) has released significant additional components to her previously announced [plan](#), and Mayor Pete Buttigieg announced the broad outline of his affordable housing proposals, the details of which are expected to be released in the coming weeks.

Senator Warren released a "[Protecting and Empowering Renters](#)" [plan](#) that builds on her earlier proposal to address the nation's affordable housing crisis and dramatically expands tenant protections. Her original plan dedicates \$500 billion over the next ten years to build, preserve, and rehab more than three million homes affordable to lower-income families. She further proposes to condition this funding to states that affirmatively adopt key tenant protections, including a right to lease renewal, a ban on source-of-income discrimination, protections against constructive eviction, and tenants' right to organize, among others. The expanded proposal would create a new tenants' cause of action that allows tenants to sue landlords who threaten or begin an illegal eviction; would create a new Tenant Protection Bureau to enforce tenants' rights; and much more.

In a visit to New Hampshire on November 8, South Bend, Indiana, Mayor Pete Buttigieg unveiled a [summary of his soon-to-be released plan](#) to invest more than \$430 billion on programs to address the national shortage of affordable homes and to lower housing costs. Mayor Buttigieg’s plan proposes to “unlock access to affordable housing for over 7 million families” and to increase the supply of affordable housing by building and restoring over 2 million homes for low-income Americans.

Congress

NLIHC Board Member Shalonda Rivers Testifies to Congress on Health and Safety in HUD Housing

Shalonda Rivers, president of the Cordoba Courts Tenants Association in Opa Locka, FL, and member of the NLIHC board of directors, testified at a hearing on November 20 before the House Financial Services Committee Subcommittee on Housing, Community Development and Insurance. The hearing, “[Safe and Decent? Examining the Current State of Residents’ Health and Safety in HUD Housing](#),” focused on the need to improve HUD oversight of conditions in federally assisted housing, engage tenants in the inspection process, and promote tenant opportunity.



Shalonda Rivers

Ms. Rivers spoke about her experience organizing tenants to improve their housing conditions. She and other residents have been forced to live in homes with rats, termites, peeling paint, major water leaks, toxic mold, improper security, and plumbing problems that resulted in raw sewage backing up into apartments. For years, she and other residents alerted HUD and its performance-based contract administrator, North Tampa Housing Authority, about conditions in their homes – to no avail. Ms. Rivers advocated for the passage of the “Tenant Empowerment Act” and the “HUD Inspection Oversight Act.”

Other witnesses included: [Susan Rollins](#) from the Housing Authority of St. Louis County, [Margaret Salazar](#) from the Oregon Housing and Community Services Department, [Deborah Thrope](#) from the National Housing

Law Project, [Geraldine Collins](#) from the National Alliance of HUD Tenants, and Orlando Cabrera from Arnall Golden Gregory, LLP.

Ms. Rivers' testimony and that of the other witnesses, the video recording of the hearing, and copies of five bills are at: <https://tinyurl.com/y3xp29c2>

Senator Hirono Introduces Bold Bill to End Homelessness

Senator Mazie Hirono (D-HI) introduced a **bill**, the "Pathway to Stable and Affordable Housing for All Act," on November 21 to effectively end homelessness through robust investments in the national Housing Trust Fund, full funding for rental assistance, and expanded funding for homelessness programs.

More than 500,000 people experience homelessness on any given night, and three in four households eligible for housing assistance are turned away due to chronic underfunding of key housing programs. Senator Hirono's bill would ensure that every household eligible for rental assistance receives the help they need to afford their home. In addition, the bill would invest \$400 billion in the national Housing Trust Fund and \$130 billion for McKinney-Vento homeless assistance grants over ten years.

Senator Hirono and NLIHC President and CEO Diane Yentel highlighted the bill in an **op-ed** published in *The Hill*. They also criticize the Trump administration's efforts to exacerbate the homelessness crisis by proposing to slash HUD programs, triple rents for the lowest-income subsidized residents, evict at least 100,000 people including 55,000 children from HUD-assisted housing, and allow homeless shelters to discriminate against transgender and LGBTQ people. They also condemn the Trump administration's recently published, deeply flawed report encouraging localities to criminalize homelessness – a move that would only worsen the crisis.

Senator Hirono's and Ms. Yentel's op-ed is at: <https://bit.ly/2XLUqER>

Senator Warren to Introduce Legislation Addressing Public Housing Capital-Needs Backlog

Senator Elizabeth Warren (D-MA) announced on November 18 that she will introduce a Senate companion bill to Representative Nydia Velazquez's (D-NY) "Public Housing Emergency Response Act" ([H.R. 4546](#)), which was introduced in the House in September (see *Memo*, [10/7](#)). Co-sponsored by Senator Kirsten Gillibrand (D-NY), the bill would authorize a one-time appropriation of \$70 billion for HUD's Public Housing Capital Fund and prioritize funding for public housing agencies with the greatest capital repair needs.

The legislation aims to address public housing's severe capital-needs backlog. Public housing plays a crucial role in ensuring people with extremely low incomes are able to remain safely, stably, and accessibly housed, but years of federal disinvestment have left public housing in a state of disrepair, forcing residents to live in unsafe, unhealthy conditions. NLIHC supports this legislation and commends Senator Warren for her leadership in introducing this bill.

Read Senator Warren's press release at: <https://bit.ly/2KDiwfl>

Read the bill text at: <https://bit.ly/2QCQ2Xb>

Committee Chair Waters and Representatives Tlaib and Pressley Urge HUD to Listen to Tenant Concerns as Part of NSPIRE Demonstration

House Financial Services Committee Chair Maxine Waters (D-CA) and Representatives Rashida Tlaib (D-MI) Ayanna Pressley (D-MA) sent a letter to HUD Secretary Ben Carson on November 18 urging HUD to better incorporate tenant perspectives in the National Standards for the Physical Inspection of Real Estate (NSPIRE) demonstration.

NSPIRE is a reexamination of HUD's Real Estate Assessment Center (REAC) physical inspection protocol intended to explore ways to better reflect the quality of public housing and privately owned HUD-assisted properties (see *Memo*, [8/26](#)). The letter notes that the NSPIRE demonstration is a recognition that the current 20-year-old assessment protocol focuses more on "curb appeal" than in-unit health and safety issues. Although Representatives Waters, Tlaib, and Pressley express appreciation for HUD's efforts to improve the previous model, they claim HUD is not following through on their promise to engage with a diverse group of stakeholders (see *Memo*, [2/25](#)). The letter notes that HUD has spoken only to HUD officials, public housing agencies, and property owners and agents, leaving tenants out of the discussion altogether.

The representatives emphasize that resident participation is critical for the proper maintenance of assisted properties. They note that resident feedback during the inspection protocol can provide a more accurate assessment of the physical condition of these properties. They conclude by urging HUD to conduct focus groups and hold listening sessions at the properties that are part of the NSPIRE demonstration as a way for tenants and advocates to share their perspectives.

Read the letter at: <https://tinyurl.com/vaxq3jt>

Representative Waters and Senator Harris Introduce Housing Infrastructure Bill

House Financial Services Committee Chairwoman Maxine Waters (D-CA) and Senator Kamala Harris (D-CA) introduced on November 21, the "Housing is Infrastructure Act of 2019" (H.R.5187) to invest more than \$100 billion to improve housing infrastructure and create jobs.

