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Budget and Appropriations

Congress Faces Deadline to Fund Federal Government for Remainder of FY19

Congress has so far failed to enact several federal spending bills for FY19, including those that fund affordable housing and community development programs. The current stopgap funding measure, known as a continuing resolution (CR), expires on December 7. If no action is taken before then, a partial government shutdown would occur. It is likely, however, the recent death of former President George H.W. Bush, whose body will lie in state at the Capitol for several days, will result in an additional short-term, perhaps one-week, CR. President Trump indicated on December 1 he was open to a such an extension if congressional leaders request one.

The main issue preventing lawmakers from reaching a full-year deal is President Trump's insistence that any spending agreement includes \$5 billion for a southern border wall, which Democrats strongly oppose. Lawmakers have begun discussing passing a year-long CR through September 30, 2019 instead of passing the remaining full-year spending bills that have largely been negotiated and agreed to. A CR carries forward funding levels from the previous year.

A year-long CR would cause thousands of families to lose access to stable housing. For FY19, HUD needs approximately \$1.3 billion more than FY18 spending levels to maintain current program levels and renew existing housing assistance contracts. Such an increase would keep all families using tenant and project-based rental assistance in their homes, including veterans who have recently received HUD-VASH vouchers. Both the House and Senate bills propose sufficient funding to sustain current levels of rental assistance reflecting market-rate rents, as Congress intended. A year-long CR at FY18 levels would result in deep cuts to critical housing programs that could cause thousands of families and children to lose access to stable housing, putting them at increased risk of homelessness.

A year-long CR would also put other vital investments in affordable housing at risk. Both the House and Senate proposed bills for HUD that would increase resources to help provide affordable, stable, and accessible housing for more seniors, people with disabilities, families with children, and people experiencing homelessness.

Learn more about the FY19 appropriations process on [today's webinar](#) hosted by the Campaign for Housing and Community Development Funding. (See "Webinar on Federal Funding Outlook for Affordable Housing and Community Development Programs" article in this issue of *Memo*).

Join Today's Webinar on Federal Funding Outlook for Affordable Housing and Community Development Programs

NLIHC and other leaders of the Campaign for Housing and Community Development Funding (CHCDF) invite you to join advocates from across the country to learn about the current status and outlook for FY19 and FY20 federal funding for affordable housing and community development programs. The webinar will be held today, December 3 at 3:00 p.m. ET. Register at: <https://bit.ly/2FsiOpE>

Panelists will discuss how advocates can effectively communicate with policymakers and the public about the need for increased federal investments in proven affordable housing and community development programs. Elayne Weiss, NLIHC senior policy analyst, will moderate the event. Speakers include:

- Doug Rice, Center on Budget and Policy Priorities
- Linda Couch, LeadingAge
- Joey Lindstrom, NLIHC

With more households struggling to make ends meet, we cannot afford funding cuts to the very programs that sustain our communities and help families thrive.

HUD

NLIHC Submits Comments Criticizing Operations Notice on MTW Expansion

NLIHC conveyed fundamental opposition to the latest version of the proposed Moving to Work (MTW) Demonstration Program Operations Notice published for comment on October 11 (see *Memo*, [10/29](#)). As drafted, the Operations Notice does not comply with the letter and spirit of the “Consolidated Appropriations Act of 2016” that authorized HUD to expand the MTW demonstration to an additional 100 high-performing public housing agencies (PHAs) over a seven-year period.

Because the original 39 MTW PHAs were not subject to meaningful evaluation, Congress allowed for an expansion predicated on rigorous research to discern the impact of MTW waivers of statutory and regulatory provisions to be granted to the expansion PHAs. In addition to requiring each cohort of PHAs granted MTW status to carry out one specific policy change assigned by HUD, the 2016 Act allows PHAs to implement additional policy changes if approved by HUD. In addition, the Act states that “all agencies designated under this section shall be evaluated through rigorous research.” The revised proposed Operations Notice is contrary to the statute, because it would allow a PHA to impose a potentially harmful work requirement, time limit, and burdensome rent MTW Waiver without securing HUD approval and without the rigorous evaluation called for by the statute. NLIHC stated that such waivers should only be allowed as part of a rigorous cohort evaluation.

The Notice Appendix includes “safe harbors” that identify additional requirements a PHA must follow in order to carry out MTW activities without needing HUD approval. Most of the MTW Waivers have these “safe harbors,” apparently to mitigate or preclude any adverse impacts on residents. In most situations, the safe harbor merely requires a PHA to implement a “hardship policy” and conduct an “impact analysis.” There are serious limitations to the direction HUD provides to PHAs regarding hardship policies and impact analyses. Elderly and disabled people are exempt from many of the MTW Waivers but are not shielded from other potentially harmful MTW Waivers.

Because MTW was intended as a demonstration program, Congress sought to determine how granting PHAs statutory and regulatory flexibilities might reduce costs, foster family self-sufficiency, and increase residents’ housing choice – the three statutory objectives. Imposing time limits and/or rent cost burdens on households, however, does nothing to foster self-sufficiency or augment housing choice. The presumption that imposing work requirements might lead to greater self-sufficiency is questionable because an array of external factors in the labor market could present insurmountable obstacles to work, and taking away a stable, affordable home from someone could make it impossible for that individual to secure and maintain steady employment.

