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## Budget and Appropriations

### Government Shutdown Now into Third Week, Impacts Housing Programs and Tenants

Parts of the federal government have now been shut down for over two weeks, as President Trump continues to insist Congress significantly increase funding for a southern border wall. When the new Congress was sworn in on January 3, House Democrats, now in control of the chamber, quickly moved to end the shutdown by voting on two legislative proposals to fund the government. The House first passed, by a vote of 241-190, a [spending package](#) that includes six of the seven remaining FY19 spending bills, including those that fund affordable housing programs administered by HUD and USDA (See NLIHC's [January 2 Update](#)). The House then passed, by a vote of 239-192, [a stopgap funding bill](#) for the Department Homeland Security (DHS) that would last through February 8. The DHS spending bill has proven to be the most controversial since it includes funding for the border wall.

Senate Majority Leader Mitch McConnell (R-KY) will not bring the two bills up for a vote in the Senate, however, because President Trump has said he will veto both. Congressional leaders met with President Trump on January 4 in the hopes of reaching a deal to reopen the federal government, but those talks were unsuccessful. According to Senate Democratic Leader Chuck Schumer (D-NY), President Trump threatened to keep the government closed for “months or even years” until he gets his desired wall funding.

Lawmakers and the White House later met over the weekend to again negotiate an end to the shutdown, however those talks produced no sign of a potential compromise. House Democrats are now planning to bring each spending bill included in the House package up for a vote individually.

### Shutdown's Impact on HUD

HUD sent letters to 1,500 landlords on January 4 clarifying what activities will continue to take place during the first 30 business days of the shutdown and how to prevent the eviction of thousands of tenants who live in homes covered by the Section 8 Project-Based Rental Assistance program or Section 202 (for the elderly) and Section 811 (for people with disabilities) programs. According to one of the letters, HUD will continue to make payments under Section 8 contracts, rent supplement contracts, Section 236 agreements, and Project Rental Assistance Contracts (PRAC) on an as needed basis, but only if HUD has available budget authority from prior year appropriations or recaptures. The letter also states that owners of properties with FHA insured mortgages or 202/811 Capital Advances may submit requests for releases from their reserve for replacement accounts to cover funding shortfalls caused by non-payment of monthly rental subsidy. A *Washington Post* article states that HUD spokesman Jereon Brown says “[HUD] budget and contract staff are ‘scouring for money’ to figure out how to fund the contracts on an interim basis.”

HUD staff have indicated to NLIHC that while resources for project-based assistance are sufficient for January, funding becomes more uncertain if the shutdown lasts beyond this month. If that were to occur, HUD would likely enter short-term contracts or short-fund project owners. Short-term renewals and short funding is disruptive to administrative staff work and destabilizing for private owners and investors in PBRA properties.

NLIHC has also learned that HUD can provide sufficient funding to PHAs to maintain all vouchers in use through January and February, and similarly to fund public housing operations through that time. PHAs will, however, be delayed in receiving funding related to the public housing capital fund to help address pressing capital needs, putting low-income tenants at risk. Additionally, PHAs — particularly smaller PHAs with fewer funding reserves available to them - may not have adequate funding to maintain their own operations.

## **Shutdown's Impact on USDA Housing**

In rural America, the USDA direct loan programs will not issue any additional funds, including Section 504, 514, and 502. USDA's shutdown plan has noted that banks are unlikely to close on these loans until the government shutdown ends, delaying homeownership at best and possibly forcing sellers to look elsewhere. It is not yet clear whether USDA will continue paying rental assistance or vouchers for low- and very low-income tenants.

NLIHC will keep you updated on the latest news related to the shutdown and its impacts on affordable housing.

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## **Congress**

### **New Congress Sworn In, Committee Leaders and Senate Committee Rosters Set**

Senators and representatives of the 116th Congress were sworn in on January 3, officially kicking off the new congressional term. The Democrats formally took control of the House of Representatives (235-199<sup>1</sup>), while Republicans maintained their majority in the Senate (53-45). Among its first official acts, the House elected Nancy Pelosi (D-CA) to again serve as speaker of the House and approved a package of FY19 spending bills to end the partial government shutdown.

