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## NLIHC News

### Submit Organizing Award Nominations by January 12!

**Friday, January 12 at 5 pm ET is the deadline** for NLIHC members to [submit nominations for the annual NLIHC Organizing Awards](#). Don't miss this opportunity to win recognition for your outstanding achievements during 2017 in housing organizing efforts that advance NLIHC's mission: achieving socially just public policy that ensures people with the lowest incomes in the United States have affordable and decent homes. Special consideration will be given to Organizing Award nominations that incorporate tenant- or resident-centered organizing.

The NLIHC Organizing Awards will be presented at the [2018 NLIHC Housing Policy Forum](#), March 19-21, 2018 at the Washington Court Hotel in Washington, D.C. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing.

For inspiration, and to see how your organization or community's work compares to recent honorees, take a look at our press releases on recent NLIHC Organizing Award winners: [California's East Bay Housing Organizations \(EBHO\)](#) and the [Non Profit Housing Association of Northern California \(NPH\)](#), [D.C.'s Coalition on Nonprofit Housing and Economic Development \(CNHED\)](#), and [Philadelphia's Women's Community Revitalization Project](#).

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. One award will recognize statewide or regional achievements, and one award will recognize citywide or neighborhood achievements. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, D.C. to accept their award.

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

Nominations should contain the following information:

- Name and contact information of the organization being nominated;
- Name and contact information of the individual or organization submitting the nomination (if different from above);
- Scope of the achievement being nominated (i.e., statewide, regional, citywide, neighborhood, and/or resident organizing);
- Description of the organization's achievement in statewide, regional, citywide, neighborhood, and/or resident organizing in 2017, and how that achievement has contributed to furthering NLIHC's mission (800-word maximum); and
- Supporting materials that describe the activity or impact, such as press clips or campaign materials (optional).

Please submit your nomination online using the form at <http://www.nlihcforum.org/awards> or send your nomination by email to: [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org)

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## Register Today for NLIHC 2018 Housing Policy Forum: Building the Movement March 19-21

NLIHC's [2018 Housing Policy Forum](#) taking place in Washington, DC, March 19-21, 2018, will focus on building the affordable housing movement in 2018 and beyond. Throughout 2017, thousands of advocates around the country made their voices heard about the need to address the housing needs of the lowest income people in America. They participated in rallies, marches, press events, letter-writing and call-in campaigns to elected officials, teach-ins, Twitterstorms, and more during the "Our Homes, Our Voices" National Housing Week of Action and other events. The movement is growing and expanding, and NLIHC's 2018 Housing Policy Forum will engage advocates, residents, affordable housing providers, and others on taking the movement to the next level. As NLIHC President and CEO Diane Yentel says, "All it takes is more of us – working as one – to do something extraordinary." Register for the Forum [today!](#)

The Forum will provide sessions and workshops on the threats and opportunities for affordable housing in 2018 and beyond; the state of fair housing on the 50<sup>th</sup> anniversary of the Fair Housing Act; a new national campaign to expand the affordable housing movement with non-traditional allies in health, education, faith, civil rights, and other sectors; the keys to state, local, and resident-led organizing; making housing an issue with the media; and effective story-telling for affordable housing. The Forum will also delve into the current U.S. political and legislative environment in the run-up to the 2018 elections; mobilizing nonpartisan voter and candidate engagement; using dynamic research to change the story and influence policy solutions; ensuring housing protections for LGBTQ individuals; housing the formerly incarcerated; and others. There will also be opportunities to engage with leaders and staff in Congress on affordable housing challenges, solutions and priorities.

At NLIHC's annual Housing Leadership Awards Reception taking place on March 20, 2018, NLIHC will celebrate the [2018 Housing Leadership Award honorees](#) Senator Susan Collins (R-ME); Matt Desmond, MacArthur Genius awardee and Pulitzer Prize-winning author of *Evicted: Poverty and Profit in the American City*; and Lisa Hasegawa, former executive director of the National Coalition for Asian and Pacific American Community Development and NLIHC board member. [Join us](#) for the Leadership Reception (a separate ticket from the Forum is required to attend the reception) and make a [contribution](#) to celebrate our 2018 honorees today.

A limited number of shared-lodging hotel scholarships to attend the 2018 Housing Policy Forum will be awarded on a first-come-first-served basis to low income residents who are NLIHC members and who pay to attend the Forum. 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. For more information about the scholarships, visit <http://nlihcforum.org> or contact James Saucedo at: [jsaucedo@nlihc.org](mailto:jsaucedo@nlihc.org) or 202-662-1530 x233.

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## Disaster Housing Recovery

### House Passes Third Disaster Aid Package

Just before recessing at the end of 2017, the House of Representatives passed an \$81 billion [disaster aid package](#), the third assistance package since the disasters hit in 2017. The House bill represents the largest single funding request for natural calamities in U.S. history and nearly doubles the White House's request of \$44 billion. Despite the admonitions of senators from disaster-affected states, no disaster aid supplemental was included in the Continuing Resolution Congress passed on December 21 to keep the government open through January 19.