The draft Operations Notice from 2017 had a provision requiring an MTW PHA to spend at least 90% of its annual voucher budget authority on eligible housing assistance payment (HAP) expenses each year. The 2018 proposed Operations Notice eliminates the 90% rule. That could mean less affordable housing assistance for households that desperately need it, and waiting lists for assistance could become even longer. The final Operations Notice must restore the 90% rule.

NLIHC’s comment letter is at: <https://bit.ly/2E40vW6>

More about the public housing program is on [page 4-8](#) of NLIHC’s *2018 Advocates’ Guide*.

More about the Housing Choice Voucher program is on [page 4-30](#) of NLIHC’s *2018 Advocates’ Guide*.

Disaster Housing Recovery

House Committee Holds Hearing on Federal Disaster Response and Recovery Efforts

The House Committee on Oversight and Government Reform held a hearing on November 29, “Evaluating Federal Disaster Response and Recovery Efforts,” for which the NLIHC-led Disaster Housing Recovery Coalition (DHRC) submitted [questions](#). FEMA Administrator Brock Long, Major General Scott Spellmon with the U.S. Army Corps of Engineers, and Dr. Lynn Goldman of the Milken Institute of Public Health at George Washington University testified.

The lion’s share of the questions from committee members were directed to Mr. Long, who repeatedly called for greater FEMA authority to block grant flexible federal disaster funds to state governors. “FEMA needs more granting authority to block grant funding down to a governor,” he said, “so that a governor can do housing the way he or she thinks that it would work best in his or her community, not how FEMA thinks it works best.” Representative Michael Cloud (R-TX) questioned the lack of transparent data from FEMA that local governments need to appropriately address their housing recovery needs. Mr. Long avoided the question about data transparency, reiterating FEMA’s need for more granting authority. Representative Cloud also raised the idea of using the FEMA trailers parked on airport tarmacs for FEMA personnel, so FEMA staff could be deployed more rapidly and so they did not take up limited, temporary housing options for displaced residents.

Representative Stacey Plaskett (D-VI) asked Mr. Long when FEMA would reconsider activating the Disaster Housing Assistance Program (DHAP) which provides longer-term housing assistance and support services to help low-income people recover. Mr. Long said, “DHAP was the traditional housing program that we would use to help some of those who had been displaced. But after Sandy occurred, the Sandy Improvement Act gave FEMA new authorities to do what’s called direct lease. So basically, we have now been given the authority as a result of going through Sandy to do the same thing that DHAP basically accomplishes.” FEMA’s direct lease assistance does not accomplish what DHAP successfully did after previous disasters.

To review a side-by-side comparison of FEMA rental assistance with DHAP, see NLIHC’s “[Setting the Record Straight](#)”

Watch the full hearing at: <https://bit.ly/2Pawp4o>

The Top 10 Questions for FEMA, submitted by the DHRC, are available at: <http://bit.ly/2Sol0QL>

NLIHC’s “Setting the Record Straight” fact sheet is available at: <https://bit.ly/2TkgEvk>

Survivors of California Wildfires Lack Adequate Housing Assistance

Both the Camp and Woolsey fires in California have been completely contained. After more than two weeks of burning, the Camp Fire destroyed or damaged [over 14,000 homes](#), displacing tens of thousands of people in the state.

An [article](#) from *ThinkProgress* states that, as of November 20, only 49 households had been approved for the Transitional Sheltering Assistance (TSA) program, even though more than [17,000 people have applied](#) for housing assistance. The TSA program pays for survivors to stay at one of the nine participating hotels within a 50-mile radius of Paradise, CA. In a recent [fact sheet](#), FEMA shared information on available housing options, including TSA and rental assistance, which provides up to one month of rental assistance at the fair market

rents. FEMA also states that it is working with state agencies to review available housing options but does not confirm that it will provide any direct housing (RVs, manufactured units, etc.).

Given the limited housing assistance currently available, many survivors are staying in shelters or in [tent cities](#) in parking lots. Shelters near impacted areas are overcrowded, allowing [sickness to quickly spread](#). California is already facing an extreme [housing shortage](#), especially for those with the lowest incomes, and finding affordable housing will become even more difficult following the [deadliest and most destructive fire](#) in the state's history. The executive director of the county's housing authority [told](#) the *Sacramento Bee*, "We have 6,000, possibly 7,000 households who have been displaced and who realistically don't stand a chance of finding housing again in Butte County. I don't even know if these households can be absorbed in California."

The Hill published on November 26 an [op-ed](#) by Diane Yentel, NLIHC president and CEO, about the Trump administration's failure to adequately respond to the disaster housing crisis caused by the California wildfires and hurricanes in Texas, Florida, Puerto Rico, the Carolinas, and the U.S. Virgin Islands. She urges action, stating, "The next Congress must do what the current Congress has not: hold the administration accountable and ensure that low-income disaster survivors are provided with stable, affordable homes so they can recover."

