

Volume 23, Issue 48
December 17, 2018

HAPPY HOLIDAYS!

The staff of the National Low Income Housing Coalition are grateful for all our members and partners who work to ensure the lowest income people in America have decent, accessible, and affordable homes and whose support is vital to our work. We wish you a peaceful and joyous holiday season.

Memo to Members & Partners will take a short break for the holidays. Memo will return on January 7, 2019.

In This Issue:

Budget and Appropriations

- Congress Running Out of Time to Fund Federal Government

National Housing Trust Fund

- NLIHC Applauds Introduction of House Companion to ‘American Housing and Economic Mobility Act of 2018’
- President Trump Nominates Mark Calabria to be FHFA Director

Congress

- Congress Strips Additional Work Requirements for SNAP Before Passing Farm Bill

2019 NLIHC Housing Policy Forum

- Deadline for Nominations to NLIHC 2019 Housing Organizing Awards is January 11, 2019
- Explore the Issues and Solutions related to Housing for Extremely Vulnerable Populations at NLIHC’s 2019 Housing Policy Forum, March 27-29, 2019
- Honor 2019 Housing Leadership Awardee Rep. Emanuel Cleaver

Opportunity Starts at Home

- New Study Finds Housing Instability is the Greatest Predictor of Students’ Chronic Absenteeism from School

HUD

- Members of Congress, Judge, Mayor, and HUD Take Action on New York City Housing Authority’s Troubles
- President Establishes New ‘Opportunity and Revitalization Council’ Chaired by HUD Secretary Carson
- HUD Inspector General Identifies the Department’s Top Six Management Challenges

Disaster Housing Recovery

- Disaster Housing Recovery Coalition Submits Comments to California's Disaster Recovery Action Plan
- Additional Disaster Housing Recovery Updates – December 17, 2018

Research

- Zillow Research Examines Relationship between Rent Affordability and Homelessness

Fact of the Week

- High Percentages of Lowest Income Households, Especially Renters, Suffer Housing Cost-Burdens

From the Field

- Utah Youth Experiencing Homelessness Talk to Lawmakers

Events

- Webinar Addressing Source-of-Income Discrimination, December 19
- Homeless Persons' Memorial Day, December 21

NLIHC in the News

- NLIHC in the News for the Week of December 9

NLIHC News

- Last Call for Nominations to NLIHC Board of Directors
- NLIHC Seeks Housing Advocacy Organizer
- NLIHC Seeks Field Intern for Winter/Spring 2019 Semester
- Help End Homelessness and Housing Poverty When You Shop for the Holidays on Amazon Smile!
- Where to Find Us – December 17

Budget and Appropriations

Congress Running Out of Time to Fund Federal Government

Congress has only a few days to reach an agreement to fund the federal government for the remainder of FY19 and avoid a government shutdown before the current stop-gap funding measure, known as a continuing resolution (CR), expires on December 21. A CR carries forward funding levels from the previous year. Congress has failed to enact several federal spending bills for FY19, including those that fund affordable housing and community development programs. The main issue preventing lawmakers from reaching a year-long spending deal is President Donald Trump's insistence that any agreement includes \$5 billion for a southern border wall, which Democrats strongly oppose.

Lawmakers have discussed several options to resolve the impasse. One would be for Congress to pass another CR that would run into the new calendar year. Another option would be for Congress to pass six of the seven remaining spending bills (including those for Transportation-HUD and USDA) that have already been negotiated and agreed upon and then pass a CR for the Homeland Security spending bill that has proven to be the most controversial since it includes funding for the border wall. A final option floated by some lawmakers is to pass a year-long CR through September 30, 2019, for all the outstanding spending bills.

A year-long CR would put thousands of families at risk of losing access to stable housing. For FY19, HUD needs approximately \$1.3 billion and USDA needs at least \$10 million more than FY18 appropriations to maintain current program levels and renew existing housing assistance contracts. 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. 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.

[Call your lawmakers](#) to urge them to enact clean, full-year FY19 spending bills for HUD and USDA.

National Housing Trust Fund

NLIHC Applauds Introduction of House Companion to 'American Housing and Economic Mobility Act of 2018'

Senator Elizabeth Warren's (D-MA) "[American Housing and Economic Mobility Act](#)" now has companion legislation in the House of Representatives, introduced by Representatives Cedric Richmond (D-LA), Gwen Moore (D-WI), Barbara Lee (D-CA), and Elijah Cummings (D-MD). The [bill](#) proposes new solutions to the ongoing affordable housing crisis in America by expanding or improving several vital programs, including a major increase in funding to the national Housing Trust Fund (HTF) to build and preserve homes for the lowest income households in America.

Among its provisions, the bill would:

- Invest \$445 billion in the HTF over 10 years.
- Expand the Fair Housing Act to ban housing discrimination based on sexual orientation, gender identity, marital status, and source of income (protecting households who depend on Housing Choice Vouchers).
- Provide \$10 billion for new competitive grants to communities that remove local barriers to housing development and work toward inclusive zoning.

- Invest \$2 billion in HUD’s Indian Housing Block Grants to create 200,000 new affordable homes on tribal lands.
- Expand USDA rental housing programs in rural communities by \$523 million.
- Provide \$25 billion to the Capital Magnet Fund to further investment through Community Development Financial Institutions.
- Assist homeowners who lost significant wealth because of the financial crisis of the Great Recession by providing \$2 billion for households underwater on their mortgages.

“The American Housing and Economic Mobility Act is a comprehensive bill aimed to combat the affordable housing crisis that continues to plague our nation. Having stable, affordable housing is life-changing and brings the promise of economic freedom to all,” said Representative Richmond. “This legislation aims to provide that for millions of American families, namely African American communities who have been historically and systematically left without stable housing. I applaud the work of Senator Warren on introducing this bill in the Senate and am honored to carry the torch in introducing it in the House.”

Senator Warren, who introduced the “American Housing and Economic Mobility Act” in the Senate in September (see *Memo 10/1*) stated, “I’m excited to fight alongside Representatives Richmond, Lee, Cummings, and Moore for bold new legislation that confronts the shameful history of government-backed housing discrimination and is designed to benefit those families who have been denied opportunities to build wealth because of the color of their skin.”

NLIHC enthusiastically supports this bold bill, applauding its major new investments in the HTF. NLIHC’s report *Getting Started* shows how the HTF is being used by states to build, rehabilitate and preserve homes for extremely low-income households with incomes at or less than 30% of area median or less than the federal poverty line. More than 1,880 organizations nationwide have signed on to a letter calling on Congress to expand the HTF. Join these efforts and [endorse the National Housing Trust Fund campaign](#) today!