NLIHC issued a press statement on December 21 on needed improvements to the House disaster relief bill before the Senate considers the legislation in January. “Congress has an important role to play to ensure that all disaster survivors – including people with the lowest incomes – get the help they need for a full recovery, starting with an affordable place to call home,” stated NLIHC president and CEO Diane Yentel.

The House bill faces obstacles to passage in the Senate. Both Democrats and Republicans have concerns. Senate Minority Leader Chuck Schumer (D-NY) called the House aid package “an unacceptable disaster supplemental, which still does not treat fairly California, Puerto Rico and the U.S. Virgin Islands.” Republican conservatives object to the size of the disaster bill and call for offsets to pay for disaster relief with spending cuts to other domestic programs. Senate Majority Whip John Cornyn (R-TX) said that attempting to put together a Senate vote on a disaster spending package in early January was “complicated” and stated, “We’ll take it up and pass it when we can.”

The House bill provides \$26 billion for Community Development Block Grants for Disaster Recovery (CDBG-DR); of this amount, \$12.5 billion is targeted to mitigation efforts, with the rest slated for addressing unmet needs. Up to \$10 million would go to capacity building and technical assistance. At least one-third of the CDBG-DR funds must be allocated within 60 days of enactment of the bill. Each grantee will be required to submit a detailed plan to HUD, outlining how it will use the funds, “including criteria for eligibility and how the use of these funds will address long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the most impacted and distressed areas.”

The bill directs the governor of Puerto Rico to meet additional requirements for CDBG-DR funds. Specifically, it requires that the governor submit to Congress Puerto Rico’s 12-month and 24-month disaster recovery plan related to housing, economic issues, and infrastructure, among many other areas. This plan must be developed with the island’s oversight board, which must also must approve any expenditure over \$10 million. Any grantee that receives more than \$3 billion in HUD, FEMA, and Corps of Engineer funds will be required to report to the Appropriations Committee on its efforts to “provide adequate resources and technical assistance for small, low-income communities affected by natural disasters.”

The aid package includes the Disaster Recovery Reform Act, passed in the House Transportation and Infrastructure Committee on November 30 (see *Memo*, [12/11](#)) which reforms FEMA’s response and recovery programs and requires increased pre-disaster planning and mitigation. The reforms include a provision that could divert CDBG-DR funding away from the lowest income people in favor of those with more financial stability. The bill would also allow a state to administer temporary and permanent housing construction programs with approval from the president.

The bill provides some tax relief to people impacted by recent wildfires, including allowing those who have lost property to wildfires to deduct damage costs on their taxes and removing the penalty for withdrawing money from a retirement account. The bill also provides a tax credit of up to \$6,000 for employers located in areas impacted by the wildfires to help them keep staff and incentivizes donations to people and regions rebuilding after wildfires. Finally, the bill provides that each census tract in Puerto Rico that is low-income be deemed to be certified and designated as a qualified opportunity zone.

NLIHC sent a letter on behalf of the Disaster Housing Recovery Coalition (DRHC) to the leaders of the Appropriations Committees in the House and Senate on improvements needed in the bill to ensure assistance helps the most vulnerable disaster survivors. The DRHC is urging funding for HUD’s Disaster Housing Assistance Program (DHAP) and increased investments in disaster recovery areas for the national Housing Trust Fund, Low Income Housing Tax Credits, HOME program, and New Markets Tax Credits. DRHC also urges requiring federal agencies to collect and publicly share data to ensure funds equitably address the housing and infrastructure needs of low income people and communities.

See NLIHC’s press statement on passage of the House disaster aid bill at: <http://bit.ly/2D7Tf8y>

See NLIHC's letter to Congressional leaders at: <http://bit.ly/2BSMLwd>

See the Disaster Housing Recovery Coalition's policy priorities for an equitable recovery at: <http://bit.ly/2BtwTxt>

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## **Additional Updates on Disaster Housing Recovery**

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since the last *Memo to Members and Partners* (see *Memo* [12/18](#)).

### **Letters to Governors**

The Disaster Housing Recovery Coalition sent letters signed by 197 organizations to the governors of Texas, Florida, and Puerto Rico urging a formal request from each governor for robust federal housing resources and programs, including the HUD Disaster Housing Assistance Program (DHAP) and a special allocation of funding for the Low Income Housing Tax Credits, the national Housing Trust Fund, the HOME Investment Partnerships program, and New Markets Tax Credits. See each letter below:

- TX Governor Abbott [letter](#).
- FL Governor Scott [letter](#).
- PR Governor Rosselló [letter](#).