Additional Disaster Housing Recovery Updates – December 3, 2018

The following is a review of housing recovery developments related to the 2017 and 2018 disasters since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [11/19](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

General

All six senators from California, North Carolina, and Florida and Senator Lindsey Graham (R-SC) [introduced](#) the "Hurricanes Florence and Michael and California Wildfire Tax Relief Act" ([S. 3648](#)) on November 16. The proposal would provide tax relief for survivors of the recent disasters by allowing those impacted to more easily claim the Earned Income Tax Credit and Child Tax Credits, expanding Opportunity Zones, and implementing other assistance measures.

2018 Disasters

California Wildfires

Federal

Department of the Interior Secretary Ryan Zinke [visited](#) the Camp Fire site again on Monday, stating that the associated costs would likely be in the billions of dollars.

Federal and state financial regulatory agencies issued an [interagency statement](#) with information on practices for financial institutions and their customers affected by the California wildfires. The statement included an announcement that financial institutions may receive Community Reinvestment Act ([CRA](#)) consideration for "community development loans, investments, or services that revitalize or stabilize federally designated disaster areas."

State Response

The California Department of Housing and Community Development (HCD) is [working](#) with owners of mobile homes and manufactured homes that were damaged in the fires to ensure they have proper documents.

Survivors with damaged or destroyed manufactured homes should call 1.833.421.5990 (TDD: 1.800.735.2929) or email: ContactRT@hcd.ca.gov

Local Perspectives and Resources

Despite poor air quality from the Woolsey and Hill fires, thousands of [farmworkers continued to work](#) in the strawberry fields of Southern California. Many of these workers do not speak English – some only speak Aztec languages – and are unable to communicate with their supervisors or understand safety warnings. Even when Ventura County closed schools and declared a health emergency, people were [photographed](#) still picking in the fields. Some companies did not distribute masks, and many workers [complained](#) they had difficulty breathing and had headaches and eye and throat irritation even after they were out of the fields. These low-wage workers cannot afford to miss a day of income or risk losing their jobs.

The [CampFireButte.recovers.org](#) site provides helpful information for survivors of the wildfires, including the locations of [new shelter options](#).

Free legal assistance is available to survivors of the California wildfires in Butte, Ventura, and Los Angeles Counties. The Butte County free legal aid hotline is: 1-800-345-9491. The Ventura and Los Angeles County free legal aid hotline is: 1-877-301-4448.

Attorneys at [The Larsen Law Firm](#) are providing free legal advice to residents of Butte County and surrounding communities who have lost loved ones, suffered property damage, or incurred other costs related to the Northern California Camp Fire that began on November 8. The firm also created a [resource guide](#) with links to free housing resources as well as government and nonprofit disaster assistance application information.

Hurricane Michael

Florida

Federal

Okaloosa and Walton counties are now [eligible](#) for the Public Assistance program. Eligibility for Franklin, Holmes, Jefferson, Leon, Madison, Taylor, Wakulla, and Washington Counties has been expanded from only Emergency Protective Measures and Debris Removal to all categories of Public Assistance.

Bay County residents with properties that might be suitable for housing FEMA trailers are encouraged to share that information through this [online form](#).

State and Local

The deadline for Disaster Unemployment Assistance has been [extended](#) to December 7.

Local Perspectives and Resources

Travel trailers have finally [arrived](#) in Marianna, FL, for inspections before being set up for use by survivors. As FEMA slowly delivers these trailers to those left homeless by Hurricane Michael, survivors are sleeping in tent cities in Panama City. CBS News [reports](#) that more than 95,000 survivors have applied for FEMA assistance, but only about 25,000 have been approved for some form of housing assistance. Many low-income residents across the Panhandle have been [left to wonder](#) what relief, if any, they will receive that can help them rebuild their lives.

PBS News Hour [reports](#) that FEMA has approved 1,700 households for trailers, but had delivered only 40 in the six weeks since Hurricane Michael struck. Another 18,000 have been approved for rental assistance, but

survivors are often unable to find an available home to rent since so much of the housing stock is damaged or destroyed. Survivors and officials continue to stress that housing remains [the biggest issue](#) following the storm.

Survivors with a felony face [additional barriers](#) to finding affordable housing, making their search for shelter following Hurricane Michael even more difficult.

Low-income residents with disabilities and medical needs in Florida [are struggling](#) to access health care in the wake of Hurricane Michael.

The [last shelter in Bay County closed](#) on November 30. At its peak, the shelter housed at least 700 people. As of November 28, 82 people remained, some of whom were previously homeless, and case workers were working to ensure all survivors had housing before the shelter closed.

[Doorways of Northwest Florida](#) may be able to assist Bay and Jackson county residents who were homeless before or are currently homeless as a result of Hurricane Michael. They currently have a [temporary office](#) at the Florida Department of Health (597 W. 11th St., Panama City) open Monday, Wednesday, and Friday from 9:30am – 4:30pm. Survivors can also schedule an appointment by phone or email, although the organization currently has limited service.

Georgia

Georgia Governor Nathan Deal [signed HB 1EX](#), which will provide \$270 million in emergency funding for state and local governments in areas most heavily impacted by Hurricane Michael.

Hurricane Florence

North Carolina

Federal

Guilford and McDowell Counties are now [eligible](#) for Public Assistance.