### **Chairs and Ranking Members**

Congress has selected new House committee chairs and ranking members. Representative Nita Lowey (D-NY) will chair the Committee on Appropriations, while Representative Kay Granger (R-TX) will serve as ranking member. Representatives David Price (D-NC) and Mario Diaz-Balart (R-FL) are expected to serve as chair and ranking member, respectively, of the Transportation and HUD (THUD) subcommittee.

Representative Maxine Waters (D-CA) is the new chair of the Committee on Financial Services, the first African American and the first woman to serve in that position. Representative Patrick McHenry (R-NC) will serve as the committee's ranking member. Richard Neal (D-MA) is the new chair of the Committee on Ways and Means, and Representative Kevin Brady (R-TX) is the ranking member.

Senate Democrats and Republicans have also approved committee leadership and committee rosters. Senator Richard Shelby (R-AL) will continue to chair the Appropriations Committee, with Senator Patrick Leahy (D-VT) serving as ranking member. Senators Susan Collins (R-ME) and Jack Reed (D-RI) will continue to lead the THUD Appropriations Subcommittee. Senator Mike Crapo (R-ID) will also continue to serve as chair of the Committee on Banking, with Senator Sherrod Brown (D-OH) serving as ranking member. Senator Chuck Grassley (R-IA) will serve as the new chair of the Finance Committee, with Senator Ron Wyden (D-OR) serving as the ranking member.

### **Committee Rosters**

Senate Republicans and Democrats have announced committee members for the 116th Congress. House Republican and Democrats have yet to announce their committee rosters.

#### **Senate Appropriations Committee**

- Senator Shelby (R-AL) – Chair
- Senator McConnell (R-KY)
- Senator Alexander (R-TN)
- Senator Collins (R-ME)

- Senator Murkowski (R-AK)
- Senator Graham (R-SC)
- Senator Blunt (R-MO)
- Senator Moran (R-KS)
- Senator Hoeven (R-ND)
- Senator Boozman (R-AR)
- Senator Moore Capito (R-WV)
- Senator Kennedy (R-LA)
- Senator Hyde-Smith (MS)
- Senator Daines (R-MT)
- Senator Rubio (R-FL)
- Senator Lankford (R-OK)
- Senator Leahy (D-VT) – Ranking Member
- Senator Murray (D-WA)
- Senator Feinstein (D-CA)
- Senator Durbin (D-IL)
- Senator Reed (D-RI)
- Senator Tester (D-MT)
- Senator Udall (D-NM)
- Senator Shaheen (D-NH)
- Senator Merkley (D-OR)
- Senator Coons (D-DE)
- Senator Schatz (D-HI)
- Senator Baldwin (D-WI)
- Senator Murphy (D-CT)
- Senator Manchin (D-WV)
- Senator Van Hollen (D-MD)

#### **Senate Banking Committee**

- Senator Crapo (R-ID) – Chair
- Senator Shelby (R-AL)
- Senator Toomey (R-PA)
- Senator Scott (R-SC)
- Senator Sasse (R-NE)
- Senator Cotton (R-AR)
- Senator Rounds (R-SD)
- Senator Perdue (R-GA)
- Senator Tillis (R-NC)
- Senator Kennedy (R-LA)
- Senator McSally (R-AZ)
- Senator Moran, (R-KS)
- Senator Cramer (R-ND)
- Senator Brown (D-OH) – Ranking Member
- Senator Reed (D-RI)
- Senator Menendez (D-NJ)
- Senator Tester (D-MT)
- Senator Warner (D-VA)
- Senator Warren (D-MA)
- Senator Schatz (D-HI)

- Senator Van Hollen (D-MD)
- Senator Cortez Masto (D-NV)
- Senator Jones (D-AL)
- Senator Smith (D-MN)
- Senator Sinema (D-AZ)

#### **Senate Finance Committee**

- Senator Grassley (R-IA)
- Senator Crapo (R-ID)
- Senator Roberts (R-KS)
- Senator Enzi (R-WY)
- Senator Cornyn (R-TX)
- Senator Thune (R-SD)
- Senator Burr (R-NC)
- Senator Isakson (R-GA)
- Senator Portman (R-OH)
- Senator Toomey (R-PA)
- Senator Scott (R-SC)
- Senator Cassidy (R-LA)
- Senator Lankford (R-OK)
- Senator Daines (R-MT)
- Senator Young (R-IN)
- Senator Wyden (D-OR) – Ranking Member
- Senator Stabenow (D-MI)
- Senator Cantwell (D-WA)
- Senator Menendez (D-NJ)
- Senator Carper (D-DE)
- Senator Cardin (D-MD)
- Senator Brown (D-OH)
- Senator Bennet (D-CO)
- Senator Casey (D-PA)
- Senator Warner (D-VA)
- Senator Whitehouse (D-RI)
- Senator Hassan (D-NH)
- Senator Cortez Masto (D-NV)

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<sup>1</sup> Due to allegations of election fraud, the election for the 9th district of North Carolina has not been certified and the seat remains vacant.