### **Media**

*The Orlando Sentinel* published a [commentary](#) by the United Way of Florida CEO and the bishop of the United Methodist Church-Florida Conference calling on Florida Governor Rick Scott to request DHAP funding to provide housing for those displaced by the 2017 hurricanes. Highlighting the importance of DHAP, which has not yet been deployed after the recent disasters, the nonprofit leaders explained, “Left to fill the void, charities and nonprofits try to meet the increased demand for their services, depleting them of the resources they rely on to be able to serve their communities throughout the year. This is where we find ourselves now in Florida and in Puerto Rico to the south.”

*The Austin American-Statesman* published an [op-ed](#) by Cesar Espinosa, executive director of FIEL Houston, an immigrants rights group, and Dr. Abdul Haleem Muhammad, CEO of ACTION Community Development Corporation emphasizing the need for DHAP to be implemented in Texas. “Our state’s leader should call on the Federal Emergency Management Agency and the U.S. Department of Housing and Urban Development to establish this proven housing assistance that can help survivors get back on their feet and recover quickly,” the authors stated.

### **Local Perspectives**

#### *Puerto Rico*

HUD Secretary [Ben Carson visited](#) Puerto Rico in December for the first time since Hurricane Maria hit. He used his one-day visit to meet with local mayors and Governor Ricardo Rosselló, along with Department of Homeland Security Secretary Kirstjen Nielsen. Although he did not tour the island or fly over Puerto Rico’s hardest-hit areas, the secretary said he was “impressed” by the island’s recovery. DHRC partners recently back from Puerto Rico reported areas to the south of San Juan (like Yabucoa) are still without electrical grid power or water.

The Hispanic Federation’s President José Calderón condemned both the Tax Bill and House supplemental disaster recovery assistance package. In response to the disaster supplemental bill passed by the House of Representatives, Mr. Calderón issued a formal [statement](#): “This week the United States Congress has all but abandoned the people of Puerto Rico. The much-celebrated Tax Bill sent by Republican leaders to the White House places an onerous tax on Puerto Rico at the moment when the island needs as much economic stimulus as possible. And last night, as part of a deeply flawed supplemental disaster recovery assistance package, Congress failed to provide the funding Puerto Rico desperately needs to rebuild in the aftermath of Hurricane Maria.”

Governor Ricardo Rosselló is proposing to give 48,000 “squatters” legal title to their land, according to [Politico](#). The plan could cost up to \$30 million, for which federal disaster aid is needed. When he met last month with HUD Secretary Ben Carson and Deputy Secretary Pam Patenaude, the governor asked for flexibility to spend disaster aid on land surveys and other work needed to transfer property ownership to squatters.

Thousands of people still lack sustainable access to potable water and electricity and dry, safe places to sleep, according to a [report](#) by Refugees International. The report describes the response by federal and Puerto Rican authorities as still largely uncoordinated and poorly implemented—thereby prolonging the humanitarian emergency on the ground. Maria survivors are encountering challenges navigating FEMA’s bureaucratic and opaque assistance process and are lacking sufficient information on whether, when, and how they will be assisted.

## Florida

Hundreds of Puerto Ricans continue to arrive daily at Orlando International Airport, escaping the devastation caused by Hurricane Maria in September. More than 239,000 Puerto Ricans have arrived in Florida since October 3, according to figures from Florida’s State Emergency Response Team - the largest evacuation in the state’s history. “This isn’t an emergency that’s finished, like the hurricane that passed by Puerto Rico,” stated Marytza Sanz, president of Latino Leadership. “This is a hurricane that’s starting here, in Florida.” Ms. Sanz and other experts and people on the ground contend that the government is not doing enough in terms of coordination and long-term planning.

Monroe County Emergency Management (The Keys) announced it will be hosting six public meetings in early 2018 regarding Hurricane Irma. These meetings are designed to enable the County to collect feedback from the community about what went right and what went wrong before, during, and after Hurricane Irma—as well as what can be improved for future storms.

Housing Credits and State Apartments Incentive Loan (SAIL) funding is available for affordable housing for hurricane recovery in the Keys. The [Request for Applications](#) is open to applicants proposing the development of affordable, multifamily housing located in Monroe County. The Florida Housing Finance Corporation expects to have up to an estimated \$2,230,000 of Housing Credits and up to an estimated \$6,500,000 in SAIL.

## Texas

Governor Greg Abbott issued a [proclamation](#) extending the State Disaster Declaration for Texas counties affected by Hurricane Harvey, which must be renewed every 30 days for assistance to remain available after Hurricane Harvey. There are currently 60 counties included in the state disaster declaration.