FEMA released a [fact sheet](#) with information on how survivors of Hurricane Florence who received initial rental assistance may be eligible for continued support from FEMA. FEMA also issued a [public notice](#) announcing its intent to provide Individual Assistant (AI) funding for emergency housing that may impact a floodplain or wetland or be located in a floodplain. The notice also includes activities impacting historic preservation.

State and Local

North Carolina Governor Roy Cooper [met](#) with members of the North Carolina congressional delegation, HUD Secretary Ben Carson, and White House Homeland Security Advisor Rear Admiral Doug Fears to ask for additional federal assistance. In an [interview](#) about his visit, Governor Cooper identified housing as a key component of his requested assistance. He has asked Secretary Carson to allow survivors to use Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to pay for Small Business Administration (SBA) loans.

Local Perspectives and Resources

A second wave of displaced North Carolina residents are finding themselves [newly homeless](#) due to new eviction notices issued by at least six apartment complexes in New Hanover County. At least four of the complexes ordered to vacate are low-income housing complexes: The Glen, The Reserve, Jervay Apartments, and Market North.

Low-income residents displaced from their homes because of damage from Hurricane Florence are [struggling](#) to use their rental assistance to find temporary housing. The assistance amount is set, and many survivors cannot afford to pay the difference.

Many people in Pender County still need temporary housing before winter. Because several communities in the county are in the middle of a flood zone, FEMA has [stated](#) that placing trailers there would be too dangerous. While many have relocated, others have been [staying](#) in tents or campers next to their destroyed homes. FEMA has [approved](#) trailers for some households but is still working to make sure they are properly hooked up to utilities and placed in safe locations.

South Carolina

Governor Henry McMaster sent a [letter](#) on November 16 to South Carolina's congressional delegation with a revised estimate of \$607 million in federal funding for recovery efforts, including \$108 million in CDBG-DR.

2017 Disasters

Federal Response

FEMA [announced](#) that it will host CADGeoCon 2019 on March 21-22 in Puerto Rico. The event is a two-day conference for members of the geospatial community who responded to challenges unique to the Caribbean in the wake of Hurricanes Irma and Maria. Those interested in presenting should submit a one-page abstract of the proposed presentation and other materials by December 15, 2018.

State Action

The Texas General Land Office [released](#) on November 19 the [second amendment](#) to the \$5.024 billion state Action Plan for Hurricane Harvey. This amendment incorporates the additional \$652 million (allocated to Texas from the disaster supplemental passed in February) into the state action plan, including an extra \$236 million for the Homeowner Assistance Program and \$200 million for the Affordable Rental Program. The amendment is open for public comment through December 19.

The CDBG-DR Draft Action Plan ([English version](#), [Spanish version](#)) for the 2017 California wildfires was [published](#) on November 12. The comment period for the draft will close at midnight on December 12. Round 2 of public meetings to discuss the Draft Action Plan for Disaster Recovery will take place from November 26 through December 5. For specific dates and times of the public meetings, [click here](#) ([Spanish version](#)).

Hurricane Irma Housing Repair and Replacement Program Guidelines for Single Family Housing Properties are posted in [English](#), [Spanish](#), and [Creole](#) on the Florida Department of Economic Opportunity (DOE) [website](#). The program guidelines for Rental Properties are listed as pending. [Technical Questions and Answers](#) regarding the implementation of CDBG-DR program funds are posted on the website as well.

The Puerto Rico Department of Housing [submitted](#) the substantial amendment to the Disaster Recovery Action Plan to HUD for final approval on November 18. The submission included public comments and responses.

Puerto Rico Governor Ricardo Rosselló sent a [letter](#) to congressional leadership on November 19 asking for additional federal assistance for Hurricane Maria recovery efforts, including continued emergency funding for Medicaid, the Nutrition Assistance Program and emergency work like debris removal and building demolition. Governor Rosselló also asked that the entire island be designated as an Opportunity Zone, stating that some "critical areas where economic development is essential" do not currently qualify. The Opportunity Zones are a new tax-benefit-for-investment designation under the "Tax Cuts and Jobs Act of 2017."

Local Perspectives and Resources

Officials in Houston, TX [aim](#) to get more than \$1 billion in federal Hurricane Harvey recovery assistance contracts in place and reimbursement checks issued by Christmas.

According to the CEO of the Houston Coalition for the Homeless, about [18% of unsheltered people](#) in Houston said they were homeless because of Hurricane Harvey.

Officials in Puerto Rico [expect](#) initial CDBG-DR funds to be distributed to municipalities in January or February of next year.

An article in the [New York Times](#) revealed that FEMA contractors in Puerto Rico are charging steep markups and overhead on repairs for the Tu Hogar Renace program, limiting the repairs that homeowners in Puerto Rico can receive. Puerto Rico Department of Housing's records show that FEMA paid \$3,700 each for generators that cost contractors \$800 apiece to purchase. The records also reveal that FEMA paid \$666 for each bathroom sink, but contractors purchased them for \$260. FEMA also paid \$4 per square foot for roof repairs, instead of the contractor price of \$1.64 per square foot.

[The Hurricane Harvey Registry](#) – a venture of Rice University, Environmental Defense Fund and health departments in the city of Houston and Harris, Fort Bend and Montgomery Counties – calls for residents to provide information about how Hurricane Harvey affected their health for the first in a series of public reports to be published early 2019. Residents have until December 21 to complete the survey.