A video of the press conference announcing the legislation, at which NLIHC President and CEO Diane Yentel gave remarks, is viewable on [Senator Warren’s Facebook page](#).

For more information on the “American Housing and Economic Mobility Act,” see NLIHC’s fact sheet at: <https://bit.ly/2N0Aibg>

View NLIHC’s press statement on the introduction of the House companion to the “American Housing and Economic Mobility Act” [here](#).

Read the House version of the legislation at: <http://bit.ly/2QQjuJV>

Read the Senate version of the legislation at: <https://bit.ly/2Qb4vGt>

Read a press release from Senator Warren on the introduction of the bill at: <http://bit.ly/2SHEpMI>

Read a press release from Representative Richmond on the introduction of the bill at: <http://bit.ly/2SGrLgT>

President Trump Nominates Mark Calabria to be FHFA Director

President Donald Trump [announced](#) on December 11 his intention to nominate Mark Calabria, chief economist to Vice President Mike Pence, to be the new director of the Federal Housing Finance Agency (FHFA) for a term of five years. The term of current FHFA Director Mel Watt expires on January 6, 2018. Mr. Watt has been a staunch supporter of the national Housing Trust Fund (HTF), the first new program in a generation dedicated to

building and preserving homes for the lowest income people in America. The HTF is funded through a small assessment on Fannie Mae's and Freddie Mac's books of business, and the FHFA oversees Fannie and Freddie. Mr. Calabria has in the past expressed support for investments in affordable housing for the lowest income households, including in a 2017 [joint op-ed](#) with NLIHC president and CEO Diane Yentel on the need to reform the mortgage interest deduction and reinvest the savings into deeply targeted housing solutions

Prior to his current position in the administration, Mr. Calabria was director of financial regulation studies at the Cato Institute. Before that, as a senior aide on the Senate Banking Committee, he was one of the lead drafters of the Housing and Economic Recovery Act of 2008 (HERA) which created the HTF and the FHFA. In addition, Mr. Calabria served as deputy assistant secretary for regulatory affairs at HUD during President George W. Bush's administration and held positions with Harvard's Joint Center for Housing Studies, the National Association of Home Builders, and the National Association of Realtors.

Congress

Congress Strips Additional Work Requirements for SNAP before Passing Farm Bill

Congress passed an \$867 billion farm bill, after a proposal that would have made cuts and placed stronger work requirements for the Supplemental Nutrition Assistance Program (SNAP or food stamps) benefits program was rejected. The House approved the bill by a vote of 369-47 after the Senate had earlier passed it by a vote of 87-13. Additional work requirements on nutrition assistance proved to be a major sticking point in preventing the bill from moving forward earlier in the year, as Democrats were united in their strong opposition to the proposal. The more stringent work requirements would have left workers who lacked sick leave, caregivers, and people with disabilities at risk of losing their SNAP assistance. Families already struggling to make ends meet would have had even fewer resources to meet their other basic needs, including housing. The USDA [estimates](#) that "approximately 42 million low-income individuals received SNAP benefits" in 2017.

2019 Housing Policy Forum

Deadline for Nominations to NLIHC 2019 Housing Organizing Awards is January 11, 2019

The deadline for submitting nominations for the 2019 NLIHC Housing Organizing Awards is Friday, January 11, 2019. The awards recognize outstanding achievement during 2018 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of ensuring the lowest income people have decent, affordable homes. One award recognizes statewide or regional achievements, and one recognizes citywide or neighborhood achievements. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. Learn more and make nominations at: <https://bit.ly/2PrcUc7>

The awards will be presented at the [NLIHC 2019 Housing Policy Forum](#), held March 27-29, 2019, at the Washington Court Hotel in Washington, D.C. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodations, and transportation to Washington, D.C. to accept the 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. An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees.

Nominations for the awards are due by 5:00 p.m. ET on Friday, January 11, 2019.

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

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

Explore Research Related to Housing for Extremely Vulnerable Populations at NLIHC's 2019 Housing Policy Forum, March 27-29, 2019

NLIHC's [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](http://www.nlihcforum.org/) taking place in Washington, DC, March 27-29, 2019 will explore the issues and solutions related to housing for extremely vulnerable populations. This session with leading researchers will provide a look at the uphill challenge some of the most vulnerable individuals and families face in finding shelter, given the national shortage of seven million affordable and available homes for extremely low-income renter households. The panelists will present their research about the experiences of those most impacted by this shortage, including families living in motels, persons with disabilities, and disaster survivors, and will discuss policy solutions for those living in precarious housing situations. Register to attend the forum today at: <http://www.nlihcforum.org/>

The theme of the 2019 Policy Forum will be seizing this unique moment in America to achieve bold solutions to homelessness and housing poverty. Awareness about the affordable housing crisis in America is growing significantly, and federal policymakers on both sides of the aisle are responding; some have put forward bold legislative proposals to address the housing needs of low-income people. The Forum will provide an array of opportunities to engage with elected officials and with affordable housing advocates, thought-leaders, policy experts, researchers, housing providers, low-income residents, and congressional staff to advance real solutions.

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
- Low-income resident leadership
- And more

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)

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/>

Honor 2019 Housing Leadership Awardee Rep. Emanuel Cleaver

Join NLIHC in recognizing 2019 Housing Leadership Award honoree **Representative Emanuel Cleaver** (D-MO). 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. As ranking member of the Housing and Insurance Subcommittee, he co-authored the “Housing Opportunity Through Modernization Act,” a comprehensive bipartisan housing bill passed into law unanimously in 2017. Representative Cleaver will be recognized along with the other honorees at **NLIHC’s 37th Annual Housing Leadership Awards Reception** on Thursday, March 28, 2019 at the Washington Court Hotel in Washington, DC. [Learn more and contribute in Representative Cleaver's honor today!](#)

The other 2019 Housing Leadership Award honorees are **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member, and **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals.

Emma “Pinky” Clifford will receive the Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a true pioneer of the affordable housing movement. Ms. Clifford will receive the 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.

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

Donate to NLIHC in their honor today! There are three ways to contribute:

- [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>

Opportunity Starts at Home

New Study Finds Housing Instability is the Greatest Predictor of Students' Chronic Absenteeism from School

Researchers at Poverty Solutions at the University of Michigan released in November a new study, [*Missing School, Missing Home: the Link between Chronic Absenteeism, Economic Instability, and Homelessness in Michigan*](#), finding that housing instability is by far the greatest predictor of students' chronic absenteeism from school. The report's conclusions are another demonstration of the strong linkages between housing policy and education policy, as is emphasized by the [*Opportunity Starts at Home*](#) multi-sector affordable housing campaign.