The bill would provide a one-time infusion of funds, including \$70 billion to fully address the capital-needs backlog of public housing repairs, \$5 billion to create deeply affordable rental homes through the national Housing Trust Fund, \$1 billion to address severe housing needs on tribal lands, and \$5 billion for the HOME Investment Partnerships Program, among other investments. The bill also sets procurement and hiring goals for women- and minority-owned businesses, including developers and construction company owners.

NLIHC president and CEO Diane Yentel was featured in the media release announcing the bill. She stated, "I applaud Chairwoman Waters and Senator Harris for introducing legislation to make robust infrastructure investments in affordable housing solutions, including the national Housing Trust Fund and resources to repair our nation's public housing stock. The connection between affordable homes and infrastructure is clear: like roads and bridges, affordable homes are a long-term asset that helps communities and the lowest-income families thrive. It is critical that any infrastructure package includes significant resources to build and preserve homes affordable to our nation's poorest seniors, people with disabilities, families with children, and other individuals." This spring, Diane testified in support of the bill before the House Financial Services Committee.

The media release is at: <https://tinyurl.com/wyy5d2w>

The bill text is at: <https://tinyurl.com/yx8e2g85>

An executive summary is at: <https://bit.ly/33bR66Y>

Testimony of NLIHC president and CEO Diane Yentel before the HFSC is at: <https://tinyurl.com/w9vkx6k>

Representative Omar Calls for \$1 Trillion Investment in Public Housing and Housing Trust Fund

Representative Ilhan Omar (D-MN) introduced on November 20 the “Homes for All Act” that would invest \$1 trillion to create 9.5 million new public housing apartments and 2.5 million deeply affordable rental homes through the national Housing Trust Fund. The bill would repeal the Faircloth Amendment, the current federal ban on the creation of new public housing, and ensure mandatory, full funding for public housing. In addition, the bill would bar public housing agencies from “repositioning” the housing stock, which entails demolition, disposition, or conversion to vouchers. The bill would prohibit denying access to public housing based on a person’s criminal history or immigration status. And the bill would create a \$200 billion program to help local governments combat gentrification and neighborhood destabilization.

Upon introduction, NLIHC president and CEO Diane Yentel said, “I applaud Congresswoman Omar for introducing bold legislation to make investments in affordable housing at the scale necessary to ensure that housing is a right, not a privilege.”

The bill text is at: <https://tinyurl.com/sckmgso>

An executive summary of the bill is at: <https://bit.ly/2KK8Vnu>

Senate Banking Committee Questions HUD Nominees about Harmful Proposals

The Senate Banking Committee on November 20 held a [hearing](#) for several individuals nominated for positions at HUD: Brian D. Montgomery for deputy secretary (see *Memo 10/11*), David C. Woll, Jr., for assistant secretary for the Office of Community Planning and Development (CPD), and John Bobbitt for assistant secretary for housing operations. Several members of the committee took the opportunity to ask the nominees, who currently serve in different positions at HUD, about a variety of agency actions under the Trump administration, including delaying disaster recovery resources and proposing to cut funding for programs, raise rents on low-income families, and weaken the Disparate Impact and Equal Access rules.

Ranking Member Sherrod Brown (D-OH) expressed his concerns about HUD’s recent proposed changes to the Disparate Impact rule (see *Memo, 8/19*) and forthcoming proposed changes to the Equal Access rule (see *Memo, 5/28*). Mr. Montgomery did not directly respond to Senator Brown’s concerns regarding the Disparate Impact rule, saying the process began before his time, but Mr. Woll stated that he detests discrimination and would not permit discrimination against transgender individuals seeking shelter. In response to a question from Senator Robert Menendez (D-NJ) regarding the [potential impact](#) of the Trump administration’s proposal to raise rents on low-income households, Mr. Montgomery promised, “No mass evictions will occur as long as I’m FHA commissioner, assistant secretary for housing,” while also saying that some measures to contain costs are needed.

Mr. Montgomery repeated this need for cost-containment in response to a question from Senator Catherine Cortez Masto (D-NV), who asked how could HUD help address the affordable housing crisis while consistently proposing cuts to programs. Mr. Montgomery held up the Rental Assistance Demonstration (RAD) as an example of a program to help meet housing needs. Senator Cortez Masto also asked him and Mr. Woll about their support for the national Housing Trust Fund. Mr. Montgomery stated that there should be more discussion about how to distribute the funding, whether by formula or based on greatest need; Mr. Woll expressed his support for the goals of the Housing Trust Fund.

Senator Brian Schatz (D-HI) shifted the conversation to disaster recovery, highlighting his and Senator Todd Young’s (R-IN) bill, the “Reforming Disaster Recovery Act” (S. 2301, see *Memo, 7/29* an article in this issue of

Memo about House approval of H.R. 3702), which would codify the Community Development Block Grant – Disaster Recovery (CDBG-DR) program and provide important protections for low-income survivors. Mr. Woll agreed that authorizing CDBG-DR through this bill would be helpful for speeding up the disaster recovery process. Senator Schatz also asked about the recent [report on homelessness](#) from the White House Council of Economic Advisers that, among other troubling conclusions, implies that if shelters for people experiencing homelessness are too nice, people will choose to be houseless. Mr. Montgomery and Mr. Woll both stated that shelters are not luxurious, but they were unfamiliar with the particulars of the report.

Watch and learn more about the hearing at: <https://tinyurl.com/ygjm5uts>

Three Bills Introduced to Better Target Opportunity Zones, A Fourth Proposes Eliminating Them

Three bills recently introduced in Congress would tighten the statute that created Opportunity Zones (OZs). The three combined would limit the OZ tax benefit associated with any housing projects to those occupied by either very-low or extremely low-income residents, remove census tracts that are not low-income from OZs, require advisory boards appointed by local elected officials, and require some diversity in investment. A fourth bill (H.R. 5252), introduced by Representative Rashida Tlaib (D-MI) on November 22, would repeal the provision in the Internal Revenue Code authorizing OZs.

Senator Ron Wyden (D-OR) introduced the “Opportunity Zone Reporting and Reform Act” (S. 2787) on November 6, along with two cosponsors, Senators Michael Bennet (D-CO) and Angus King (I-ME). Representative James Clyburn (D-SC) introduced “The Opportunity Zone Reform Act” (H.R. 5042) on November 12, replicating the “reform act” language of S. 2787. Representative Clyburn was joined by four cosponsors, Representatives Alma Adams (D-NC), William Lacy Clay (D-MO), Marcia Fudge (D-OH), and Eleanor Holmes Norton (D-DC)

The provisions of S. 2787 and H.R. 5042 most relevant to *Memo* readers are identical – Section 3 of S. 2787 and Section 2 of H.R. 5042. The bills would redefine the term “low-income community” to exclude any census tract with a median family income exceeding 120% of the national median. (This provision does not apply to Puerto Rico.) Such a census tract could be considered “low-income,” however, if the poverty rate is at least 20%, and if less than 10% of the population is enrolled in an institution of higher learning.

In addition, a census tract would no longer be included as part of an OZ if the tract was not a low-income tract but was included in the OZ because the tract was contiguous to low-income tracts. States will be allowed to replace such “lost” tracts with low-income tracts.

In order for residential rental property to be considered “qualified Opportunity Zone business property,” at least 50% of the units must be rent-restricted and occupied by individuals with incomes less than 50% of the area median income. The bill would also exclude stadiums and self-storage properties.