HUD is allocating \$57.8 million of previously appropriated CDBG-DR funds to Texas for Hurricane Harvey disaster recovery, per a December 27, 2017 [Federal Register notice](#). On May 5, 2017, Congress passed the Appropriations Act of 2017 that included \$400 million of additional CDBG-DR for various disasters. Of that total, \$342,200,000 was allocated to address 2015 and 2016 disasters. Federal Register notices implementing use of CDBG-DR typically require at least 80% of the funds to address unmet needs within HUD-identified

“most impacted and distressed areas.” The December 27 notice requires Texas to use at least 80% in Harris County (which includes Houston). In addition, the \$57.8 million remains subject to the requirement that 70% of the funds benefit low and moderate-income households. To address the typical requirement of grantees to develop an Action Plan detailing proposed uses based on an analysis of unmet needs, HUD is allowing Texas to adopt and incorporate information from its 2016 disaster Action Plan, provided Texas adds updated information specific to Hurricane Harvey including an updated assessment of community impacts and unmet needs.

Texas Housers provided an [outline](#) of key findings from a representative survey of adults living in 24 counties along the Texas coast that were particularly hard-hit by Hurricane Harvey. The [report](#), released by Episcopal Health Foundation and Kaiser Family Foundation, reveals how addressing the urgent housing needs of vulnerable communities can stem the financial havoc wrought by the storm and help manage Harvey’s impact on the physical and mental health of survivors. The survey was conducted two to three months after Harvey made landfall. A few of the findings:

- Nearly half of individuals surveyed said they had no savings to tap into in the aftermath of Hurricane Harvey.
- As a result, 40% of low-income respondents, 31% of black respondents, and 36% of Hispanic respondents reported falling behind on rent or mortgage payments.
- Hispanic, black and low-income residents of Harvey-affected areas were more likely to report negative employment effects due to the storm.
- Fifty-nine percent of low-income respondents, 65% of Hispanic respondents, and 46% of black respondents said they or someone they live with had lost a job, had hours cut, or suffered another loss of income due to Hurricane Harvey.
- Out of a list of ten rebuilding and recovery activities, housing efforts were indicated as the second, third, and fourth highest priorities. Providing financial help to those in need topped the list.

## California

California Governor Jerry Brown’s office sent an official request for a major disaster declaration for the southern California wildfires on December 20, and the president was to evaluate this request with FEMA for a quick response. The major disaster request, if approved, would make available individual assistance and public assistance, specifically the Individuals and Housing Program, crisis counseling and disaster legal services, disaster case management, transitional sheltering assistance, unemployment assistance, hazard mitigation, and possibly Small Business Administration and Department of Agriculture loans. The [Major Disaster Declaration](#) for California released by the president on January 2, however, was limited to FEMA public assistance on the usual 75% cost-sharing basis for the state and eligible local governments and certain private nonprofit organizations—but not to individuals. Public assistance (PA) was approved for two counties, and the request for individual assistance (IA), the funding that can go directly to individuals and families, is being evaluated for all counties. Non-profits assisting with recovery in Ventura and Santa Barbara counties are eligible for assistance, and since the request for IA in San Diego county is still being reviewed, it is possible that non-profits operating there will also be eligible.

## FEMA Response by the Numbers

Below is a table provided by FEMA on (DATE) with the number of individuals who applied for assistance by state and the status of their applications, including the number of people denied assistance and the reasons for denial.

By State/Territory and Disaster	Referrals	Pending	Withdrawn	Ineligible	Approved
USVI (Maria)	18,645	2,796	774	7,524	7,551
PR (Maria)	845,484	147,316	67,418	271,566	359,184
GA (Irma)	27,466	788	1,956	15,571	9,151
FL (Irma)	1,921,826	29,510	107,554	1,021,363	763,399
PR (Irma)	3,434	321	388	1,539	1,186
USVI (Irma)	13,525	1,261	576	4,971	6,717
TX (Harvey)	740,076	3,959	49,304	325,742	361,071
CA (Wildfires)	15,084	310	1,431	9,058	4,285
<b>Total</b>	<b>3,585,540</b>	<b>186,261</b>	<b>229,401</b>	<b>4,569,577</b>	<b>1,512,544</b>

**The latest FEMA data as of 20 December 2017:**

*Wildfires*

**California**

- 4,285 (cf. 4,259 on 12/13) Individual Assistance (IA) applications approved\*
  - \$13,663,084 (cf. \$13,495,433 on 12/13) Individual & Household Program (IHP) approved\*
  - \$8,472,321 (cf. \$8,385,942 on 12/13) Housing Assistance (HA) approved\*
  - \$5,190,762 (cf. \$5,109,490 on 12/13) Other Needs Assistance (ONA) approved\*
- \*Assistance dollars approved but not necessarily disbursed.

*Hurricane Maria*

**Puerto Rico**

- 355,118 (cf. 326,751 on 12/13) Individual Assistance (IA) applications approved\*
- \$661,362,078 (cf. \$555,823,051 on 12/13) Individual & Household Program (IHP) approved\*
- \$344,646,136 (cf. \$285,957,883 on 12/13) Housing Assistance (HA) approved\*
- \$316,715,943 (cf. \$269,865,168 on 12/13) Other Needs Assistance (ONA) approved\*



- \$453,389,436 (unchanged) Total Public Assistance Grants (PA) obligated, all for emergency work (Categories A-B)\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects.