The researchers found that:

- Income, race, and disability status are all associated with higher chronic absenteeism. Economically disadvantaged students were chronically absent at three times the rate of their higher-income peers (24% and 8%, respectively); 32% of African American students were chronically absent; and 24% of students with disabilities were chronically absent.
- Homeless students have the highest rate of chronic absenteeism of any group. Forty percent of homeless students were chronically absent, two-and-a-half times higher than the statewide average and eight percentage points higher than African American students.

Michigan has the country's sixth highest rate of student chronic absenteeism; roughly one out of six children (16%) in Michigan miss 10% or more of school days each year. The study's authors point out that students who are chronically absent are less likely to meet grade-level standards and more likely to drop out of school. Third-grade students who were not chronically absent in kindergarten and first grade were 3.5 times more likely to be reading on grade level. Michigan law mandates the retention of students who are a grade or more behind in reading.

The study recommends strategies that school districts can implement to improve school attendance, like the adoption of a data system that provides an early warning to educators when a student's absences reach a certain threshold. It is clear, however, that to address the root cause of the problem, greater investments in affordable housing are needed to combat housing instability and ensure stable, affordable homes for vulnerable families.

"If Michigan is to achieve its goal of becoming a top-ten education state in the next decade, addressing its high rates of chronic absenteeism will be critical," writes the study's authors. "Unless Michigan addresses the impacts of economic and housing insecurity on attendance, it will not see significant improvement in academic outcomes."

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

HUD

President Establishes New ‘Opportunity and Revitalization Council’ Chaired by HUD Secretary Carson

President Donald Trump signed an [Executive Order](#) on December 12 establishing the White House Opportunity and Revitalization Council, to be chaired by HUD Secretary Ben Carson. The primary purpose of the Council will be to target existing federal programs to Opportunity Zones, distressed communities where capital gains tax relief will be provided to individuals and corporations that invest in them. Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act.

Representatives from 13 federal agencies will comprise the Council, which will be convened by the vice chair, Assistant to the President for Domestic Policy Andrew Bremberg. Secretary Carson will designate a HUD officer or employee to serve as executive director. The Council’s expenses will be met from HUD’s existing appropriation.

The Council will assess actions each federal agency can take under existing authorities to focus federal programs in Opportunity Zones. It will also assess actions agencies can take to minimize regulatory and administrative costs. The Council will regularly consult state, local, and tribal officials, as well as individuals in the private sector.

Opportunity Zones are designed to spur investments in distressed communities through tax benefits to investors (see *Memo*, [10/22](#)). State governors, the mayor of the District of Columbia, and chief executives of five U.S. territories nominated areas to be considered Opportunity Zones, and the Department of Treasury designated 8,761 zones. Opportunity Zones retain their designation for 10 years.

An Opportunity Zone is composed of “low-income” census tracts that have a poverty rate of at least 20% and median family income no greater than 80% of the area median income. A census tract that is not “low-income” may be designated as part of a qualified Opportunity Zone if it is contiguous with low-income tracts that make up a qualified Opportunity Zone and it has a median household income that does not exceed 125% of the median income of the contiguous qualified Opportunity Zone. Up to 5% of the census tracts may qualify under this exemption.

Advocates are concerned that Opportunity Zones could incentivize even greater private investments in already-gentrifying areas and could result in the greater displacement of low-income families. They call for rules to ensure Opportunity Zone investments benefit low-income households. “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.”

The Executive Order is at: <https://bit.ly/2QzvqRa>

HUD’s press release is at: <https://bit.ly/2Ehb1ca>

The IRS Opportunity Zone webpage is at: <https://bit.ly/2Etzdce>

Members of Congress, Judge, Mayor, and HUD Take Action on New York City Housing Authority's Troubles

Deplorable housing conditions in some developments and ongoing allegations of mismanagement have put the New York City Housing Authority (NYCHA) at the center of activity to address the agency's myriad issues. Members of Congress representing New York City [wrote](#) to HUD Secretary Ben Carson on December 11 expressing their "adamant opposition" to HUD's apparent consideration of placing NYCHA into administrative receivership. Advocates too are opposed to the imposition of a HUD receiver. Previously, on November 14, a federal judge rejected a [proposed Consent Decree](#) negotiated among the U.S. Attorney's Office representing HUD, NYCHA, and the City of New York that would utilize a court-appointed monitor rather than a HUD receiver. The [judge concluded](#) that the proposed Consent Decree "would bring about an unwarranted judicial usurpation of responsibilities that Congress has expressly entrusted to HUD." Advocates hope that a new Consent Decree can be drafted that utilizes a monitor but also addresses the concerns expressed by the judge. Meanwhile, to begin addressing conditions at NYCHA buildings, Mayor Bill de Blasio announced on December 12 a comprehensive plan, "NYCHA 2.0," to preserve the city's public housing. HUD Secretary Ben Carson sent a letter to NYCHA on December 14 stating that if the U.S. Attorney's Office and NYCHA did not produce a plan of action acceptable to HUD by January 31, 2019, HUD would declare NYCHA in substantial default.

The Congressional Delegation Letter

The New York City congressional delegation's letter sent on December 11 to Secretary Carson stated that HUD officials have publicly expressed the opinion that placing NYCHA into administrative receivership would be the best course of action for dealing with the many problems residents have endured. The congressional delegation is "adamantly" opposed to an administrative receivership.

The delegation's letter expressed "frustration with NYCHA's current conditions and mismanagement that has plagued the Agency for years." The letter states: "Residents suffer from a consistent lack of hot water, insufficient heat during winter months, broken elevators, and a widespread and reoccurring mold problem." The letter also cites the prior management's false certifications pertaining to lead-based paint inspections.

While acknowledging that "a full-scale review of NYCHA's operations, personnel, and management structure is needed," the delegation states they "believe allowing tenants and their elected representatives a voice in the process of that review is a better course of action than an administrative receivership."

The letter refers to prior administrative receiverships conducted by HUD that have had a mixed track record. Many administrative takeovers have been fraught with demolition, sale of public assets, resident displacement, and on-going health and safety concerns even after completion of the receivership.

Judge Rejects Proposed Consent Decree

On June 11, 2018 the U.S. Department of Justice [announced](#) that the U.S. Attorney for the Southern District of New York, HUD, and the Environmental Protection Agency (EPA) filed a complaint against NYCHA while proposing a settlement agreement in the form of a Consent Decree with NYCHA and the City of New York. The complaint alleged that for years NYCHA failed to comply with key HUD and EPA lead-paint safety regulations by failing to inspect apartments for lead paint hazards and to remediate peeling lead paint, among other issues.