The other sections of S. 2787 (not included in H.R. 5042) have provisions that would augment reporting requirements to include the value of properties held by “qualified opportunity funds,” the identity of an entity conducting business in an OZ, and information on individuals with investments in a qualified opportunity fund, among others.

Also on November 12, Representative Hank Johnson (D-GA) introduced [H.R. 4999](#), a bill yet to be titled that would require greater fairness, low-income targeting, and diversity in OZ investments. Representatives Bobby Rush (D-IL) and Eleanor Holmes Norton (D-DC) joined him as cosponsors.

H.R. 4999 has three provisions. In order for a fund to be considered a “qualified opportunity fund” (QOF):

1. At least 20% of the units in residential rental property claiming OZ tax benefits must be occupied by individuals with incomes less than 30% of the area median income or less than 200% of the poverty level. (Curiously, 200% of the poverty level is greater than 60% of the national median income.)
2. The QOF must have an investment advisory board appointed by the local government.
3. One of three investment diversity requirements must be met:
 - a. At least 30% of the QOF’s property is in a county or local jurisdiction with a population of 200,000 or less;
 - b. At least 50% of the QOF’s property consists of interests in partnerships and stock of corporations that are small businesses owned and controlled by women or by socially and economically disadvantaged individuals.
 - c. At least 40% of the QOF’s property consists of entities the value of each is less than \$20 million and have a price-earnings ratio under five.

Representative Tlaib’s [bill](#), on which Representative Pramila Jayapal (D-WA) is an original co-sponsor, would eliminate OZs altogether.

Opportunity Zones are designed to spur investments in distressed communities through tax benefits to investors. To date, there are no regulatory provisions specifying that investments must benefit low-income people, build affordable housing, employ low-income residents, or protect and support existing local small business. Nor are there protections to prevent the displacement of low-income people as a result of the new investments in the distressed communities (see *Memo*, [10/22/18](#)).

Advocates have called for rules to ensure Opportunity-Zone investments benefit low-income households (see *Memo*, [4/22](#)). “Unless the Treasury Department quickly establishes regulatory guardrails,” said NLIHC President and CEO Diane Yentel, “there is no guarantee that low-income people will benefit in any significant way — if at all — from Opportunity Zones.”

An unpublished version of S. 2787 is at: <https://bit.ly/2XuSAs5>

An unpublished version of H.R. 5042 is at: <https://bit.ly/2O5JSxp>

An unpublished version of H.R. 4999 is at: <https://bit.ly/2s2sWiF>

An unpublished version of Representative Tlaib’s repeal of OZs is at: <https://bit.ly/2XMXReN>

Read Representative Tlaib’s press release on her bill at: <https://bit.ly/2Odhp8X>

House Passes Bills Expanding Housing Assistance for Tribes and Youth Aging Out of Foster Care

The House passed both the “Tribal Access to Homeless Assistance Grants Act of 2019” ([H.R. 4029](#)) and the “Fostering Stable Housing Opportunities Act of 2019” ([H.R. 4300](#)) by voice vote on November 18. These bills, which will now move to the Senate, would expand housing assistance for communities vulnerable to housing insecurity or homelessness – Native Americans and youth aging out of foster care.

Representative Denny Heck (D-WA) and a group of 12 bipartisan members of congress sponsored the “Tribal Access to Homeless Assistance Grants Act,” which aims to address homelessness among Native Americans living on tribal lands (see *Memo*, [7/29](#)). The bill would allow Tribes and tribally designated housing entities to

participate fully in the Continuum of Care (CoC) system, which they are currently unable to do. Senators Tina Smith (D-MN) and Lisa Murkowski (R-AK) are the sponsors of a companion bill ([S. 2282](#)) of the same name.

Representatives Madeline Dean (D-PA), Michael Turner (R-OH), Karen Bass (D-CA), and Steve Stivers (R-OH) introduced the “Fostering Stable Housing Opportunities Act” on September 12 (see *Memo*, [9/16](#)). The bill would expand HUD’s allocation of Family Unification Program (FUP) vouchers for youth aging out of foster care, improve FUP voucher accessibility, and allow vouchers to be administered when needed, subject to funding.

Learn more about the “Tribal Access to Homeless Assistance Grants Act” at: <https://bit.ly/2kHjoq6>

Learn more about the “Fostering Stable Housing Opportunities Act” at: <https://bit.ly/2miRX69>

Fair Housing

Senate Democrats Raise Concerns about Proposed Changes to HUD Disparate Impact Rule

Led by Senate Banking Committee Ranking Member Sherrod Brown (D-OH), 46 Senate Democrats sent a letter today to HUD Secretary Ben Carson, expressing their deep concerns about the agency’s proposed changes to the Fair Housing Act’s Disparate Impact standard.

The Disparate Impact rule codified a longstanding tool for identifying and remedying housing discrimination under the Fair Housing Act, and the administration’s proposed changes make it far more difficult for people experiencing various forms of discrimination to challenge the practices of businesses, governments, and other large entities. As proposed, the current three-part “burden shifting” standard to show disparate impact would be radically changed to a five-component set of tests placing virtually all of the burden on people in “protected classes” as defined by the Fair Housing Act – people of color, women, immigrants, families with children, people with disabilities, LGBTQ persons, and people of faith – who challenge discriminatory practices.

“Preventing housing discrimination – including subtle, hidden discrimination – is central to the mission Congress charged HUD to carry out,” the letter states. “We urge you to uphold this mission, reject the changes in the Proposed Rule, and preserve the existing rule.”

Read the letter at: <https://bit.ly/2OJx6Ub>

Administration

Trump Administration Removes Head of US Interagency Council on Homelessness

The Trump administration asked Matthew Doherty to leave his position as executive director of the United States Interagency Council on Homelessness (USICH) on November 14. Founded in 1987, USICH coordinates efforts to address homelessness across 19 federal agencies and provides guidance to local governments on best practices to prevent and end homelessness. Mr. Doherty led the agency since 2015 and was lauded by housing and homelessness advocates for his service and dedication to pursuing evidence-based solutions to homelessness.

Mr. Doherty’s dismissal is the latest action signaling the Trump administration’s intent to reshape federal homelessness policy. The president’s [budget requests](#) have repeatedly called for defunding USICH and cutting

funding to or eliminating crucial housing programs that help ensure millions of low-income seniors, people with disabilities, families with children, veterans, and other vulnerable people live in affordable, accessible housing and avoid homelessness. The administration has also called for evicting mixed-status immigrant families living in federally subsidized housing, weakening fair housing enforcement, and eliminating protections for LGBTQ individuals experiencing homelessness who need access to shelters.

The White House sent a delegation of administration officials that did not include Mr. Doherty or anyone from USICH to Los Angeles in September to study the homelessness crisis. Shortly thereafter, the White House Council of Economic Advisors released a [report](#) on homelessness stating that over-regulation of housing markets, under-policing of homeless communities, and “tolerable conditions for sleeping on the streets” are some of the principal causes of homelessness.

NLIHC thanks Mr. Doherty for his steadfast leadership and service and hopes the next USICH executive director will show the same dedication to advancing nonpartisan, evidence-based solutions to homelessness exemplified by Mr. Doherty.