## **U.S. Virgin Islands**

- 7,539 (cf. 7,256 on 12/13) Individual Assistance (IA) applications approved\*
- \$20,029,041 (cf. \$18,626,750 on 12/13) Individual & Household Program (IHP) approved\*
- \$16,118,691 (cf. \$15,099,016 on 12/13) Housing Assistance (HA) approved\*
- \$3,910,350 (cf. \$3,527,734 on 12/13) Other Needs Assistance (ONA) approved\*
- \$113,017,738 Total Public Assistance Grants (PA) obligated, all for emergency work\*\*
- \$105,604,189 Emergency Work (Categories A-B) obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects.

## *Hurricane Irma*

## **Florida**

- 763,317 (cf. 757,518 on 12/13) Individual Assistance (IA) applications approved\*
- \$960,188,046 (cf. \$952,756,081 on 12/13) Individual & Household Program (IHP) approved\*
- \$659,784,424 (cf. \$655,750,078 on 12/13) Housing Assistance (HA) approved\*
- \$300,403,622 (cf. \$297,006,004 on 12/13) Other Needs Assistance (ONA) approved\*
- \$12,848,523 (cf. \$479,226 on 12/13) Total Public Assistance Grants (PA) obligated, all for emergency work (Categories A-B)\*\*
- \$479,226 Emergency Work (Categories A-B) obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects

## **Georgia**

- 9,142 (cf. 9,105 on 12/13) Individual Assistance (IA) applications approved\*
- \$12,696,704 (cf. \$12,641,900 on 12/13) Individual & Household Program (IHP) approved\*
- \$9,315,716 (cf. \$9,275,897 on 12/13) Housing Assistance (HA) approved\*
- \$3,380,989 (cf. \$3,336,002 on 12/13) Other Needs Assistance (ONA) approved\*
- \$585,260 Total Public Assistance Grants (unchanged) (PA) obligated\*\*
- \$34,259 Emergency Work (unchanged) (Categories A-B) obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects.

## **Puerto Rico**

- 1,184 (cf. 1,172 on 12/13) Individual Assistance (IA) applications approved\*
- \$2,573,975 (cf. \$2,564,506 on 12/13) Individual & Household Program (IHP) approved\*
- \$1,311,902 (cf. \$1,309,402 on 12/13) Housing Assistance (HA) approved\*
- \$1,262,073 (cf. \$1,255,104 on 12/13) Other Needs Assistance (ONA) approved\*

- \$2,871,448 (cf. \$2,871,448 on 12/13) Total Public Assistance Grants (PA) obligated, all for emergency work\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects

## U.S. Virgin Islands

- 6,708 (cf. 6,532 on 12/13) Individual Assistance (IA) applications approved\*
- \$19,351,206 (cf. \$18,208,379 on 12/13) Individual & Household Program (IHP) approved\*
- \$15,746,284 (cf. \$14,989,457 on 12/13) Housing Assistance (HA) approved\*
- \$3,604,922 (cf. \$3,218,922 on 12/13) Other Needs Assistance (ONA) approved\*
- \$4,173,996 (cf. \$4,173,996 on 12/13) Total Public Assistance Grants (PA) obligated\*
- \$4,151,451 Emergency Work (Categories A-B) - Dollars Obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects

## Hurricane Harvey

### Texas

- 361,075 (cf. on 12/13) 359,766 Individual Assistance (IA) applications approved\*
- \$1,486,630,603 (cf. \$1,475,922,847 on 12/13) Individual & Household Program (IHP) approved\*
- \$1,139,518,977 (cf. \$1,134,347,764 on 12/13) Housing Assistance (HA) approved\*
- \$347,111,627 (cf. \$341,575,084 on 12/13) Other Needs Assistance (ONA) approved\*
- \$502,344,847 (unchanged) Total Public Assistance Grants (PA) obligated\*\*
- \$439,406,722 (unchanged) Emergency Work (Categories A-B) obligated\*\*

\*Assistance dollars approved but not necessarily disbursed.

\*\*Funds made available to the state via electronic transfer following FEMA’s final review and approval of Public Assistance projects.

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## Fair Housing

### Civil Rights, Housing, and Community Development Organizations Urge HUD Not to Roll Back the Promise of the Fair Housing Act

NLIHC and 79 civil rights, faith-based, affordable housing, and other organizations issued a statement on January 5 voicing strong opposition to HUD’s sudden and short-sighted decision to effectively suspend the Affirmatively Furthering Fair Housing (AFFH) regulation.