The proposed Consent Decree would have imposed a federal monitor to be appointed by the Court. It would also have committed the City of New York to provide an additional \$1 billion in capital funds to NYCHA over

the next four years, an amount over and above what the City had already budgeted, plus at least an additional \$200 million in capital funds each subsequent year until the conditions identified in the Complaint were addressed. In addition, the proposed Consent Decree would have required NYCHA to comply immediately with HUD's and EPA's lead-safe work practices rules and to provide notice to residents in an apartment where NYCHA has identified lead paint.

Judge William H. Pauley III in the U.S. District Court for the Southern District of New York rejected the proposed Consent Decree on November 14 and strongly suggested that the federal government take over NYCHA. He said the agreement "is not fair, reasonable, or consistent with the public interest." He ordered the parties to submit a report by December 14 with their positions on how to proceed.

Judge Pauley questioned the intent to utilize a court-appointed monitor. He wrote that "HUD's comparative abdication of its remedial responsibilities and powers is particularly striking, especially given all of the Government's allegations regarding deplorable conditions of NYCHA's housing and NYCHA's deliberate attempts to pull the wool over HUD's eyes. Indeed, the proposed Consent Decree relegates HUD to a narrow, auxiliary role in relaxing its own regulatory constraints to allow NYCHA to comply with the decree."

The judge acknowledged that the federal government had considered a HUD receivership, but the administration thought a monitor made the most sense given NYCHA's size and the need for buy-in and support from community residents and employees. The judge noted, however, that in the past HUD had taken over the Chicago Housing Authority and appointed receivers to oversee the Boston and Washington, DC, housing agencies. He asserted that the powers of a receiver would be broader than those of a court-appointed monitor.

Judge Pauley also said the proposed Consent Decree did not have strong enough enforcement mechanisms, calling them "formless." The performance requirements for NYCHA would be developed in the future by the monitor and "are not subject to the court's approval."

Finally, the judge wrote that the "adversarial positions the parties have staked after signing the proposed decree" while waiting for the Court to approve it, "portend this Court's de facto conscription into superintending NYCHA indefinitely – a role that judges are ill-equipped to assume."

As reflected in an [op-ed by the Community Service Society of New York](#), advocates would prefer that the relevant parties could agree to propose a new Consent Decree that better meets the judge's objections: one that would place NYCHA in the hands of a federal monitor, preferably reporting to the court, with full powers to set capital project priorities and reform NYCHA's organization and property management operations; that lays out specific standards for what is to be accomplished; and that might compel additional capital commitments from government. If the judge cannot accept this option, then advocates would prefer a judicial receiver overseen by the court rather than an administrative receiver overseen by HUD given the greater effectiveness of judicial receiverships and the Trump administration's proposals to end the public housing capital fund. Vic Bach of the Community Service Society was [interviewed](#) by *Spectrum News NY1* and provides a discussion about receiverships in general, what is needed to improve conditions at NYCHA, and a preference for a federal monitor.

Late on December 14, the U.S. Attorney's Office and the city submitted papers to the court requesting that they have until January 31 to submit a joint status report.

Mayor de Blasio Announces "NYCHA 2.0"

New York City Mayor Bill de Blasio [announced](#) on December 12 a comprehensive plan, "NYCHA 2.0," to preserve the city's public housing. The plan claims to address over a ten-year period \$24 billion out of NYCHA's estimated \$32 billion capital shortfall. Of the \$24 billion, \$8 billion will be from regular streams of

federal capital funds, plus previously pledged state and city funds. (This shifting of the financial burden of maintaining public housing to local and state governments is the expressed policy of the Trump administration.) NYCHA 2.0 has four components, the previously announced “PACT to Preserve” and newly announced “Build to Preserve,” “Transfer to Preserve,” and “Fix to Preserve” initiatives.

The Permanent Affordability Commitment Together (PACT) component, announced in November, will address \$12.8 billion in overdue repairs at 62,000 units, one-third of NYCHA’s housing stock, by using HUD’s Rental Assistance Demonstration (RAD) to convert public housing to project-based vouchers (PBVs). The converted developments will be maintained and operated by private developers, but they will remain permanently affordable to public housing-eligible households. NYCHA will have ground leases for the properties and will maintain oversight of all major decisions.

NYCHA will combine RAD with a unique use of HUD’s Section 18 demolition/disposition process to lease the land and buildings to developers (there does not seem to be an intent to demolish the properties). Section 18 usually results in residents obtaining “tenant protection vouchers” - Housing Choice Vouchers for residents to use elsewhere in private market-rate housing. But in this case NYCHA has obtained HUD waivers to allow Section 18 tenant protection vouchers to be converted to PBVs used in a portion of the units at former public housing developments converted under RAD, so that there is a one-for-one replacement of hard units to enable residents to remain in their current homes.

The Build to Preserve (BTP) component will build new mixed-income housing on underused publicly owned land and dedicate 100% of the proceeds, estimated to be \$2 billion, to make repairs at the surrounding NYCHA public housing developments containing 10,000 units. The new buildings will be subject to the city’s Mandatory Inclusionary Housing obligation that requires various levels of “affordability” with some of the new units. NYCHA and the City estimate that there will be an additional 10,000 units of variously “affordable” units in the new buildings.

The Transfer to Preserve (TTP) component will use “air rights” above NYCHA properties – buildable space in otherwise crowded neighborhoods - to generate \$1 billion for capital repairs for adjacent NYCHA developments.

The Fix to Preserve (FTP) component will rapidly address rehab and repair issues related to elevators, heating, pests, mold, and lead problems.

HUD Gives NYCHA until January 31 to Submit Acceptable Plan of Action

HUD Secretary Ben Carson sent a [letter to NYCHA](#) on December 14 stating that if the U.S. Attorney’s Office and NYCHA did not produce a plan of action acceptable to HUD by January 31, 2019, HUD would declare NYCHA in substantial default. Under the Housing Act of 1937 HUD has a variety of actions it can take, including receivership. A [media release on December 14](#) elaborated on the short letter. In particular, the plan of action must remedy problems related to lead, mold, lack of heat, elevators, vermin, and management. The media release states that HUD will not agree to any arrangement unless it establishes tangible goals and milestones to address serious health and safety standards, including lead and mold. One of ten key principles laid out in the media release is “local control of day-to-day operations by NYCHA and New York City.”