Read NLIHC’s response to the White House report on homelessness at: <https://bit.ly/34kEVpQ>

Read NLIHC’s statement on a possible executive action on homelessness at: <https://bit.ly/2O5M6Ni>

Read NLIHC’s analysis of the president’s fiscal year 2020 budget request at: <https://bit.ly/2QCTDVa>

Budget and Appropriations

President Trump Signs Bill to Fund Government through December 20

The president on November 21 signed a stopgap funding measure, known as a continuing resolution (CR), that will fund the government through December 20. This is the second CR of fiscal year 2020 (FY20), which began on October 1. The Senate passed the bill by a vote of 74-20 after the House vote of 231-192. The CR will continue FY19 funding levels for affordable housing and community development programs.

Leaders in the House and Senate also agreed on topline numbers for each of the 12 annual spending bills that fund the government. The House wrote and passed its funding measures prior to the bipartisan budget agreement that lifted the austere budget caps set by the Budget Control Act of 2011 (see *Memo*, [7/29](#)), so the House bills are written at a higher level than the Senate’s, which were developed after the agreement. Both the House and the Senate have passed their versions of FY20 bills funding affordable housing and community development programs, but a final version will now need to be revised based these new topline numbers.

NLIHC urges advocates to reach out to their members of Congress and urge them to pass full-year funding for FY20. While CRs prevent government shutdowns, they do not provide the funding increases necessary to cover higher program costs. Learn more about the impacts of inconsistent funding on affordable housing and community development programs at: <https://tinyurl.com/y4yzqxz2>

NLIHC’s budget chart is at: <https://tinyurl.com/y6tnabuo>

Disaster Housing Recovery

“Reforming Disaster Recovery Act” Passes House of Representatives with Bipartisan Vote

The House of Representatives approved the “[Reforming Disaster Recovery Act of 2019](#)” (H.R. 3702) on November 18 by a vote of 290-118. The bi-partisan bill is supported by NLIHC and its Disaster Housing Recovery Coalition (DHRC) of more than 850 local, state, and national organizations.

The “Reforming Disaster Recovery Act,” introduced by Congressmembers Al Green (D-TX) and Ann Wagner (R-MO), permanently authorizes the Community Development Block-Grant Disaster Recovery (CDBG-DR) program, a HUD-administered program that provides states and local communities with flexible resources needed to rebuild affordable housing and infrastructure after major disasters. In addition to increasing the consistency and efficiency of the CDBG-DR program, the bill also establishes important safeguards and tools to ensure that federal recovery efforts reach all impacted households, including those with the lowest income who often suffer the worst during disasters and have the fewest resources to recover afterward.

“On behalf of NLIHC and our DHRC, I commend the House of Representatives for approving this important bipartisan bill that will ensure that long-term disaster recovery resources better reach the lowest-income survivors, including people of color, seniors, people with disabilities, families with children, people experiencing homelessness, and other vulnerable people and the communities they live in,” said Diane Yentel, NLIHC president and CEO, in a [statement](#) released by NLIHC after the vote. “This is an important and long-overdue step towards ensuring that those most likely to be harmed by disasters – low-incomes and other marginalized people and communities – are prioritized for disaster recovery and mitigation resources. Congress should quickly enact this important bill, before the next disaster strikes.”

Attention now turns to the Senate where companion legislation has been introduced by Senators Brian Schatz (D-HI) and Todd Young (R-IN).

The full text of the bill is at: <https://bit.ly/2qzmMWG>

A fact sheet about the Reforming Disaster Recovery Act of 2019 is at: <https://bit.ly/2pEZNJA>

NLIHC’s statement on the bill’s passage is at: <https://bit.ly/346jysu>

Additional Disaster Housing Recovery Updates - November 25, 2019

Federal Action & National News

According to [analysis](#) from the Center for Public Integrity, tribal nations were on average more vulnerable to disasters than the U.S. overall. At the same time, they receive significantly less recovery funding.

More states are beginning to create [pet disaster evacuation plans](#). As many disaster victims choose not to evacuate during disasters because of their pets, the plans could save lives.

Senator Kamala Harris (D-CA) released the “[Wildfire Defense Act](#)” calling for the implementation of science-based methods for mitigating wildfire damage and defending life and property.

An [op-ed](#) in *Nature* is calling for more sensitivity to ethical dilemmas and power imbalances as more researchers study the effects of natural disasters.

FEMA's National Advisory Council released a [report](#) looking at the potential benefits of using blockchain registries for disaster relief payments.

Midwest Flooding

Iowa

The state of Iowa successfully leveraged federal funding to develop a \$1.4 billion flood mitigation program. Pew Charitable Trust has released [research](#) on this method of mitigation funding.

Midwest Tornadoes

Ohio

Businesses and residents in the Miami Valley of Ohio are worried that the [lack of housing recovery](#) in the area will forever change their communities as many survivors continue to reside in garages and damaged homes.

Tropical Storm Imelda & Hurricane Harvey

Texas

The Texas General Land Office's (GLO) [Homeowner Assistance Program is coming to a close soon](#), with the deadline for applications for home construction being December 31. This could be one of the last chances low-income homeowners have to get their homes back.

The GLO has announced nearly \$17 million in [disaster recovery buyout funds](#) for homes located in floodplains in Austin, Grimes, Liberty and Wharton Counties.

California Wildfires

California wildfires are getting worse due to [climate change and corporate negligence](#), requiring public re-education and new models of fire prevention.

A year after the Camp Fire struck Paradise, California, the [effort to remove debris](#) from the fire is now finished. The total tonnage of debris removed was equivalent to 10 Empire State Buildings.

Hurricane Michael

Florida

Prior to Hurricane Michael, 70% of Bay County Florida's homes were [rental units](#). The county intends to quickly utilize housing alternatives on former mobile home parks or county-owned land to ensure short-term housing needs are met.

Florida Governor Ron DeSantis proposed a [\\$91.4 billion budget](#) for FY 2020-2021. The sum includes \$1.3 billion for Hurricane Michael recovery.

Hurricane Florence & Hurricane Dorian

North Carolina

The North Carolina legislature has approved a \$180 million [disaster recovery bill](#) for the state. Although legislators dialed back some proposals originally included in the bill, the legislation signifies a boost to the state's Hurricane Dorian recovery efforts.

Coastal island areas like Ocracoke on the Carolina Coast are grappling with a [grim future](#) as efforts to recover from Hurricane Dorian continue.

2016 and 2017 Disasters

Hurricane Maria: A [medical student](#) visiting Puerto Rico wrote a piece on community reliance in the face of disaster.

Hurricane Maria: This week, SUNY and CUNY are hosting a [disaster recovery conference](#) on lessons learned from Hurricane Maria.

Hurricane Katrina: The residents of a Louisiana neighborhood are among the first U.S. residents to be [resettled](#) because of the climate crisis. The entire community of Pecan Acres is being forced to move to higher ground to escape near-continuous flooding.

HUD

HUD Adds Two More Chapters to “Housing Choice Voucher Program Guidebook”

HUD's Office of Public and Indian Housing (PIH) recently added two more chapters to its ongoing revision of the “[Housing Choice Voucher Program Guidebook](#).” PIH also revised a previously updated chapter. The two new chapters are “[Calculating Rent and Housing Assistance Payments \(HA\)](#)” and “[Reexaminations](#).” Revisions were made to “[Eligibility Determination and Denial of Assistance](#).” Seven more chapter updates are in the works.