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## **2019 NLIHC Housing Policy Forum**

### **Last Call for Housing Organizing Awards Nominations – Deadline January 11**

Just a few days remain for submitting nominations for the 2019 NLIHC Housing Organizing Awards: the deadline for submissions is Friday, January 11! 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, 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.**

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

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

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## **Register Today for NLIHC's 2019 Housing Policy Forum on Seizing the Moment for Bold Solutions, March 27-29**

NLIHC's [2019 Housing Policy Forum: \*Seizing the Moment for Bold Solutions\*](#) is right around the corner! The Forum will take place in Washington, DC, March 27-29. Awareness about the affordable housing crisis in America is growing, 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 focus on leveraging this momentum to achieve real solutions to homelessness and housing poverty in America. Register to attend the forum today at: <http://www.nlihcforum.org/>

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. 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 in 2019
- 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
- Research on the issues and solutions related to housing for extremely vulnerable populations
- 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

There are still some shared-lodging hotel scholarships available 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 27. 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/>

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## **Honor 2019 Housing Leadership Awardees Rep. Emanuel Cleaver, Pinky Clifford, and Dr. Mitchell Katz**

Join NLIHC in recognizing 2019 Housing Leadership Award honorees **Representative Emanuel Cleaver** (D-MO); **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member; and **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals. All three honorees will be recognized at **NLIHC’s 37<sup>th</sup> Annual Housing Leadership Awards Reception** on Thursday, March 28 at the Washington Court Hotel in Washington, DC. [Learn more and make a contribution to NLIHC in honor of these outstanding leaders today!](#)

Representative Cleaver will receive the 2019 Edward 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. The award is named after former U.S. Senator and NLIHC Board Chair Edward W. Brooke

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.



Make a donation 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 Mail or 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. Register for the Forum and/or Leadership Awards Reception at: <https://bit.ly/2SzJcjW>

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## Opportunity Starts at Home

### National Association of Social Workers Joins *Opportunity Starts at Home* Steering Committee

The [National Association of Social Workers](#) (NASW) announced on December 19 that it is joining the [Opportunity Starts at Home](#) multi-sector affordable housing campaign Steering Committee. As a campaign Steering Committee member, NASW will help engage its network of social workers to advance more robust and equitable federal housing policies for low-income people.

NASW is the latest addition to the campaign's Steering Committee. The Steering Committee, chaired by NLIHC, also includes National Alliance to End Homelessness, Center on Budget and Policy Priorities, Make Room, Catholic Charities USA, Children's HealthWatch, Children's Defense Fund, Community Catalyst, Food Research & Action Center, National Association for Advancement of Colored People, National Alliance on Mental Illness, National Association of Community Health Centers, National Education Association, National League of Cities, and UnidosUS.



“NASW is honored to join these esteemed organizations on the Steering Committee of *Opportunity Starts at Home* because this organization's mission strongly reflects the values of the social work profession,” said NASW Executive Director Angelo McClain. “Social workers for generations have joined forces with others to address this nation's challenges, including providing good, affordable housing for all. This issue is particularly crucial now as housing costs soar, and millions of American families struggle to pay rent and mortgages.”

NASW has the largest membership of professional social workers in the world, with more than 120,000 members. Founded in 1955, NASW works to enhance the professional growth and development of its members, to create and maintain professional standards for social workers, and to advance sound social policies.

Read the news release at: <https://bit.ly/2F0GFuC>

Be sure to follow the campaign on [Twitter](#), [Instagram](#), [Facebook](#), and [Linkedin](#).