Houston area restaurants and businesses that rely on low-wage workers are struggling to meet their staffing needs due to a [lack of safe, affordable housing](#) 15 months after Hurricane Harvey.

Marvin Odum, the former Shell Oil president who volunteered as Houston's Hurricane Harvey recovery czar, [will be stepping down](#) from the position he occupied since 2016. He will be replaced by Steve Costello, an engineer and former councilman.

NLIHC 2019 Housing Policy Forum

NLIHC 2019 Housing Policy Forum to Explore Disaster Housing Recovery

NLIHC's [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#) taking place in Washington, DC, March 27-29, 2019 will explore the federal response to the major disasters in 2017 and 2018 that caused immense damage, exacerbated the housing crisis in impacted communities, and left low-income households with even fewer options for safe, sanitary, and affordable housing. The current response and recovery systems often fail to address the housing needs of the lowest income people, and with the frequency of disasters increasing, the federal government needs to make adjustments. Advocacy experts from impacted areas will discuss the current recovery issues they are facing and the federal solutions needed to ensure equitable rebuilding. The session will feature Adi Martinez from Fundación Fondo de Acceso a la Justicia in Puerto Rico, Ilene Jacobs from California Rural Legal Assistance, Trey Reffett from the Office of Senator Brian Schatz (D-HI), and Chrishelle Palay from the Houston HOME Coalition and formerly of, Texas Housers. Register to attend the forum today at: <http://www.nlihcforum.org/>

Other sessions at the 2019 Policy Forum will explore bold solutions to homelessness and housing poverty in America. Awareness about the affordable housing crisis in America is growing, and federal policymakers on both sides of the aisle are responding with major new policy proposals. The Forum will provide an array of opportunities to engage with some of these elected officials and with affordable housing advocates, thought-

leaders, policy experts, researchers, housing providers, low-income residents, and congressional staff on seizing this unique moment in America to advance real solutions.

Invited and confirmed Forum 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*.



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)

Forum topics include:

- The state of affordable housing in 2019, recent successes and challenges, and emerging opportunities
- The state of play related to affordable housing on Capitol Hill following the 2018 mid-terms
- Achieving greater racial equity in housing
- The growing *Opportunity Starts at Home* multi-sector affordable housing movement
- The U.S. eviction epidemic and its 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
- Ensuring equitable housing recovery in the wake of recent and future disasters
- Tribal and rural affordable housing needs and solutions
- 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/>

NLIHC to Honor Dr. Mitchell Katz with 2019 Housing Justice Award for His Work in Health and Housing

NLIHC will honor **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals, at the [37th Annual NLIHC Housing Leadership Awards Reception](#) on March 28, 2019 at the Washington Court Hotel in

Washington, DC. Dr. 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. The award is named after former NLIHC President and CEO Sheila Crowley, who led NLIHC for more than 17 years. Make a [contribution](#) in Dr. Katz's honor today!

The two other 2019 Leadership Awards honorees are **U.S. Representative Emanuel Cleaver** (D-MO) and **Emma "Pinky" Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member.

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.

Ms. Clifford will receive the Cushing 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. The award is named for NLIHC's founder Cushing Niles Dolbeare, one of the pioneers of the affordable housing movement.

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>

Submit Nominations for NLIHC's 2019 Housing Organizing Awards Today!

NLIHC is accepting applications and nominations for the 2019 Annual Organizing Awards. The NLIHC Organizing Awards recognize outstanding achievement during 2018 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. The awards will be presented at the NLIHC 2019 Housing Policy Forum being held March 27-29, 2019 at the Washington Court Hotel in Washington, D.C. Application/nominations can be made [here](#).

Nominations for the awards are due by 5:00 pm E.T. on Friday, January 11, 2019.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. One award will recognize statewide or regional achievements, and one award will recognize citywide or neighborhood achievements. NLIHC will provide two representatives of each

honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, D.C. to accept their award.

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

More information on submitting nominations can be found at: <https://bit.ly/2PrcUc7>

Questions? Please reach out to Justin Godard at: jgodard@nlihc.org

Take Action

NLIHC Signs SAVE for All Campaign Principles

NLIHC has signed the Strengthening America’s Values and Economy (SAVE) for All Campaign [principles](#). The campaign brings together national, state and local advocacy groups, service providers, faith-based organizations, policy experts, and labor and civil rights organizations from every state to promote a just federal government and protect vulnerable populations.

The campaign aims to send the message to Congress that there are numerous, well-organized constituents who want Medicaid, Medicare, the Affordable Care Act, SNAP, Supplemental Security Income, housing, child care, and other vital programs to be protected. SAVE for All has four principles:

- Protect low-income and vulnerable populations.
- Promote job creation and strengthen the economy for all.
- Increase revenues from fair sources.
- Seek responsible savings from wasteful spending in the Pentagon and elsewhere.

NLIHC is a member of the SAVE for All Campaign, as are many of our state partners. NLIHC encourages our partners to sign onto the principles.