The congressional delegation’s letter is at: <https://bit.ly/2RVLDg2>

The proposed Consent Decree is at: <https://bit.ly/2CbSw7r>

The judge’s opinion is at: <https://bit.ly/2zTZqwn>

An op-ed written by the Community Service Society of New York published in the *New York Daily News* is at: <https://nydn.us/2S7sDuQ>

Watch the T.V. interview with Vic Bach, senior housing policy analyst for Community Service Society at: <https://bit.ly/2CekJKM>

Mayor de Blasio's press release about NYCHA 2.0 is at: <https://on.nyc.gov/2LbquM8>

HUD December 14 media release is at: <https://bit.ly/2GnXdPw>

Secretary Carson's letter to NYCHA is at: <https://bit.ly/2QSTYE3>

HUD Inspector General Identifies the Department's Top Six Management Challenges

The HUD Office of Inspector General (OIG) issued a [report](#) on the top management challenges facing HUD in 2019, identifying six specific issues which, according to the report, "impact HUD's ability to meet the needs of its beneficiaries and protect taxpayer dollars." Two of the six issues relate to ensuring the availability of safe, decent, affordable housing and administering disaster recovery assistance.

The six management challenges identified by the OIG are:

1. Ensuring the availability of affordable housing that is decent, safe, sanitary, and in good repair.
2. Protecting the Federal Housing Administration's mortgage insurance funds.
3. Providing adequate monitoring and oversight of its operations and program participants.
4. Administering disaster recovery assistance.
5. Modernizing technology and the management and oversight of information technology.
6. Instituting sound financial management governance, internal controls, and systems.

The OIG report finds that HUD's strategies for addressing the shortage of affordable housing have not been successful, considering that rents are increasingly unaffordable for the lowest income people and that affordability issues are increasingly affecting higher-earning households. According to the OIG, HUD has systematically failed to ensure proper reporting and mitigation of unsafe environmental conditions impacting residents in affordable housing units. The report cites cases of lead contamination involving children and the agency's inaction in determining the extent to which residents are impacted by environmental contaminants from EPA-designated Superfund sites, an issue that has been on the agency's radar since the EPA published a report in 2016. HUD's lack of controls and monitoring of contracted inspectors from its Real Estate Assessment Center (REAC) are also blamed for misrepresentative inspection scores on the physical condition of HUD properties, including the Alexander County Housing Authority in Cairo, IL (*Memo* [10/1](#)).

The OIG report notes that limited funding for monitoring systems and adequate staffing levels within Public and Indian Housing (PIH) and Community Planning and Development (CPD) force staff to rely on risk-based and remote strategies for monitoring and oversight, which are often only as effective as the reliability of information received from grantees. HUD has not undergone routine or timely management control reviews (MCR) since 2015. According to the report, MCRs are an important monitoring tool that can provide "key feedback on the effectiveness and efficiency of departmental operations." Without this mechanism in place, HUD has not been in compliance with the internal control standards set by the Government Accountability Office (GAO) for several years. According to [HousingWire](#), HUD has been on the GAO's high-risk list since 1994 because of management deficiencies. As a consequence of inadequate oversight, grantees and Public Housing Authorities (PHAs) have "not been able to support or have misspent millions of dollars."

The OIG report also highlights HUD’s challenges in implementing the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. Because the CDBG-DR program has not been formally established in the Code of Federal Regulations, HUD has relied on repeated Federal Register notices to operate the CDBG-DR program. Since September 2017, HUD has issued 61 different Federal Register notices governing use of CDBG-DR funds. More than \$47.7 billion has been distributed to 59 grantees with 112 active grants. The report raises concerns about the lack of grantee capacity to properly administer disaster relief grants, citing specific issues such as “improper procurements, inadequate environmental reviews, and an unsupported national objective.” By allowing grantees (primarily states) to use state standards to certify procurement compliance, HUD is permitting grantees to circumvent federal procurement regulations. As a consequence, “products and services may not have been purchased competitively at fair and reasonable prices.” Additionally, the report cited barriers individual citizens face in receiving disaster recovery assistance due to the patchwork nature of the federal response to natural disasters.

The OIG report also raises concerns regarding HUD’s management of FHA mortgage insurance funds, finding that HUD may have paid “an estimated \$2.23 billion in unreasonable and unnecessary holding costs over a 5-year period.” Other management concerns included the lack of investment in modernizing HUD’s IT infrastructure and the agency’s reliance on maintaining legacy systems, as well as the lack of sound financial management governance due to a lack of a CFO for six of the last seven years.

Read the OIG’s report at: <http://bit.ly/2RVEvAb>

Read the article in *HousingWire* at: <http://bit.ly/2QuKHTc>

Disaster Housing Recovery

Disaster Housing Recovery Coalition Submits Comments to California’s Disaster Recovery Action Plan

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) submitted [comments](#) on California’s draft [State Action Plan for Disaster Recovery](#). The plan describes how the state intends to spend \$124 million in Community Disaster Block Grant–Disaster Recovery (CDBG-DR) funding for recovery efforts related to the October 2017 wildfires in Northern California and the December 2017 wildfires, mudflows, and debris flows in Southern California. The California Department of Housing and Community Development (HCD) allocated most of the money to housing recovery, including \$66 million for the construction or rehabilitation of multifamily housing. The DHRC proposes changes to improve long-term housing affordability and to ensure housing access to all populations.

Some of the DHRC’s specific recommendations include ensuring all affordable housing is replaced on a one-for-one basis, extending the proposed affordability restrictions to 50 years, providing deeper low-income targeting for new housing, and complying with all Affirmatively Furthering Fair Housing (AFFH) obligations. These disasters impacted many rural, farmworker, and immigrant communities, and the DHRC urges the state to ensure these populations receive recovery benefits.

Read the DHRC’s comments at: <https://bit.ly/2QR2VNY>

Additional Disaster Housing Recovery Updates – December 17, 2018

The following is a review of additional 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 [12/10](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

2018 Disasters

California Wildfires

Federal

A [housing-related FAQ](#) from FEMA provides information on housing options – including emergency shelters, the Transitional Sheltering Assistance (TSA) program, FEMA Rental Assistance, FEMA Direct Housing, and Airbnb *Open Homes* – available for survivors of the Camp Fire in Butte County. The agency estimates about 2,000 households will need help finding housing. FEMA has begun staging manufactured housing units in Northern California to meet some of the need there but, because FEMA is still looking for sites to install direct housing options, only a few families have been able to move into these units. The FAQ also states that 800 hotels throughout the state are participating in TSA, but only three of those are in Butte County.