PIH began revising the guidebook earlier in the year (see *Memo*, [6/17](#)). The purpose of the revised guidebook is to inform public housing agencies (PHAs), households, and other stakeholders about how the voucher program is administered. It will contain regulatory requirements, PIH Notices, *Federal Register* notices, and other forms of guidance issued by HUD.

Because program policies and procedures change over time, the guidebook chapters will be active documents on HUD's website. Individual chapters will be amended as policies are refined. The revised guidebook will have footnote citations whenever the word “must” is used. In many policy areas, HUD allows PHAs the flexibility to make local policy decisions, so it is important to note when HUD requires a policy to be adopted.

The Housing Choice Voucher Guidebook webpage is at: <https://bit.ly/2XbzFEO>

More information about vouchers is on [page 4-1](#) of NLIHC's *2019 Advocates' Guide*.

HUD Posts Fall Regulatory Agenda

HUD's [fall regulatory agenda](#) was posted on the website of the Office of Information and Regulatory Affairs (OIRA) of the Office of Management and Budget (OMB) on November 20. Each federal agency posts its planned regulatory activities for the upcoming six months on the [Unified Agenda of Regulatory and Deregulatory Actions](#) webpage of [OIRA's home page](#) in the box labeled "Unified Agenda and Regulatory Plan."

The agenda indicates the status of each regulatory action – whether the regulation is at the proposed, interim, or final stage – and the month the action might take place (which is aspirational and often not met) as well as the date(s) of previous stages. The agenda also provides a very brief description of the regulatory action and offers a HUD contact.

HUD's fall regulatory agenda is at: <https://bit.ly/2QN8blx>

NLIHC Housing Policy Forum 2020

Learn about Creating and Sustaining Multi-Sector Housing Coalitions at the NLIHC Housing Policy Forum 2020

NLIHC's Housing Policy Forum 2020: *Ending Homelessness and Housing Poverty* taking place in Washington, DC, March 25-27, 2020 will feature a session on "Creating and Sustaining Multi-Sector Housing Coalitions," among many other topics. Register for the Forum today at: <https://bit.ly/2ofWibO>



NLIHC's *Opportunity Starts at Home* campaign brings together leading organizations from many different sectors (education, health, food security, economic mobility, child welfare, criminal justice, etc.) to broaden the movement for affordable homes. These sectors increasingly recognize affordable homes are inextricably linked to their own priorities, and they must be engaged in advocacy to advance solutions to the U.S. affordable housing crisis. During this session at the 2020 Housing Policy Forum, national and state-based members of the campaign will share from their own experiences what they have learned to be best practices, approaches, and pitfalls for multi-sector coalition building. The featured panelists will be:

- Peggy Bailey, vice president for housing policy, Center on Budget and Policy Priorities
- Alejandra Cerna Rios, policy director, Idaho Center for Fiscal Policy
- Gina Wilt, advocacy director, Coalition on Homelessness and Housing in Ohio
- Dr. Megan Sandel, principal investigator, Children’s HealthWatch

The Policy Forum will address a wide array of other topics, including the current state of affordable housing in America – the opportunities and threats; racial equity in housing; the administration’s actions on homelessness; the bold policy proposals being advanced by 2020 presidential candidates and congressional leaders; the YIMBY movement; 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; 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 Shauna Sorrells with 2020 Housing Leadership Award

NLIHC will posthumously honor **Shauna Sorrells**, former NLIHC board member and chief operating officer at the Housing Opportunities Commission of Montgomery County, with the Edward W. Brooke Housing Leadership Award. Shauna died tragically on September 28, 2019. Shauna will be recognized at the [38th Annual Housing Leadership Awards Reception](#) on Thursday, March 26, 2020 at the Washington Court Hotel in Washington, DC.



Shauna Sorrells

Shauna Sorrells committed her professional life to public and affordable housing, striving to improve the lives of low-income people, particularly children. In 2002, she began working at HUD and quickly rose in the agency to the position of director of the Office of Public Housing Programs. Shauna received several HUD Departmental recognitions, including four Secretarial Awards from Secretaries Jackson, Preston and Donovan, as well as an Assistant Secretary's Distinguished Service Award for exceptional efforts. Most recently Shauna served as the chief operating officer for the Housing Opportunities Commission of Montgomery County, where she continued to work to address homelessness and housing poverty in Maryland. She was an executive committee member of the NLIHC board of directors, and she also served on the board, of NAHRO and Homes for America.

“Shauna was extraordinary, a brilliant, bright light,” wrote NLIHC President and CEO Diane Yentel about her friend and colleague. “She was a remarkably active and effective housing advocate and practitioner. She brought to all of her work her wisdom, her expertise, her lived experience growing up in subsidized housing, and her deep commitment to the mission and the work of housing the lowest-income people.”

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 be honored with the 2020 Sheila Crowley Housing Justice Award; and **Bill Faith**, executive director of the Coalition on Homelessness and Housing in Ohio (COHHIO) and former NLIHC board chair, who will be presented the 2020 Cushing Dolbeare Lifetime Service Award, named for NLIHC’s founder and early leader of the modern affordable homes movement.

Recognize these outstanding individuals by making a donation to NLIHC in their honor!

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

Your donation will be recognized in the Leadership Awards 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.

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>

NLIHC Organizing Awards

NLIHC 2020 Housing Organizing Awards to Recognize Excellence in Statewide and Local Housing Advocacy and Campaigns – Apply or Nominate Today!

Submit applications or nominations for the 2020 Annual Organizing Awards today! Two awards are given each year, usually with one award recognizing **statewide or regional achievements** and another recognizing **citywide or neighborhood achievements**. Nominations can be submitted online [here](#). 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.

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.

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 Policy Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, DC 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/2CeEKQI>

Questions? Please reach out to Joey Lindstrom at: jlindstrom@nlihc.org

Opportunity Starts at Home

National LGBTQ Task Force Joins Opportunity Starts at Home Steering Committee

The [National LGBTQ Task Force](#) announced on November 14 that it is joining the [Opportunity Starts at Home](#) multi-sector affordable homes campaign Steering Committee. The National LGBTQ Task Force, the country's oldest national LGBTQ advocacy group, works to advance full freedom, justice and equality for LGBTQ people. The Task Force is the latest addition to the campaign's [Steering Committee](#), which includes leading organizations from a wide range of sectors working shoulder-to-shoulder to solve the nation's housing affordability crisis.



Research is increasingly clear that stable, affordable housing is a critical driver of positive outcomes in many areas of life, but such housing is much less assured for the LGBTQ community. The Task Force is joining the *Opportunity Starts at Home* campaign because advancing equity for LGBTQ people demands access to safe, decent, and affordable homes. The campaign's federal [policy agenda](#) articulates a bold package of solutions needed to solve the nation's shortage of affordable homes, and the Task Force is eager to help push for congressional action.

“The Task Force is honored to join our colleagues on the *Opportunity Starts at Home* Steering Committee in the continued fight for affordable housing,” said Rea Carey, executive director of the National LGBTQ Task Force. “LGBTQ people, people of color, people with disabilities, formerly incarcerated people, and other marginalized populations have long struggled to meet our most basic needs. This campaign allows us to leverage our diverse perspectives and power in working together to ensure that all people have access to safe and secure housing. We look forward to bringing our dedication and expertise on these issues to the table.”