Read the SAVE for All Campaign’s Statement of Principles at: <http://bit.ly/2OACMT6>

Join the SAVE for All Campaign at: <http://bit.ly/2CTcVje>

U.S. Department of Homeland Security

Deadline Looms to Comment in Opposition to Proposed ‘Public Charge’ Rule

The U.S. Department of Homeland Security (DHS) proposes to add to the “public charge” definition the Section 8 Housing Choice Voucher, Section 8 Project-Based Rental Assistance, and Public Housing programs, as well as other non-housing programs. NLIHC opposes the proposed rule in the strongest possible terms because of the harm it would do to immigrant families and our communities. Last week, NLIHC formally submitted [comments](#) to DHS registering our opposition to the rule. NLIHC encourages advocates to submit short comments through www.regulations.gov or through the [easy-to-use portal](#) developed by the Protecting Immigrant Families campaign. The deadline for commenting is Monday, December 10.

DHS has proposed changes to the criteria used to determine whether someone is a “public charge” – i.e., someone likely to become primarily dependent on the government for subsistence. Under the proposed rule, public charge status would weigh heavily in determining whether noncitizens seeking admission to the U.S., noncitizens applying for lawful permanent resident status (green card), or those seeking an extension of or changes to their non-immigrant status are subject to a review to determine whether they are, or might be, a public charge. If the official determines that the individual is likely to become a public charge, the person’s application may be denied.

The administration has proposed to change this long-standing policy by adding to the definition of public charge a number of additional programs on which DHS would judge applicants, including the housing programs mentioned above as well as the Supplemental Nutrition Assistance Program (SNAP, or food stamps), Medicaid, and parts of Medicare. The proposed test would also take into consideration the applicants’ age, health status, and English proficiency. In other words, for the first time, an applicant for a visa or green card would be judged by whether they need—or might need in the future—support for safe and stable housing, food assistance, and health care.

The National Housing Law Project (NHLP) and the National Law Center on Homelessness and Poverty (NLCHP) have drafted a template comment letter for housing advocates and housing providers. To access the template, please email Arianna Cook-Thajudeen at: acooktha@nhlp.org. You can also use NLIHC’s [comments](#) as a template. NLIHC urges housing advocates to modify these [templates](#) to submit comments tailored to your community.

NHLP held a webinar, “Trump Administration's Proposed ‘Public Charge’ Rule: What Housing and Homelessness Advocates Should Know.” The webinar recording and materials are available at: <https://bit.ly/2zNUhFB>

Other public charge and housing resources, including fact sheets and talking points, are available [here](#).

The Protecting Immigrant Families campaign portal is at: <https://protectingimmigrantfamilies.org/>

View NLIHC’s comments here:

https://nlihc.org/sites/default/files/NLIHC_Comments_on_Public_Charge_NPRM_FINAL_113018.pdf

Opportunity Starts at Home

Senator Todd Young Talks Housing Affordability in Latest Campaign Podcast Episode

The [Opportunity Starts at Home](#) campaign’s latest [podcast episode](#) features a discussion with Senator Todd Young (R-IN) about the nation’s housing affordability crisis and its spillover effects into other sectors like education, health, and economic mobility.

In his relatively short time in the Senate, Senator Young has been a prominent voice on the multi-sector intersections of affordable housing. Along with several bipartisan cosponsors, he has introduced two pieces of legislation the *Opportunity Starts at Home Campaign* supports: the “Task Force on the Impact of the Affordable Housing Crisis Act,” which would create a bipartisan affordable housing task force in Congress to study the nation’s affordability crisis and to make policy recommendations, and the “Housing Choice Voucher Mobility Demonstration Act,” designed to provide voucher households with expanded access to high-opportunity neighborhoods. Campaign advocates have sent more than 400 letters to senators urging the creation of the task

force, and the campaign's multi-sector Steering Committee sent a letter to Congress in September urging support for the mobility demonstration.

In the podcast episode, Senator Young discusses why he has prioritized the housing affordability issue, the impact of the crisis throughout his home state of Indiana, the growing body of research on the multi-sector impacts of affordable housing and the lack of such housing, his recent legislation, the importance of housing voucher mobility, potential cost-savings within the federal budget, and his views on the role of the federal government in tackling the problem.



Opportunity Starts at Home Campaign Director Mike Koprowski with Senator Todd Young (R-IN)

The housing affordability crisis “transcends red America and blue America,” said Senator Young. “It’s a purple issue and one that is inhibiting upward mobility and people’s opportunity to live the American Dream.”

View the podcast episode at: <https://bit.ly/2FXkVSK>

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

Research

Report Assesses LIHTC and Other Federal Support of Affordable Rental Housing in Rural Communities

A [report](#) by Andrew Dumont from the Federal Reserve Board examines how states are using the Low Income Housing Tax Credit (LIHTC) program to help rural communities with their affordable housing needs as other federal housing resources for rural housing have declined. Some states appear to allocate more than a fair share of LIHTCs to non-metro areas, while other states appear to allocate less than a fair share.

A variety of federal programs reduce the cost of rental housing for low-income households in rural communities. USDA Rural Development (RD) has a range of programs that provide loans, rental assistance, and subsidies that enable low-income residents to afford their rent. The largest RD program is Section 515, a low-interest loan program that has resulted in the construction of over 533,000 affordable rental units since its inception in 1963. Current funding for the program is at a historic low, and virtually no new units have been produced by the program since 2011.