FEMA and partners on the state-led Joint Housing Task Force are [seeking assistance](#) from the public in identifying potential housing sites in Butte County and surrounding areas for survivors of the Camp wildfire. Owners of commercial trailer sites or RV pads that may be suitable to house wildfire survivors are encouraged to email: FEMA-Housing-Solutions@fema.dhs.gov

FEMA published an FAQ with information on [Citizenship Status and Eligibility for Disaster Assistance](#). Eligibility for the Individuals and Households Program (IHP) and Disaster Unemployment Assistance may be impacted by immigration status. Emergency Assistance (e.g., sheltering), Disaster Legal Services, Crisis Counseling, Disaster Case Management, and food assistance are available regardless of immigration status.

Local Perspectives and Resources

The *Sacramento Bee* [reports](#) that many of the people who died in the Camp wildfire were older or had disabilities. These are some of the most vulnerable populations during a disaster, and the recent fires demonstrate the need for improved coordination and accessibility related to disaster preparedness, relief, and recovery.

Morrison Foerster [released](#) an updated version of its [Helping Handbook](#) for those affected by the California wildfires. The *Helping Handbook* provides “up-to-date, practical information for individuals, families, and small businesses on subjects including housing, government benefits, insurance, FEMA assistance, replacement of lost documents, and fraud prevention.”

Hurricane Michael

Florida

Federal

Recipients of HUD rental assistance who were displaced by Hurricane Michael may be eligible for help from FEMA, including those who were living in HUD-assisted public housing, privately owned apartments that

provide rental assistance from HUD, or private homes using Section 8 Housing Choice Vouchers. A FEMA press release provides information on the types of [assistance available](#).

The [deadline](#) for survivors of Hurricane Michael in Florida to register with FEMA has been extended to Monday, December 17. All impacted residents should register with FEMA. The deadline for Disaster Unemployment Assistance is now December 31.

Some Disaster Recovery Centers (DRC) in Florida have begun to close. Visit floridiaster.org/info/#drcs for an updated list of locations.

FEMA released [recovery updates](#) for each designated county. There are three counties (Bay, Jackson, and Gulf) approved for Transitional Shelter Assistance (TSA) with a total of 744 households currently using TSA. Rental assistance has been approved for 18,963 households across the state. Bay County has the highest number of rental assistance approvals with 13,332. There are six counties (Calhoun, Bay, Jackson, Gulf, Gadsen, and Franklin) approved for Direct Temporary Housing Assistance. FEMA does not report how many households have been approved or have received Direct Temporary Housing Assistance.

State and Local

Governor Rick Scott on December 7 [launched](#) two VISIT FLORIDA assistance programs to provide aid to local tourism businesses in counties impacted by Hurricane Michael. VISIT FLORIDA has also developed a marketing campaign to promote tourism in the Panhandle.

Local Perspectives and Resources

Officials in Panama City, FL, [shut down](#) the tent city that has housed hundreds of people since Hurricane Michael devastated the city in October. Mayor Greg Brudnicki described Panama City's tent city as a "potential health crisis" due to the lack of sanitation and clean water as well as reports of violence. According to the [Panama City News Herald](#), the majority of people who remain in the camp are people who were "either chronically homeless people or workers who arrived after the storm and decided to camp rather than pay for lodging."

North Carolina

Governor Roy Cooper [requested](#) federal disaster assistance for 21 counties affected by Hurricane Michael. The governor's request estimates more than \$22 million in damages from the storm.

Hurricane Florence

North Carolina

Federal

FEMA released recovery [updates](#) for each designated county. There are four counties (Pender, New Hanover, Brunswick, and Jones) approved for Transitional Shelter Assistance (TSA) with a total of 169 households currently using TSA. Rental assistance has not been approved for any households across the state. There are four counties (Pender, New Hanover, Brunswick, and Jones) approved for Direct Temporary Housing Assistance. FEMA has not yet reported the number of households approved for Direct Temporary Housing Assistance. However, the agency reports that 101 temporary housing units have been licensed across the state. Pender County has the highest number of licensed units with 81 units.

Survivors of Hurricane Florence in North Carolina have [until Thursday, December 13](#) to register for assistance from FEMA or a low interest loan from the Small Business Administration.

South Carolina

According to the *Washington Post*, South Carolina Governor Henry McMaster sent a letter to Representative Tom Rice (R-SC) that states the governor [is increasing](#) the estimate for Community Development Block Grant-Disaster Recovery (CDBG-DR) funds from \$108 million to \$435 million. This increase allows South Carolina's congressional delegation to request additional funds to help residents recover from Hurricane Florence.

2017 Disasters

Federal Response

Senators Elizabeth Warren (D-MA), Richard Blumenthal (D-CT), Bernie Sanders (I-VT) and Richard Durbin (D-IL) sent a [letter](#) to the acting inspector general of the Department of Homeland Security on December 6 requesting an expansion of the IG's investigation into FEMA's contracting for the *Tu Hogar Renace* program in Puerto Rico.

The Government Accountability Office (GAO) released a [report](#) studying FEMA's contracting practices during the agency's response to the 2017 disasters. The GAO found that FEMA was inconsistent in its coordination with states and the information it shared with those states.

State Action

The Florida Department of Economic Opportunity's Disaster Recovery Initiative posted the [transcript](#) and [PowerPoint slides](#) from the webinar "Partnering with Volunteer Organizations Active in Disaster" held on November 30.

The [deadline](#) to apply for the Department of Economic Opportunity's Rebuild Florida grant program, designed to cover out-of-pocket expenses for people trying to rebuild their homes after Hurricane Irma, expires on Sunday, December 23. To register for the program, [click here](#).

[Applications](#) for the [Homeowner Assistance Program](#) are now available to residents of all counties affected by Hurricane Harvey.

The Texas General Land Office [announced](#) the results of a regional planning studies [survey](#) of citizens, local officials, councils of government and river authorities in communities impacted by Hurricane Harvey. The GLO states that the community identified the top needs as flood control and drainage improvements. Many of the responses also identified the lack of affordable housing as a major concern. Results of the survey will inform a second study to determine "which projects will best address the concerns identified by local input."

Local Perspectives and Resources

Using data obtained through a FEMA Freedom of Information Act Request, NLIHC state partner and Disaster Housing Recovery Coalition (DHRC) member Texas Housers analyzed FEMA's data on [ineligibility rates by income](#) from applicants affected by Hurricane Harvey. The analysis revealed that "the denial rate for all homeowner applicants was 26%, but those making less than \$15K/year had a denial rate of 46%. As the household's income climbed, their likelihood of being approved also increased." Texas Housers found that low-income applicants were "more likely to face denial for assistance because of administrative and logistical issues such as failure to successfully obtain an inspection and prove their identity and occupancy of the home."