Read the National LGBTQ Task Force's press release at: <https://bit.ly/33Y7M3c>

Research

Study Finds Large Shift Toward Single-Family Neighborhoods in U.S. Metropolitan Areas Since 1990

A paper from the Turner Center for Housing Innovation, “[How Housing Supply Shapes Access to Opportunity for Renters](#),” finds that in the 100 largest metropolitan areas, the number of neighborhoods in which more than 90% of the housing units are single-family homes has increased by almost 40% since 1990. Neighborhoods with such large shares of single-family homes rank high on several opportunity indicators but contain less than 10% of rental housing in major metro areas. The number of multifamily neighborhoods decreased during the same period.

The authors use data from the 2012-16 American Community Survey and the 1990 decennial Census to sort census tracts in the top 100 metropolitan areas into four types of neighborhoods, based on the share of their housing stock that are single-family homes. “Single-Family” neighborhoods are classified as tracts in which more than 90% of the homes are single-family. In “Predominantly Single-Family” neighborhoods, 70% to 90% of homes are single-family. In “Mixed” neighborhoods, 30% to 70% of homes are single-family. Finally, in “Majority Multifamily” neighborhoods, fewer than 30% of homes are single-family. The authors use data from HUD's Low Income Housing Tax Credit (LIHTC) Project Database to examine the distribution of new LIHTC construction.

The paper highlights the significant growth in Single-Family neighborhoods and homes between 1990 and 2016. The number of Single-Family neighborhoods grew by about 40% over the period, while the numbers of every other category of neighborhood declined. Some but not all of this increase is the product of new construction—about one quarter of both Predominantly Single-Family and Mixed neighborhoods in 1990 shifted to become single-family by 2016. The increase in Single-Family neighborhoods was generally consistent across all metropolitan areas. Ninety-four metropolitan areas saw such an increase, and Predominantly Single-Family and Single-Family neighborhoods eventually comprised a majority of neighborhoods in 73 metropolitan areas by 2016. The housing stock itself grew by nearly 21 million homes between 1990 and 2016, and single-family homes accounted for almost 80% of that gain. In 2016, single-family homes made up nearly two thirds of all housing in these metropolitan areas.

Single-Family neighborhoods score highest on a set of opportunity indicators, but they are generally less affordable and accessible to renters. In 2016, Single-Family neighborhoods had higher median household incomes, education levels, and employment rates than other types of neighborhoods. Fewer than 10% of all rental homes in these metro areas are found in Single-Family neighborhoods, and the median rents are higher than in Mixed and Majority Multifamily neighborhoods (20% and 13% higher, respectively). Over 50% of renter households making less than \$50,000 in Single-Family neighborhoods were severely rent-burdened.

The authors also examine trends in the distribution of LIHTC homes. About one quarter of new LIHTC production occurred in Majority Multifamily neighborhoods between 1990 and 2016, while only 7% of new LIHTC production occurred in Single-Family neighborhoods. The geographic clustering of LIHTC projects may be partially explained by their large scale, neighborhood opposition, and the higher costs of developing in higher-value neighborhoods.

Ultimately, improving geographical mobility for low-income households will require a multi-pronged approach involving federal, state, and local policy efforts. The authors argue that expanding tenant-based rent subsidies, such as Housing Choice Vouchers or a renter’s tax credit, removing barriers to the use of tenant-based subsidies, and streamlining housing production processes in high-opportunity areas would improve choices and increase the housing supply for subsidized households. In their view, allowing LIHTC to finance more diverse housing types and scaling up other forms of financing, such as Washington State’s Multifamily Tax Exemption program, would also help boost the supply of affordable housing in high-opportunity areas.

The full paper can be read at: <https://bit.ly/2rV64Br>

Survey Finds Rising Share of Millennials Plan to Rent Forever

Apartment List shared [results from its 2019 Renter Survey](#), which asked over 10,000 millennial renters about their homeownership goals, savings, debt, and barriers to purchasing a home. They found a rising share of millennial renters planned to rent forever, saving for a down payment was cited as a chief obstacle to homeownership for many, and student loan debt made a notable difference in how much individuals had saved.

Nationally, 12.3% of millennial renters say they plan to “always rent,” up from 10.7% last year. Plans for homeownership are similar for white, Asian, Hispanic, and multi-racial respondents, but black respondents were more likely to expect to buy a home—only 8.7% of black millennial renters reported they planned to rent forever. Among respondents who plan to buy a home, 70% report that they are waiting because they cannot afford to buy. Among those who plan to rent indefinitely, 69% report that choice is driven by affordability. In another Apartment List survey conducted this year, 62% of renters claimed that owning a home would be the financially preferable choice if they could afford it.

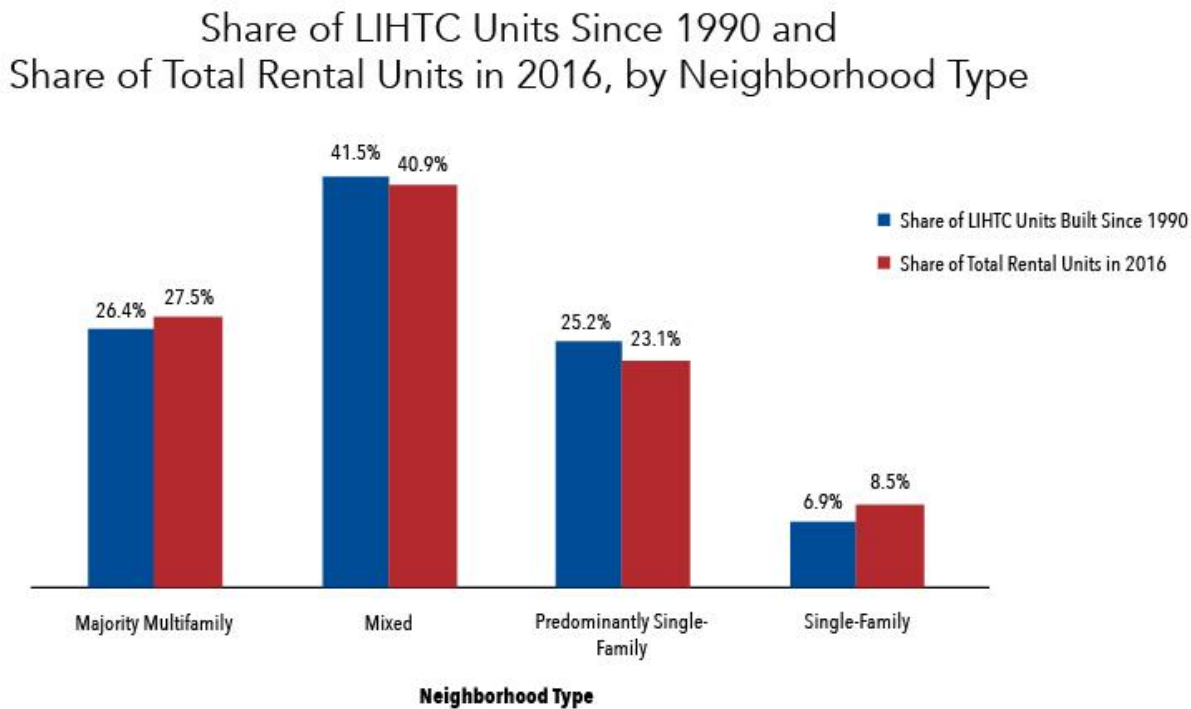
The researchers also asked about financial obstacles to homeownership. Sixty-one percent of millennial renters thought they would be unable to afford the down payment. While only 29% of white millennial renters were concerned that bad credit could prevent them from affording a home, 60% of black millennial renters expressed this concern. Among those who reported they wanted to buy a home, 48% had no savings set aside, and another 31% had less than \$5,000 saved. Only 13% of millennial renters will be able to afford a traditional 20% down payment in the next 5 years. Even assuming that every respondent qualified for a loan with just 5% down, fewer than half of aspiring millennial homeowners will be financially ready in the next 5 years.