Nearly 50 years ago, Congress adopted the Fair Housing Act, landmark legislation necessary to end discrimination in housing and eliminate the barriers created by segregation. The AFFH regulation—designed with considerable public input—was added in 2015 and was considered a critical and overdue step in carrying out Congress’s intent. It gave jurisdictions a roadmap and tools for compliance and included measures for accountability. Without warning, HUD has decided effectively to suspend the regulation, leaving local jurisdictions confused, giving local residents less voice in important decisions about their communities, and reinstating an approach to fair housing that the Government Accountability Office found to be ineffective and poorly administered.

“The administration’s abrupt decision to effectively suspend this critical regulation is misguided,” says Diane Yentel, NLIHC president and CEO. “The federal government, states, and local communities have been required by law since 1968 to work to undo the segregated communities that federal housing policy created in the first place. Suspending the tools that help communities meet that obligation, without any input from key stakeholders, is a step in the wrong direction.”

HUD’s decision is a serious loss for fair housing and puts the promise of making every neighborhood a community of opportunity further out of reach. NLIHC and our partners call on HUD to reverse its decision, withdraw this notice, and move ahead with implementation and enforcement of this important fair housing rule. And we call on Congress to provide policy and budgetary oversight of HUD to ensure it is delivering on the promise of fair and equitable housing.

See the full statement at: <http://nlihc.org/press/releases/8662>

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## **HUD Suspends Assessment of Fair Housing Submissions until after October, 2020**

HUD published a [notice](#) in the *Federal Register* on January 5 suspending most local governments’ obligation under the Affirmatively Furthering Fair Housing (AFFH) rule to submit an Assessment of Fair Housing (AFH) until after October 31, 2020, and in many cases after 2025. The AFFH rule requires local governments to conduct an Assessment of Fair Housing using an “Assessment Tool” to assist them in meeting their obligation to affirmatively further fair housing. The suspension effectively postpones implementation of the AFFH rule until 2025 for a large majority of jurisdictions. Based on a review of the first 49 AFH initial submissions, HUD claims that many local governments need additional time and technical assistance to adjust to the AFFH process instituted in 2015.

After years of engagement with stakeholders, HUD finally published the long-awaited AFFH rule on July 16, 2015 (see *Memo*, [7/13/15](#)). The Fair Housing Act of 1968 requires jurisdictions receiving federal funds for housing and urban development to affirmatively further fair housing. The Fair Housing Act not only makes it unlawful for jurisdictions to discriminate, but also requires jurisdictions to take actions to undo historic patterns of segregation and other types of discrimination, as well as to promote fair housing choice and to foster inclusive communities. Although AFFH has been law since 1968, meaningful regulations providing jurisdictions with guidance on how to comply had not been promulgated.

The AFFH rule requires local jurisdictions receiving more than \$500,000 a year in Community Development Block Grant (CDBG) funds to submit their first AFH 270 days before their program year that begins on or after January 1, 2017 for which a new Consolidated Plan is due. In addition, the AFFH rule (as modified by an October 24, 2016 *Federal Register* notice) requires local governments that receive \$500,000 or less in CDBG each year to submit an AFH when they have to prepare a new Consolidated Plan in a program year that begins on or after January 1, 2019.

The vast majority of local governments renew their Consolidated Plans on a five-year cycle that had them renewing their Consolidated Plans in 2015, with an estimated 60% of those renewing by July 1, 2015; consequently they did not need to submit an AFH until their next new Consolidated Plan in 2020. The AFFH rule would require those July 1 program-year local governments to submit an AFH 270 days before, or around October of 2019 – well before the new suspension date of October 31, 2020. The local governments with the latest program-year start dates, October 1, 2015 (an estimated 12% of 2015 jurisdictions), would be required to submit an AFH around January of 2020 – again, well before the suspension date of October 31, 2020.

Two additional groups of local governments will also be subject to the suspension: those that have prepared an AFH but have not yet submitted it to HUD and those that are preparing to re-submit an AFH that HUD found had deficiencies when first submitted.

Advocates estimate that approximately 900 jurisdictions make up all four of the above categories of local jurisdictions affected by the suspension. There are approximately 1,200 local governments that submit a Consolidated Plan.

Because HUD's *Federal Register* notice postpones jurisdictions' requirement to submit an AFH until their required AFH submission date that falls after October 31, 2020, HUD is effectively postponing implementation of the AFFH rule for a large majority of jurisdictions until 2025.

Local governments that have already submitted an AFH accepted by HUD must continue to execute on the goals of that accepted AFH.

The legal obligation to affirmatively further fair housing continues for all. Until a local government is required to submit an AFH according to the suspension date, however, their AFFH obligation reverts to the previous, grossly inadequate protocol of certifying that they are affirmatively furthering fair housing, which simply means conducting an analysis of impediments (AI) to fair housing choice, taking appropriate actions to overcome the effects of any impediments, and keeping records reflecting the analysis and actions. (Local governments that already have an accepted AFH are not required to conduct a separate AI.)