New data from the U.S. Census Bureau's American Community Survey show that "areas of California's wine country that were devastated by wildfire now have some of the lowest poverty rates in the U.S." According to

the [Los Angeles Times](#), a factor in this low poverty rate may have been that “homes lost to the 2015 Valley fire forced the poorest residents to leave the Napa area entirely.”

Research

Zillow Research Examines Relationship between Rent Affordability and Homelessness

A report from Zillow Research, [Homelessness Rises More Quickly Where Rent Exceeds a Third of Income](#), examines the relationship between rent affordability and homelessness. The report finds that communities where the median rent is more than 32% of the median household income are likely to have sharply higher rates of homelessness.

Zillow looked at rent affordability, homelessness, and poverty across 386 communities. Rent affordability was defined as the ratio of a community’s median rent to its median income. A ratio of median rent to median income greater than 22% was correlated with higher homelessness rates, and a rent-to-income ratio above 32% was associated with even sharper increases in homelessness. This one-third ratio is consistent with the most common definition of housing affordability, where housing costs are considered unaffordable if they exceed 30% of a household’s income.

Zillow categorized communities into one of six clusters based on homelessness rates, housing costs, and poverty levels. The cluster of communities where people were at the greatest risk of homelessness spanned the west coast and some large metropolitan areas on the east coast, which had high homelessness rates, high housing costs, and high poverty rates. The communities in this cluster were home to 15.1% of the nation’s population, but 47.3% of the nation’s homeless population.

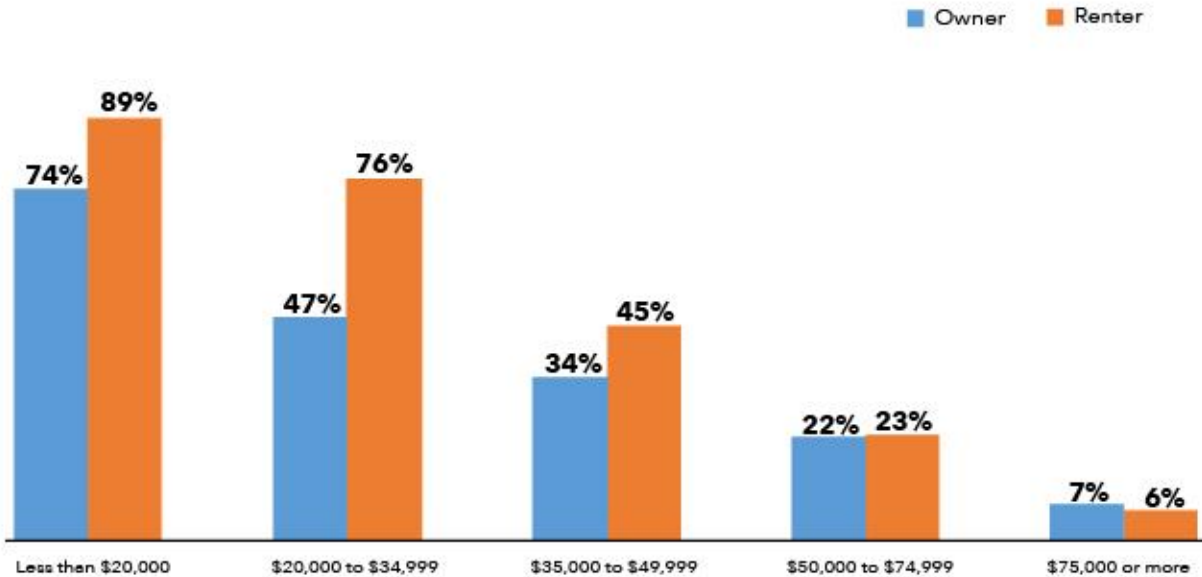
Homelessness Rises More Quickly Where Rent Exceeds a Third of Income is available at:
<https://bit.ly/2L9EW7w>

A more detailed paper, *Inflection points in community-level homeless rates*, is available at:
<https://bit.ly/2Pz0Q4B>

Fact of the Week

High Percentages of Lowest Income Households, Especially Renters, Suffer Housing Cost-Burdens

Percent Housing Cost-Burdened By Income and Tenure



Note: Cost-burdened = Paying over 30% of income on housing and utilities Source: 2013-2017 ACS

Source: 2013-2017 ACS.

From the Field

Utah Youth Experiencing Homelessness Talk to Lawmakers

The Utah Housing Coalition, an NLIHC state partner, hosted “Youth Day on the Hill” on Wednesday, December 12. The event focused on teaching youth basic advocacy skills and the importance of using their voice in the legislative process at the state capitol in Salt Lake City. The event included 91 youth who are actively experiencing homelessness, have experienced homelessness, or are involved in the foster care system, along with 35 social service professionals who work as case managers or program coordinators for youth.

The advocacy day event is the result of ongoing dialogue between Utah Housing Coalition staff and youth who are experiencing homelessness or aging out of foster care. At a workshop earlier this year, many youth with lived experience expressed a desire to be able to advocate for themselves rather than rely on professional staff at service agencies to carry their message forward.

The youth and the social service professionals were separated for the majority of Advocacy Day as a way to communicate and understand the different points of view between program administrators and youth who receive services, but also to encourage youth to speak freely and not feel that they would potentially be admonished or penalized by a case manager if they said something with which the professionals did not agree.

The day started with an Advocacy 101 workshop and was followed with a discussion on the barriers youth face securing housing or shelters, completing K-12 education, or accessing healthcare. The conversation both illuminated challenges and brought forth policy recommendations. Among the policy initiatives that youth advocates and the Utah Housing Coalition will pursue in the coming legislative session is a requirement that school districts implement policies to award partial and transferring credits to high school students who transfer frequently due to tenuous housing situations. Another proposal would require institutions of post-secondary education to appoint a liaison for homeless students and youth aging out of foster care.

Professional staff were together all day and were able to foster a new dialogue in an advocacy context. The professionals discussed the barriers that their clients confront. Creating space for the professionals to speak freely about critiques of the system helped shed new light on problems and provided a clearer understanding of policy solutions and practical approaches that can make an impact. One of the policies important to staff is giving minors the right to consent to shelter when not accompanied by their parents. Requiring the consent of adults can push young people back into abusive environments.



Representative Elizabeth Weight (D) addresses youth advocates at Youth Day on the Hill

Beyond the policy conversations, Advocacy Day featured a motivational presentation from a formerly homeless youth who explored the power of sharing one’s personal story. There was also a workshop about narrative storytelling, and professionals were introduced to a [Renter Toolkit](#) to help them better assist youth be successful new renters.