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## HUD

### **Pamela Patenaude Resigns as HUD Deputy Secretary**

Pamela Patenaude submitted her resignation as HUD Deputy Secretary on December 17 after serving in that role for 15 months. In a Twitter statement, Ms. Patenaude wrote, “This morning I informed Secretary Carson of my decision to leave HUD in the new year. ... Thank you to my HUD family and fellow ‘housers’ for helping Americans access decent, safe and affordable housing.” A senior HUD official indicated to media outlets that Federal Housing Administration (FHA) Commissioner Brian Montgomery will serve as acting deputy secretary.

“This is a tremendous loss for HUD because Pam’s expertise and dedication to housing for the lowest income and most vulnerable people is a big part of what held HUD together over the last two years,” said NLIHC President and CEO Diane Yentel. “She advanced some helpful policies forward, particularly around disaster housing recovery, and as importantly, stopped several harmful proposals from moving forward in the Administration. With Pam gone, others in the administration may redouble their efforts to advance their harmful agenda of work requirements, time limits, and funding cuts to critical programs.”

Ms. Patenaude’s previous HUD experience included serving as assistant secretary for community planning and development during the George W. Bush administration, and prior to that as the assistant deputy secretary for field policy and management.

Prior to re-joining HUD for the Trump administration, Ms. Patenaude served as the president of the J. Ronald Terwilliger Foundation for Housing America’s Families. Before co-founding the Terwilliger Foundation, she was the director of housing policy for the Bipartisan Policy Center. Ms. Patenaude also served as executive vice president of the Urban Land Institute (ULI) and was the founding executive director of the ULI Terwilliger Center for Workforce Housing.

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### **HUD Offers HOME Program Training Webinars**

HUD's Office of Affordable Housing Programs (OAHP) is offering a “Building HOME” webinar training series. The training series will provide an overview of the HOME Investment Partnerships Program (HOME), including the latest requirements in the HOME regulations. Participants will become familiar with all eligible program activities, including those related to homeowners and homebuyers, rental housing, Tenant-Based Rental Assistance (TBRA), and Community Housing Development Organization (CHDO) activities. Register for the webinars [here](#).

The Building HOME webinar series could be helpful for advocates and nonprofit community-based developers, particularly CHDOs. Each webinar training series is limited to 500 participants and registration will close 24 hours before the webinars begin.

Each webinar training series will include four weekly 2-hour sessions on Wednesdays from 1:00 - 3:00 p.m. ET followed by 1-hour office hour sessions on Thursdays to review homework and answer questions related to each week's materials. For example, office hours will be held from 1:00 - 2:00 p.m. ET on January 24, 2019 following the January 23, 2019 webinar.

The first set of training opportunities will take place during Series I scheduled for January 23, January 30, February 6, and February 13. Series II will repeat the content on March 13, March 20, March 27, and April 3. Series III will repeat the content on May 1, May 8, May 15, and May 22. TBRA is presented during the first half of the final “office hour” for each series to allow the fourth session to focus on rental housing.

Sessions will be recorded and posted to allow registered participants who may have a scheduling conflict during a webinar session the opportunity to make up the session.

Register at: <https://bit.ly/2C2xVRw>

For more information contact: [trainings@hudexchange.info](mailto:trainings@hudexchange.info)

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## Research

### Report Finds Large Share of Voucher-Assisted Families in Lower Opportunity and Segregated Neighborhoods

A report from the Center on Budget and Policy Priorities, [\*Where Families with Children Use Housing Vouchers: A Comparative Look at the 50 Largest Metropolitan Areas\*](#), examines the neighborhood characteristics of rental housing affordable or leased to families using Housing Choice Vouchers (HCVs) in metropolitan areas. The report finds that a large share of families with vouchers live in high-poverty, low-opportunity, and minority-concentrated neighborhoods, despite the apparent availability of rental homes affordable to voucher holders in better neighborhoods.

HCV recipients contribute 30% of their adjusted gross income toward rental housing in the private market, while the voucher pays the rest up to a payment standard typically between 90% and 110% of HUD's Fair Market Rents (FMRs). Recipients contribute more than 30% of their income toward housing if they choose a rental home that costs more than the payment standard.