The AFFH rule was designed to address the many problems of the old AI protocol, including:

- There was previously no regulatory guidance and therefore no clarity about what constitutes an impediment to fair housing choice or an appropriate action to overcome it.
- Public participation was not required when drafting an AI.
- The AI was not submitted to HUD for review.
- The AI was not directly linked to a jurisdiction's Consolidated Plan.
- The AI had no prescribed schedule for renewal; consequently, many were not updated in a timely fashion.

In the *Federal Register* notice, HUD claims that, based on reviews of the 49 initial AFHs submissions, local governments need additional time and technical assistance to adjust to the AFFH process and complete AFH submissions that can be accepted by HUD. The notice indicates that some local governments had difficulty developing goals that could be reasonably expected to result in meaningful actions to overcome the effects of fair housing issues. According to HUD, some local governments had difficulty developing metrics and milestones that would measure their progress toward affirmatively furthering fair housing.

Thirty-five percent of the 49 submissions (17 submissions) were not accepted when first submitted. HUD does not discuss why they were not accepted or how meaningful the deficiencies were. Misinterpretations and mistakes are to be expected when a new process is instituted, and the rule provides for re-submission based on HUD guidance.

The provisions of the Notice are effective immediately.

For information about the AFFH rule, see [page 7-5](#) of NLIHC's *2017 Advocates' Guide*.

For information about the AI process, see [page 7-16](#) of NLIHC's *2017 Advocates' Guide*.

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## HUD

### **Preliminary Injunction Orders HUD to Proceed with Small Area Fair Market Rents**

The U.S. District Court for the District of Columbia granted a [preliminary injunction](#) against HUD on December 23, finding that HUD did not have the authority or compelling reasons to suspend implementation of the use of Small Area Fair Market Rents (Small Area FMRs or SAFMRs) for two years in 23 metropolitan areas (see *Memo*, [8/21/17](#)). Concluding that HUD's suspension was "arbitrary and capricious", Chief Judge Beryl Howell ordered HUD to immediately reinstate the final rule published on November 16, 2016 that required public housing agencies (PHAs) in those 23 metro areas to implement Small Area FMRs on January 1, 2018.

#### **Brief Background**

Without public notice, HUD abruptly suspended the SAFMR rule on August 11, 2017 in a Memorandum from Secretary Ben Carson that was not provided to the public, as well as through an [August 11, 2017 email](#) that was distributed only to the PHAs in the 23 metro areas. HUD claimed the final rule gave it the authority to apply such a wholesale suspension.

Five civil rights organizations representing three [plaintiffs sued HUD](#) over the suspension (see *Memo*, [10/30/17](#)), asserting that suspension of the Small Area FMR rule was unlawful because HUD failed to follow Administrative Procedure Act (APA) rules requiring public comment and because HUD failed to provide sufficient justification for the suspension as specified in the SAFMR rule.

Small Area FMRs reflect rents for U.S. Postal ZIP Codes, while traditional fair market rents (FMRs) reflect a single rent standard for an entire metropolitan region. The intent of SAFMRs is to provide voucher payment standards that are better aligned with neighborhood-scale rental markets, resulting in relatively higher subsidies in neighborhoods that have higher rents but greater opportunities and providing relatively lower subsidies in neighborhoods that have lower rents and higher concentrations of voucher households. The primary goal of SAFMRs is to help households use vouchers in areas of higher opportunity and lower poverty, thus reducing voucher concentrations high poverty areas.

The final Small Area FMR rule was published on November 16, 2016 (see *Memo*, [11/21/16](#)) after a year-and-a-half rulemaking process that included multiple rounds of comments (see *Memo*, [6/8/15](#), [7/6/15](#), [6/20/16](#) and [8/22/16](#)).

#### **HUD's Authority to Suspend SAFMRs in the Final Rule**

Citing case law, Chief Judge Beryl Howell wrote, "The APA generally requires a federal agency engaged in rulemaking to engage in notice and comment procedures." The Court concluded, "HUD, however, did not delay the Rule's implementation through notice and comment. Thus, HUD's action was lawful only if another source of authority empowered HUD to delay the Rule's implementation without notice or comment. HUD asserts that [the SAFMR final rule at] 24 CFR §888.113(c) conferred such authority. HUD is wrong."

#### **Abstract Policy Concerns or Data with Only Tenuous Relation to a Specific PHA**

Secretary Carson's August 10 Suspension Memorandum and HUD's August 11 email to PHAs in the 23 metro areas listed three bases for suspension under the final rule's provision allowing suspension under the category of "other events as determined by the Secretary:"

1. An interim report on the use of Small Area FMRs in a seven-PHA demonstration project (see *Memo*, [11/30/12](#) and [8/21/17](#)).

2. Comments received from industry groups in response to Executive Order 13777 and HUD's May 15, 2017 request for public input regarding existing regulations that are outdated, ineffective, or excessively burdensome (see *Memo*, [3/6/17](#), [5/8/17](#) and [6/19/17](#)). HUD's request was not specific to SAFMRs or to any particular program or policy.
3. HUD's failure to create Small Area FMR guidance in a timely manner.