Moving forward, the youth advocates will partner extensively with Representative Elizabeth Weight (D), who will introduce legislation to address youth homelessness in the 2019 legislative session. Many of the new advocates are planning to continue to be involved as the legislature reconvenes and will share their stories during committee hearings and other policy discussions.

“Taking the time to directly involve young people who have lived experience is so valuable to the strength and future of our movement to end homelessness,” said Tara Rollins, executive director at Utah Housing Coalition. “Legislators value hearing these impactful stories, and they need to be at the core of our advocacy.”

For more information about “Youth Day on the Hill,” contact June Hiatt, Utah Housing Coalition director of policy and advocacy at: jhiatt@utahhousing.org.

Events

Webinar Addressing Source-of-Income Discrimination, December 19

Advocates from around the U.S. will discuss advocacy strategies for passing source-of-income (SOI) anti-discrimination laws at the local, state and federal levels during a [webinar](#) on December 19. Source-of-income discrimination has long plagued low-income individuals seeking housing. Many people that pay rent with Housing Choice Vouchers, Social Security income, veteran's benefits, and other sources are denied housing by landlords who are otherwise prohibited from discriminating based on race, disability, national origin, and family status.

Recent momentum, including the passage of a state-wide SOI discrimination ban in Washington State, as well as the recent introduction of federal bills seeking to do the same nationally, suggest a pivot-point in the effort to stop SOI discrimination.

The webinar panelists include:

- Alison Bell, Center on Budget and Policy Priorities (DC)
- Scott Crain, NW Justice Project (WA)
- Demetria McCain, Inclusive Communities Project (TX)
- Philip Tegeler, Poverty Race & Research Action Council (DC)
- Jill Williams, U.S. Coast Guard Veteran (MD)
- Melinda Woods, Washington State Advocate (WA)
- Facilitator: Antonia Fasanelli (MD)

The webinar is sponsored by the American Bar Association Section of Civil Rights and Social Justice, Economic Justice Committee.

The webinar will take place on December 19, 1:00 – 3:00 p.m. ET

Register for the webinar at: <https://bit.ly/2QO6R22>

Homeless Persons' Memorial Day, December 21

People experiencing homelessness, housing advocates, and community leaders will gather for solemn remembrances and demonstrations on December 21 to observe [Homeless Persons' Memorial Day](#). For nearly three decades, communities have gathered to mourn the tragic passing of those who die on the streets due to the harsh realities of lacking shelter. The event is coordinated by the National Coalition for the Homeless, National Health Care for the Homeless Council, and National Consumer Advisory Board.

Homeless Persons' Memorial Day takes place each year on the first day of winter, the longest night of the year. Community events, include memorial services, marches, rallies, and sleep-outs, highlight the appalling number of homeless people who die on the streets each year. According to 2017 data shared by the National Coalition for the Homeless, 2,532 people experiencing homelessness died in the 22 cities that track these mortalities.

Homeless people are exposed to greater health risks. The [Center for Disease Control explains](#) that the lower life expectancy of homeless individuals is related to higher risks of infectious and chronic illness, poor mental health, substance abuse, and a greater likelihood of being victims of violence.

To participate in a Homeless Persons' Memorial Day event in your community, see a map of activities at: <https://bit.ly/2QRbgBs>

NLIHC in the News

NLIHC in the News for the Week of December 9

The following are some of the news stories that NLIHC contributed to during the week of December 9.

- “The U.S. Housing Market is Deeply Unfair. Here’s How You Can Help,” *The Nation*, December 14 at: <https://bit.ly/2LsMeU9>
 - “HUD took over a Missouri town’s housing authority 22 years ago — now they're broke and residents are suffering,” *ProPublica*, December 14 at: <https://bit.ly/2PDXRrx>
 - “It's time to make a federal case out of Dallas' homeless problem,” *The Dallas Morning News*, December 12 at: <https://bit.ly/2EkYvZd>
 - “Trump, Kushner, LeFrak could potentially benefit from the federal's "opportunity zones",” *NBC News*, December 12 at: <https://nbcnews.to/2zWEYeF>
 - “Elizabeth Warren doubles down on affordable housing legislation,” *Curbed*, December 11 at: <https://bit.ly/2GmAW4y>
 - “Homeless Among Us: Lack of Affordable Housing Contributes to Rising Poverty Rate,” *The Chronicle*, December 7 at: <https://bit.ly/2CdIUKp>
-

NLIHC News

Last Call for Nominations to NLIHC Board of Directors

The deadline for submitting nominations to fill upcoming vacancies on the NLIHC board of directors is 5:00 p.m. ET, 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 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 [Housing 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 p.m. ET on December 31.

NLIHC Seeks Housing Advocacy Organizer

NLIHC seeks a well-qualified and talented housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members and partners on federal policy advocacy based on NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for NLIHC campaigns, and mobilizing membership and state coalition partners on "calls to action" and other organizing efforts in support of providing decent, accessible, affordable homes to people with the lowest incomes.

The position requires strong written and oral communication skills, strong project management experience, and excellent electronic technology skills, including proficiency in the Microsoft Office suite, database management, and social media use; some familiarity with customer relationship management systems like Salesforce would be a plus. Priority consideration will be given to candidates with organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy would be a plus. A bachelor's degree is required. The position is based in Washington, DC. Some travel is required.

An equal-opportunity, affirmative-action employer, NLIHC offers a competitive salary and benefits package.

Interested candidates should email a cover letter with salary requirements, a resume, and two writing samples to Renee Willis, vice president for field and communications, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 at: rwillis@nlihc.org

NLIHC Seeks Field Intern for Winter/Spring 2019 Semester

NLIHC is accepting applications for its field internship position for the winter/spring 2019 semester. The NLIHC field intern assists our 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. 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.

NLIHC 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: Joey Lindstrom, Manager of Field Organizing, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to: jlindstrom@nlihc.org

Help End Homelessness and Housing Poverty When You Shop for the Holidays on Amazon Smile!

You can support NLIHC's work to end homelessness and housing poverty in America whenever you shop for the holidays on [Amazon Smile](#). Just begin typing "National Low Income Housing Coalition" as your preferred charity and select it when it appears. With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC at no cost to you! Click [here](#) to support NLIHC's work while shopping. Thank you for your support!

Where to Find Us – December 17

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

- 2019 NCSHA's HFA Institute Plenary Session, Washington, DC, on January 17, 2019
 - [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
-

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
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
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