Using data from HUD and the American Community Survey, the report's authors determined the location of voucher-assisted families with children and voucher-affordable units in all U.S. metropolitan areas. Voucher-affordable units are those whose rents are less than HUD's Small Area FMRs for two-bedroom units. Small Area FMRs are set at the ZIP code level to better reflect small-scale housing markets within metropolitan areas, while traditional FMRs are applied to an entire metropolitan area. Small Area FMRs raise the payment standard (rents that would be voucher-affordable) in higher-cost neighborhoods and lower them in lower-cost neighborhoods. Using Small Area FMRs may over-estimate the actual share of voucher-affordable units in low-poverty, high-opportunity neighborhoods as only 24 metropolitan areas are required to use them, though all public housing authorities in metropolitan areas have the option to do so. The authors also measured neighborhood poverty, opportunity, and racial and ethnic composition at the census-tract level.

Only 14% of voucher-assisted families with children lived in low-poverty neighborhoods (with poverty rates below 10%), while 25% of voucher-affordable units were in these neighborhoods. High-poverty neighborhoods with poverty rates above 30% contained 33% of voucher-assisted families and 22% of voucher-affordable units. The share of voucher-assisted families in high-poverty neighborhoods varied considerably across the 50 largest metropolitan areas, from 61% in the Buffalo, NY, to only 1% in San Jose, CA.

The authors created a composite score of neighborhood opportunity with five of HUD's Affirmatively Furthering Fair Housing indices: school quality, poverty, labor market engagement, access to jobs, and access to transit. "Low-opportunity" and "high-opportunity" neighborhoods scored in the bottom 20% and top 20% of neighborhoods across all metropolitan areas, respectively. Forty percent of voucher-assisted families, but 21% of voucher-affordable units, were in low-opportunity neighborhoods. Five percent of voucher-assisted families, but 18% of voucher-affordable units, were in high-opportunity neighborhoods.

The authors also examined the share of voucher-assisted families by race living in minority-concentrated neighborhoods, which are census tracts where the share of people of color is at least 20 percentage points

greater than their respective metropolitan areas. Sixty-one percent of voucher-assisted families of color were in minority-concentrated neighborhoods compared to 19% of white, non-Hispanic voucher-assisted families. Only 32% of voucher-affordable units were in these neighborhoods. The share of voucher-assisted families of color residing in minority-concentrated neighborhoods exceeded the share of all low-income renters of color in minority-concentrated neighborhoods in 43 of the 50 largest metropolitan areas.

The report concludes that several reforms are needed to strengthen the HCV program to give voucher-assisted families more housing mobility and choice. Perhaps most importantly, the authors advocate for establishing and funding the [Housing Choice Voucher Mobility Demonstration](#) (see *Memo*, [5/29/2018](#)), which would fund efforts at selected public housing agencies to improve voucher mobility. These efforts include pre- and post-move support (e.g. financial coaching), landlord outreach, and housing search assistance to help voucher-assisted families access higher opportunity neighborhoods. Other recommended reforms include: encouraging greater utilization of Small Area FMRs; giving greater weight to location outcomes for voucher-assisted families in measuring public housing authority performance and rewarding good performers with additional administrative fees; full implementation of the Affirmatively Furthering Fair Housing rule; expanding the supply of rental housing affordable to voucher holders in high-opportunity and low-poverty neighborhoods through adoption of Small Area FMRs and better coordination of vouchers with Low-Income Housing Tax Credit (LIHTC) properties; and further investment to improve communities where families with vouchers already reside.

*Where Families with Children Use Housing Vouchers: A Comparative Look at the 50 Largest Metropolitan Areas* is available at: <https://bit.ly/2CMI3Rk>