Millennial renters have lower expectations of family assistance than they did in 2018. Student loan debt was also a significant financial obstacle. Respondents with student loan debt are saving nearly \$100 less each month for a down payment. The researchers consider how Senator Bernie Sanders’s student debt forgiveness proposal would affect the affordability of homeownership. Assuming that all monthly student debt payments were committed to down payment savings, the share of millennial renters who would be able to afford a 10% down payment would rise from 25% to 38%.

The full paper can be read at: <https://bit.ly/2rcd10y>

Fact of the Week

Over One-Quarter of LIHTC Homes Built Since 1990 are in Majority Multifamily Neighborhoods, Few Are in Single-Family Areas



Source: Kneebone and Trainer (2019). "Majority Multifamily" neighborhoods are less than 30% single-family units; "Mixed" have 30-70% single-family units; "Predominantly Single-Family" are 70-90% single-family units; "Single-Family" are more than 90% single-family units.

Source: Kneebone and Trainer (2019).

From the Field

Missouri Advocates Unite Around Shared Vision for Legislative Engagement

Empower Missouri set out to build its Affordable Housing Coalition – a multidisciplinary coalition centered on affordable housing – following its 2018 Housing Empowers conference. After a year of intentional relationship building, the group is ready to take on the state’s 2020 legislative session with nine new policy priorities to help pave the way to ensuring every Missourian’s housing needs are met.

The Housing Empowers conference held in November 2018 brought over 100 advocates together from across the state. Empower Missouri challenged those in attendance to situate the affordable housing crisis in Missouri within the larger context of public policy, systemic racism, and the social safety net. Advocates left the conference energized for the work ahead, focused on what it will take for every person in Missouri to have access to a safe and affordable home.

Empower Missouri began building its multisector Affordable Housing Coalition shortly after the 2018 conference, meeting in January 2019 to envision what a more perfect Missouri would look like as it relates to housing. Empower Missouri then focused on connecting with regional organizations across the state through in-person, one-on-one meetings with key people working in the criminal justice, disability rights, civil rights, and healthcare sectors. The coalition met again in September 2019 and finalized its list of nine policy priorities for the upcoming state legislative session.

One of these priorities is to bring Missouri back into compliance with the Fair Housing Act. The state’s passage of SB 43 in 2017 limited how Missourians could bring charges of housing discrimination, leaving Missouri noncompliant with the Fair Housing Act and costing the state nearly \$500,000 a year previously allocated by HUD to address housing discrimination. Additional policy priorities developed by the Affordable Housing Coalition include:

- Reforms to Tax Increment Financing (TIF) and evictions
- Tenant protections
- Reinstating the state’s match for Low Income Housing Tax Credits (LIHTCs) and preserving existing affordable homes under the LIHTC program
- Creating a refundable State earned income tax credit (EITC)
- Banning dated ordinances that limit access to certain communities
- Increasing funds in the Missouri Housing Trust Fund
- Eliminating source-of-income discrimination

“We took our time to build intention and purpose into our mission. These priorities are designed to support the housing needs of those who are most vulnerable,” said Sarah Owsley Townsend, Empower Missouri policy and advocacy lead.

All organizations in the coalition have been involved in developing the strategy for these priorities and are now preparing for advocacy efforts to advance them in the 2020 legislative session.

More information about Empower Missouri and its Affordable Housing Coalition is at:

<https://empowermissouri.org/>

Events

What Can State and Localities Do to Preserve Publicly Supported Affordable Rental Housing? – Webinar, December 10

[Register today](#) for “Affordable Housing Preservation Solutions for State & Local Governments,” the second webinar on the preservation of affordable housing hosted by NLIHC and the Public and Affordable Housing Research Corporation (PAHRC). The webinar will be held on Tuesday, December 10 at 2:00 p.m. ET.

Attendees will hear from four experts on best policies and practices local and state governments can consider to support long-term affordability of publicly supported homes, as well as strategies housing providers can consider for developing strong partnerships for preservation.

The presenters will be:

- Moha Thakur, public engagement and policy associate, National Housing Trust
- Laura Cox, director of asset management and guarantee program, Florida Housing Finance Corp.
- Danilo Pelletiere, senior advisor, DC Department of Housing and Community Development
- Brian Robinson, senior vice president, Originations & Capital Markets, National Affordable Housing Trust

Register at: <https://bit.ly/2Xacick>

Slides from the first webinar, “Understanding Preservation Needs, Risks, and Tenant Protections,” are at: <https://bit.ly/32LIIAa> and a recording of the first webinar is at: <https://bit.ly/2WeuKAe>

NLIHC Welcomes Four New State Partners

NLIHC’s board of directors unanimously approved the applications of four organizations as the newest additions to the NLIHC State Partner Coalition. Hawai’i Appleseed, Iowa Housing Partnership, HousingLOUISIANA, and New York Housing Conference join 59 other statewide organizations devoted to policy solutions to ensure safe, decent, affordable, and accessible housing for the lowest-income people. With these additions, NLIHC now has state partners in 43 states and the District of Columbia.

Hawai’i Appleseed Center for Law & Economic Justice works to achieve a more socially just Hawaii where everyone achieves economic security. Since 2004, Hawai’i Appleseed has been a leading voice on poverty issues within the state legislature and in local policies on Oahu. Their efforts to expand affordable housing options have included successful efforts to expand accessory dwelling units, regulate short-term rentals, establish inclusionary zoning policies and secure increased state resources to address homelessness and housing poverty. Beyond housing issues, Hawai’i Appleseed has been a leading voice in efforts to increase the statewide minimum wage and establish a state-level earned income tax credit. Learn more about Hawai’i Appleseed at: www.hiappleseed.org