The LIHTC program was one of the few affordable rental housing production or preservation programs whose funding increased during the years covered in the report. Between 2005 and 2014, the LIHTC program supported nearly 10,000 additional low-income units in rural communities each year. The author determined whether rural communities received their fair share of LIHTC projects by comparing the share of each state’s cost-burdened renters who live in non-metro areas to its share of LIHTC units that are located in non-metro areas. Looking at LIHTC units placed in service between 2010 and 2014, nine states appeared to allocate significantly less than a fair share of LIHTCs to non-metro areas. Twelve states appeared to allocate significantly more than a fair share of LIHTCs to non-metro areas.

The author reviewed state Qualified Allocation Plans (QAPs) used to set the criteria by which tax credits are awarded and interviewed industry stakeholders to identify how QAP criteria may influence the use of LIHTC in

rural communities. Rural-minimum set-asides, separate geographic pools, and points for rural or smaller-scale projects can have a positive impact on the use of LIHTC in rural communities. Points for proximity to amenities, on-site amenities, and on-site services, however, may have a negative impact because rural properties tend to be further from amenities than urban properties and the smaller size of rural properties makes it more difficult to provide on-site services.

Rural Affordable Rental Housing: Quantifying Need, Reviewing Recent Federal Support, and Assessing the Use of Low Income Housing Tax Credits in Rural Areas is available at: <https://bit.ly/2DK8eI1>

Study Finds Post 9/11 Veterans Experience Housing Affordability Struggles

A report from Apartment List, [*The Housing Affordability Struggle of 21st Century Veterans*](#), finds that post-9/11 veterans are more likely to struggle with housing affordability than veterans of previous generations. They are 5% more likely than non-veterans of their own age, race, and gender to be housing cost-burdened, spending more than 30% of their incomes on their housing. Older veterans of previous generations, on the other hand, are less likely to have housing cost burdens than their civilian counterparts.

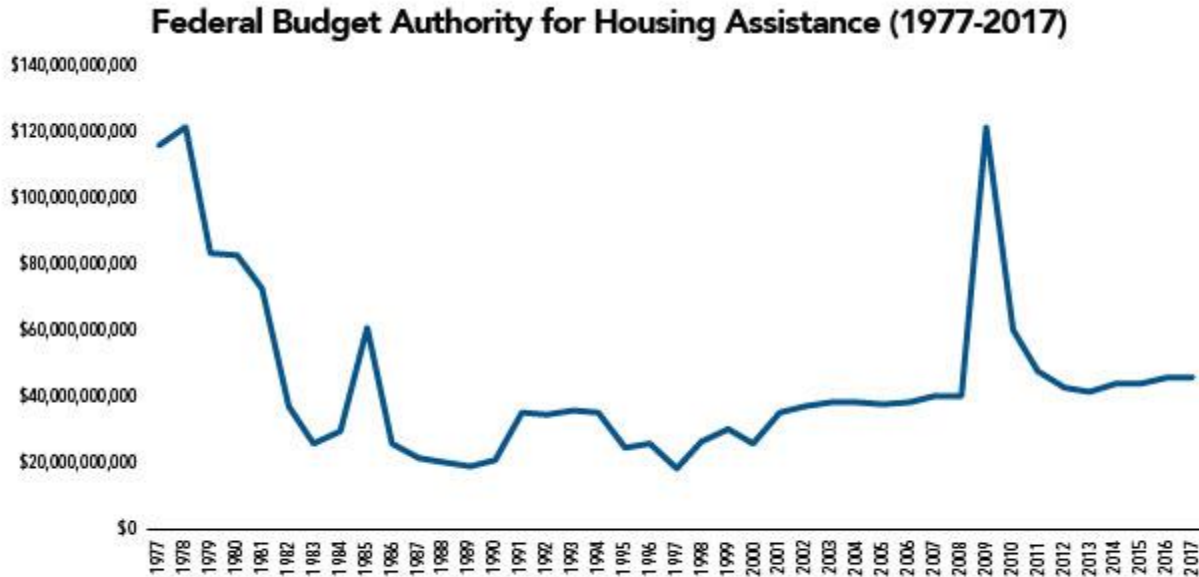
Compared to non-veterans, veterans generally have higher homeownership rates (76% vs. 62%) and lower housing cost burdens (24% vs. 33%). The story is different for post-9/11 veterans, however, as just 45% are homeowners and 35% are housing cost-burdened. Post-9/11 veterans' ages partially explain their lower homeownership rate (younger adults are less likely to be homeowners), but their ages do not explain the higher housing cost burdens.

The 2008 housing market crash coincided with the return home of many veterans, leaving young veterans disproportionately affected by tight credit and a volatile market. The authors call for more research to determine the root causes of the affordability challenges of post-9/11 veterans.