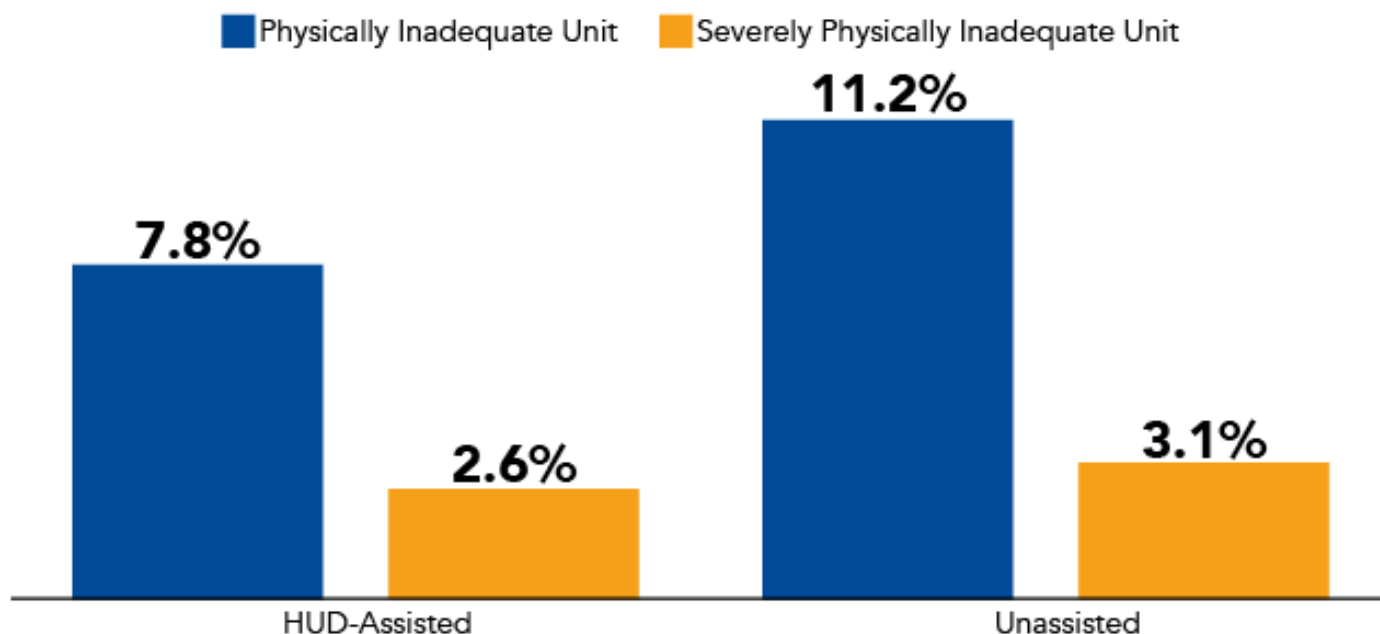
An interactive map of where voucher holders live in the 50 largest metropolitan areas is available at: <https://bit.ly/2SzPaAP>

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## Fact of the Week

### Smaller Share of HUD-Assisted Homes Are Physically Inadequate Compared to Unassisted Homes for Poor Renter Households

#### Housing Adequacy Among HUD-Assisted and Unassisted Poor Renter Households



Source: NLIHC tabulations of 2017 AHS PUMS data.

Note: Inadequate units include both moderately inadequate and severely inadequate units as defined by the AHS. Differences are significant at a 90% level of confidence.

Source: NLIHC tabulations of 2017 AHS PUMS data.

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## From the Field

### New Recommendations to Reduce Evictions in Wisconsin and Milwaukee

Wisconsin Policy Forum released last month a review of statewide eviction data intended to inform growing discussions on practical solutions to evictions throughout the state and in Milwaukee County, where more than 40% of the state's evictions occur. [\*Uprooted: Evictions in Wisconsin\*](#) is a brief review of [Eviction Lab](#) data that explores trends and contributing factors to evictions. The report is part of an increasing effort to find solutions to the eviction crisis in Wisconsin, the focus of Matthew Desmond's Pulitzer-prize-winning book *Evicted: Poverty and Profit in the American City*. Dr. Desmond has noted that the situation in Milwaukee remains largely unchanged from the time he conducted his original research. Indeed, the Wisconsin State Legislature has rolled back renter protections in several ways in recent years.

*Uprooted* finds that Southeast Wisconsin suffers the most from frequent evictions, with Racine and Kenosha Counties joining Milwaukee as the three areas with the highest eviction rates. While the research does not find a clear correlation between housing cost-burden rates and evictions county-wide, the data demonstrate that census tracts with the highest eviction rates are areas of extreme poverty and are often predominately communities of

color. The report speculates that the reason some Wisconsin counties have high housing cost burdens, but unexpectedly lower eviction rates might be because of large college student populations; students are almost always housing cost-burdened because of their low incomes but many receive support from parents, other family members, or roommates.