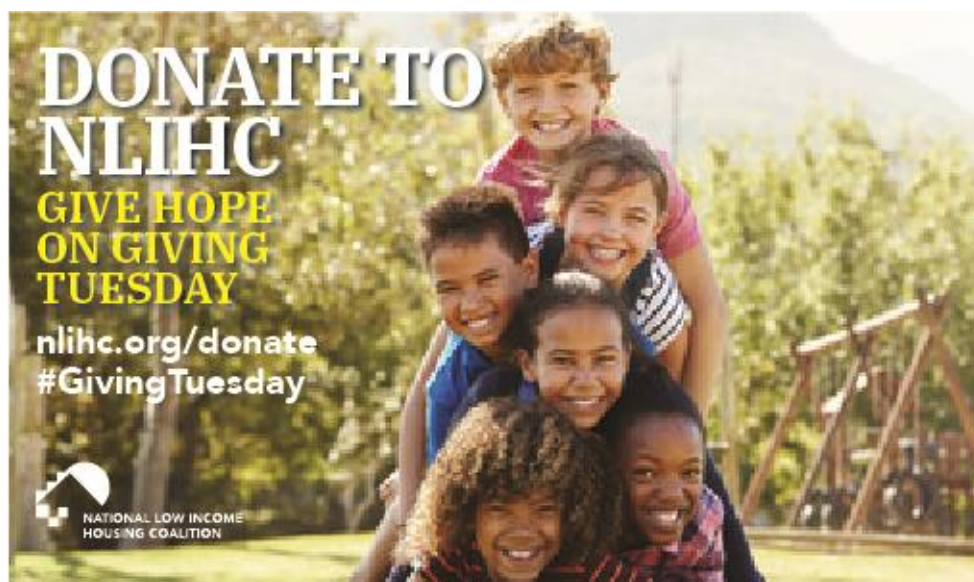
Iowa Housing Partnership formed in 2018 and has become a significant voice at the state legislature for the past two sessions. Their advocacy efforts focus on expanding revenue for the State Housing Trust Fund and increasing the workforce housing tax credit. Iowa Housing Partnership has also worked on compiling data on housing needs throughout the state to build support for further investment. Iowa Housing Partnership is comprised of 63 housing developers, providers, and advocates from around the state, and expects more growth in the coming year.

HousingLOUISIANA is an advocacy coalition of leader-organizations across nine regions of the state. The coalition first came together in 2017 to promote better collaboration among advocates in various communities and to provide a unified voice on policy efforts at the state level. The network consists of social service providers, non-profit community development corporations (CDCs), neighborhood organizers, and government officials. Early successes of HousingLOUISIANA include defeating state legislation to preempt local inclusionary zoning and extending the eligibility age of foster care to prevent youth from becoming homeless when aging out. Staff support for HousingLOUISIANA is provided by Greater New Orleans Housing Alliance.

The New York Housing Conference (NYHC) has been a leader in housing advocacy at both the state and city levels in New York for more than 45 years. NYHC has worked closely with NLIHC on numerous advocacy efforts and is a resource on developing solutions to housing affordability concerns in one of the most complex housing markets in the world. NYHC recently has been involved in expanding, bolstering, and improving the Low Income Housing Tax Credit program, with particularly successful advocacy on the issue of income-averaging. They recently launched the United for Housing Campaign, a broad coalition working to recommend a policy agenda for the next mayor of New York City, due to be elected in 2021. NYHC becomes NLIHC's sixth state partner in New York. Learn more about NYHC at: www.thenyh.org

Support NLIHC on #GivingTuesday

As we approach this season of giving thanks, we at NLIHC are so grateful to *you* - our members, partners, and allies. We cannot do our work without you. On December 3, this #GivingTuesday, please consider [making a donation](#) to NLIHC.



This year is NLIHC's 45th anniversary! Over all these years we've never veered from our mission: *to achieve socially just public policy to ensure the lowest-income people in America have decent, affordable homes.*

Your donation to NLIHC supports our research (such as our [Out of Reach](#) and [The Gap: A Shortage of Affordable Homes](#) reports), policy analysis and advocacy (such as our leadership of the [Disaster Housing Recovery Coalition](#) and the [Campaign for Housing and Community Development Funding](#)), organizing, education and awareness-building (such as the [Our Homes, Our Voices National Housing Week of Action](#) and [Our Homes, Our](#)



[Votes nonpartisan candidate and voter engagement](#) projects) to advance housing solutions for the poorest families in America.

[Together, we can](#) end homelessness and housing poverty in America. Please keep NLIHC in mind for your #GivingTuesday contribution - and consider [creating a Facebook fundraiser](#) that day on our behalf!

Add a #GivingTuesday calendar reminder for Outlook at: <https://bit.ly/2D3zkbB> or Google Calendar at: <https://bit.ly/35shPxF>.

Or make a contribution today at: <https://bit.ly/2XBN5ri>

When You Shop for the Holidays on Amazon Smile, Amazon Will Donate to NLIHC

As you begin shopping for the holidays, 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 in the News

NLIHC in the News for the Week of November 17

The following are some of the news stories that NLIHC contributed to during the week of November 17:

- “Radon left untreated for years in Portland public housing,” *The Portland Press Herald*, November 22 at: <https://tinyurl.com/ushp2xg>
- “Democratic Candidates Debate Plans To Solve The Affordable Housing Crisis,” *Forbes*, November 21 at: <https://tinyurl.com/v9ajgbm>
- “White House readies California homelessness plan after ousting top official,” *The Washington Post*, November 21 at: <https://tinyurl.com/rs78m5l>
- “Harris, Waters release \$100 billion affordable housing bill,” *The Hill*, November 21 at: <https://tinyurl.com/wwsx4qs>
- “Elizabeth Warren and Tom Steyer want to build millions of homes — where the 2020 presidential candidates stand on affordable housing,” *MarketWatch*, November 21 at: <https://tinyurl.com/w5lz9u3>
- “Ilhan Omar Pitches \$1 Trillion For Green Public Housing,” *Yahoo! News*, November 20 at: <https://tinyurl.com/t44a2w5>

NLIHC Welcomes New Communications Specialist Mayerline Louis-Juste

NLIHC is pleased to welcome Mayerline Louis-Juste as its newest communications specialist. Mayerline is responsible for supporting NLIHC's nonpartisan voter and candidate engagement project, *Our Homes, Our Votes 2020*. In addition to working on this project, Mayerline will assist with other communications efforts such as compiling and publishing NLIHC's weekly e-newsletter *Memo to Members and Partners* and assisting with media outreach, response, and tracking. Mayerline will report to Vice President for Field and Communications Renee Willis.



Before joining NLIHC, Mayerline worked at DKC, a public relations agency, where she worked as a media relations coordinator, engaging with media and securing placements in local and national publications for an array of clients. Previously, she was a graduate intern at Edelman, where she assisted in digital communications for CEOs in the health tech and global corporate social responsibility sectors. A graduate of Howard University, Mayerline has a bachelor's degree in strategic, legal, and management communication with a concentration in public relations and marketing.

Please join us in welcoming Mayerline to the NLIHC team!

NLIHC Seeks Low-Income Resident Leaders for NLIHC Board of Directors!

NLIHC is seeking low-income resident leaders to serve on NLIHC's board of directors beginning in the spring of 2020. Low-income NLIHC members are encouraged to self-nominate! Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by COB December 31.

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 individuals 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 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 by existing board members 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.

To make a nomination or self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at dyentel@nlihc.org by December 31.

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:

- **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 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 25

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

- [Homes RI Summit](#), Providence, RI, December 11
 - [At What Price? The Hidden Costs of Housing](#), The Texas Lyceum, Waco, TX, February 7.
 - [Massachusetts Coalition for the Homeless](#) Legislative Action Day 2020, Boston, MA, February 27
 - Tulsa Mayor's Development Roundtable, Tulsa, OK, April 30
 - [Princeton Community Housing Annual Homes Build Opportunity Gala](#), Princeton, NJ, June 13
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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
Mayerline Louis-Juste, Communications Coordinator, x201
Lisa Marlow, Communications Coordinator, x239
Alex Mears, Research Intern, x249
Sarah Saadian, 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