The Housing Affordability Struggle of 21st Century Veterans is available at: <https://bit.ly/2PSDUIX>

Fact of the Week

Fact of the Week: Federal Budget Authority for Housing Assistance Has Declined by More Than \$75 Billion in Real Dollars Since 1978-79



Note: Adjusted to constant 2017 dollars using CPI-U. The 2009 American Recovery and Reinvestment Act included a major one-time increase for housing assistance. Source: OMB Historical Table 5.1 - Budget Authority by Function and Subfunction

Source: OMB Historical Table 5.1: Budget Authority by Function and Subfunction

From the Field

Denver's Social Impact Bond Program Surpasses Permanent Supportive Housing Goals, Benefiting the Homeless and Saving Tax-Payer Resources

The City of Denver's [Social Impact Bond Initiative](#) (SIB) recently surpassed its permanent supportive housing goals and is now set to make its second payment to investors. The [Urban Institute](#) reports that within the first two years of the program's five-year implementation period, 285 chronically homeless individuals have been housed, surpassing the initial program goal of 250. After being housed and provided supportive services for one year, participants are spending significantly less time in jail, down to an average of 19 jail days per year from 77 days on average before receiving housing and services. It is estimated the city saves an average of \$29,000 per resident participating in the program.

The aim of the Denver SIB is to provide housing stability and supportive resources to chronically homeless individuals - who often have interactions with the criminal justice system - and ultimately to decrease their use of emergency resources. The program combines housing with therapy, food referral, and substance abuse programs. Both the [Colorado Coalition for the Homeless](#), an NLIHC state partner, and the [Mental Health Center of Denver](#) have been crucial to the program's success by assisting participants to locate housing options and other resources.

The SIB program was announced at the June 2014 Clinton Global Initiative forum as an effort by the City of Denver to invest in effective public-private partnerships utilizing a "pay-for-success" model. The Denver Crime

Prevention and Control Commission estimates that all chronically homeless in the city (beyond just those who participated in the program) spend an average of 59 nights in jail each year and frequently use city emergency services like those provided at emergency care and detox facilities, costing about \$7.3 million annually. As the homeless move in and out of jail, their wellbeing deteriorates and tax-payer expenditures escalate. Private and philanthropic organizations invested \$8.6 million into the bond at its start in 2016 and are repaid by the city only if the program achieves its goals.

“The success of the Social Impact Bond Program has been made possible by the strong partnerships within the program and the expertise of the Assertive Community Treatment (ACT) teams which provide the supportive and therapeutic services that are essential to keep people stably housed,” said John Parvensky, president and CEO of the Colorado Coalition for the Homeless. “The fact that almost 99% of the individuals we've outreached to have accepted housing demonstrates that when appropriate housing resources and services are provided, we can start making real progress towards the solution to homelessness.”

Read John Parvensky's opinion letter about the Denver SIB at: <https://bit.ly/2SiOXBI>

Watch a video on the program's impacts on clients' lives at: <https://bit.ly/2Qru3mv>

NLIHC in the News

NLIHC in the News for the Week of November 25

The following are some of the news stories that NLIHC contributed to during the week of November 25.

- “Osceola Sustainability Plan Seeks to Fix Affordable Housing Crisis,” *Bay News 9*, November 27 at: <https://bit.ly/2DXYYjV>
 - “Disaster housing recovery: Time for Congress to act,” *The Hill*, November 26 at: <https://bit.ly/2KyXk9E>
 - “Millennial homelessness is on the rise,” *Washington Examiner*, November 26 at: <https://washex.am/2DTSd2r>
 - “Without a home: Spiraling into homelessness,” *The Sentinel - Cumberlink*, November 26 at: <https://bit.ly/2Pb0h0H>
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NLIHC News

NLIHC is Accepting Nominations to Board of Directors until December 31

NLIHC is accepting nominations to fill upcoming vacancies on its board of directors until December 31. To be considered for board membership, one must be a current dues-paying NLIHC member or be employed by a current dues-paying NLIHC member organization. NLIHC's board consists of six low-income persons (defined as individuals with incomes less than 50% of 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 currently seeking nominations for one low-income and one state partner board member positions to assume their duties in March, 2019.**

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

Board members are elected for 3-year terms and can be nominated to serve up to three terms. The board 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. Generally, new board members are elected at the annual board meeting held in the spring.

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

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

To be considered for an NLIHC board position, send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by 5:00 pm E.T. on Monday, December 31.

NLIHC Seeks Research, Field, and Graphic Design/Communications 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 with excellent writing and interpersonal skills.

The available positions are:

- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, write weekly articles on current research for NLIHC's weekly *Memo to Members and Partners* newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.
- **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.
- **Graphic Design/Communications/Media 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 three design samples and/or link to an 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 – December 3

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

- New York Housing Conference Annual Awards, New York, NY, on December 4
 - [NeighborWorks National Training Institute](#), Pittsburgh, PA, on December 4
 - U.S. Catholic Charities Panel, Colorado Springs, CO, on December 5
 - [Solutions for Individual Homeless Adults: A National Conference](#), National Alliance to End Homelessness, San Diego, CA, February 21–22, 2019
 - [HousingWorks Austin Annual Summit](#), Austin, TX, on March 1, 2019
 - Arkansas Fair Housing Commission 2019 Annual Fair Housing/Fair Lending Conference, Little Rock, AR, on April 19, 2019
 - [Building Michigan Communities Conference](#), Lansing, MI, April 29-May 1, 2019
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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