As for solutions, *Uprooted* briefly notes that a statewide eviction information service for renters, like the Tenant Resource Center in Madison, could be beneficial. The report also refers readers to a separate and more comprehensive exploration of eviction solutions produced by Wisconsin Policy Forum in September 2018 that examines the issue in Milwaukee County. [\*No Place Like Home: Connecting and Strengthening Eviction Prevention Services in Milwaukee\*](#) reports the findings from a stakeholders' convening process that examined what it would take to decrease rampant evictions in Milwaukee County. The report emphasizes the need for better service coordination among the numerous organizations assisting renters facing eviction and recommends a "front-door" resource where renters can learn about assistance from various providers. The report also states that additional funding is needed to expand Milwaukee's capacity to provide legal representation, eviction prevention payments, and tenant-landlord mediation. The report is silent on potential changes in state or local laws that would expand renter protections like banning no-cause evictions, instituting landlord licensing, or criminalizing self-help evictions.

Read *Uprooted: Evictions in Wisconsin* at: <https://bit.ly/2UBJ9oT>

Read *No Place Like Home: Connecting and Strengthening Eviction Prevention Service in Milwaukee* at: <https://bit.ly/2sjlrRr>

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## Event

### NeighborWorks Training Institute to be Held in Cleveland, February 19-22

The next NeighborWorks Training Institute (NTI) will be held in Cleveland, OH, February 18-22. The NTI offers more than 100 professional affordable housing and community development courses lasting from one-to-five days each, and this NTI will also feature a one-day symposium, "Removing Barriers to Sustainable Housing Affordability (ML932)," on February 20.

The NTI offers courses in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; Native American and rural community development; and single-family and small business lending.

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

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

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## NLIHC in the News

### NLIHC in the News for the Week of December 30

The following are some of the news stories that NLIHC contributed to during the week of December 30.



- “How the government shutdown is hurting some of America's poorest families,” *NBC News*, January 4 at: <https://nbcnews.to/2BZnZZg>
  - “Will housing issues gain traction in 2020 election?,” *Curbed*, January 3 at: <https://bit.ly/2C1fQDH>
  - “5 Million Minimum Wage Workers Just Got a Raise,” *Centre Daily Times*, January 1 at: <https://bit.ly/2Ay9AmP>
  - “The Housing Affordability Crisis and What Millennials Can do About It,” *Portside*, December 31 at: <https://bit.ly/2SE8nBl>
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## **NLIHC News**

### **NLIHC Welcomes New Policy Intern**

Lily Barrett joins NLIHC as a policy intern for the spring semester. Lily is a senior at The George Washington University, studying political science and history. She recently worked as a policy intern for the American Society of Association Executives, helping to forge strategic alliances and monitor legislation related to occupational licensing, large associations, and campaign finance. Lily’s previous experience in the housing sector includes work as a fundraising fellow for the National Housing Trust, a non-profit focused on the preservation and development of affordable housing. Lily helped write community development block grants, compliance reports, and a blog for other first-generation college students. She has also served as an organizing intern with ONE DC, a local non-profit seeking to mobilize long-time DC residents against displacement from gentrification. Lily is passionate about achieving equity through public policy and is looking forward to learning from the NLIHC team.

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### **Support NLIHC When You Shop on Amazon Smile!**

When you shop on Amazon Smile, you can support NLIHC’s work to ensure the lowest income people in America have decent, affordable homes. With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC at no cost to you! Just begin typing “National Low Income Housing Coalition” as your preferred charity and select it when it appears. Click [here](#) to support NLIHC’s work while shopping. Thank you for your support!

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### **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](mailto:jlindstrom@nlihc.org)

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## **Where to Find Us – January 7**

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
  - Discussion on Housing, Homelessness, and Collaboration, Anchorage, AK, on January 29
  - [Solutions for Individual Homeless Adults: A National Conference](#), National Alliance to End Homelessness, San Diego, CA, February 21–22
  - [HousingWorks Austin Annual Summit](#), Austin, TX, on March 1
  - [Tennessee Housing Conference](#), Nashville, TN, March 6-7
  - Arkansas Fair Housing Commission 2019 Annual Fair Housing/Fair Lending Conference, Little Rock, AR, on April 19
  - [Building Michigan Communities Conference](#), Lansing, MI, April 29-May 1
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## **NLIHC Staff**

Sonya Acosta, Policy Analyst, x231  
Andrew Aurand, Vice President for Research, x245  
Lily Barrett, Policy Intern, x241  
Victoria Bourret, Housing Advocacy Organizer, x244  
Josephine Clarke, Executive Assistant, x226  
Dan Emmanuel, Senior Research Analyst, x316  
Ellen Errico, Creative Services Manager, x246  
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  
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