The Court stated, "The latter two rationales have nothing to do with local rental housing market conditions in the 23 affected PHAs [areas], and so cannot independently sustain HUD's invocation of §888.113(c)(4) third action."

Regarding the first rationale, the Court wrote, "The Suspension Memorandum primarily relied on the Interim Report's findings that SAFMR use caused a net loss of units available to voucher holders in the pilot PHAs." As *Memo* reported ([8/21/17](#)), the Interim Report found that the net effect across the seven demonstration PHAs was a 3.4% loss of units (22,000 units). The outcomes, however, differed by PHA. For instance, there were increases of potentially available rental homes of 3.2% in Chattanooga, TN and 26% in Plano, TX. Losses ranged from 0.3% in Mamaroneck, NY to 1.7% in Cook County, IL and 13.5% in Long Beach, CA.

The Court responded to HUD's reliance on the Interim Report noting, "The problem with HUD's reliance on demonstration project data to justify the Rule's delay is that HUD has failed to show that the [seven] pilot and [200+] Rule-affected PHAs share similar characteristics, such that any conclusions as to SAFMRs' efficacy that can be extrapolated from the demonstration project's findings apply to the Rule-affected PHAs."

## Next Steps

HUD has not indicated what action it will take in response to the preliminary injunction. The agency has 20 days to appeal. The Poverty & Race Research Action Council, however, shared a brief email sent to the PHAs in the 23 metro areas that informs the PHAs that, as a result of the court rule, the SAFMR implementation date is January 1, 2018 and they must immediately dedicate the financial and human resources to begin implementation. The email also states that HUD will issue guidance about implementation issues, obstacles, and technical assistance as soon as possible.

The Poverty & Race Research Action Council has relevant court papers at: <http://bit.ly/2ClxQr4>

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## HUD Withdraws Five Proposed Rules and Publishes FY18 Regulatory Agenda

HUD's Regulatory Task Force, formed in response to Executive Order (EO) 13777 (see *Memo*, [3/6/17](#)), decided to withdraw five proposed rules, publishing the withdrawal in the *Federal Register* on [December 22](#). HUD also announced its Fall 2017 Statement of Regulatory Priorities for Fiscal Year 2018, which anticipates two regulatory and eleven deregulatory actions.

HUD proposed to withdraw the following five rules:

- A [proposed rule](#) to better protect public housing residents from public housing agency (PHA) abuses in the demolition/disposition application and implementation process. Among the improvements, the proposed rule would:
  - Provide more specific guidance regarding resident consultation to ensure that such consultation was more effective.
  - State explicitly that HUD would not consider an application unless the application contained all of the substantive information required so that residents could be fully informed.
  - State clearly that demolition or disposition is a Significant Amendment to the PHA Plan. It would also require a PHA to certify that it had specifically authorized the demolition or disposition in its

PHA Plan or as a significant amendment to its PHA Plan in order to ensure involvement by the Resident Advisory Board and energetic outreach to residents and the public and to ensure a public hearing is held.

- Strengthen the notice to be provided to residents who would be relocated.
- Add civil rights requirements.

Advocates worked for years to secure the provisions in the proposed rule (see *Memo*, [10/20/14](#)).

- A [proposed rule](#) to increase administrative efficiencies associated with forming a PHA consortium (allowing two or more PHAs to join to carry out planning, reporting, and other administrative and management functions) and to help ensure maximum family choice in locating suitable housing by revising the existing consortium rule (see *Memo*, [7/11/14](#)). The revisions would allow for the formation of a single-Annual Contributions Contract cross-jurisdictional consortium to administer either the Section 8 voucher program or the public housing program.
- A [final rule](#) to require PHAs to use a Physical Needs Assessment (PNA) to project current modernization and life-cycle replacement repair needs of its projects over a 20-year period, rather than a 5-year period, to better coincide with the useful life of individual properties and their building components and systems to ensure the long-term viability of the property (see *Memo*, [7/22/11](#)).
- A [proposed rule](#) to implement the Rural Housing Stability Assistance Program (RHSP) authorized by the Homeless Emergency Assistance and Rapid Re-Housing Transition to Housing (HEARTH) Act of 2009 (see *Memo*, [3/29/13](#)).
- A three-part [rule proposed](#) after Hurricane Sandy: “Floodplain Management Protection of Wetlands; Minimum Property Standards for Flood Hazard Exposure; Building to the Federal Flood Risk Management Standard.”

On December 14, HUD announced its [Fall 2017 Statement of Regulatory Priorities for Fiscal Year 2018](#). The statement anticipates two regulatory actions and eleven deregulatory actions. The deregulatory actions are, for the most part, streamlining rules that were already in the pipeline, such as those implementing provisions of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). The announcement was part of the Office of Information and Regulatory Affairs (OIRA) presentation of the administration’s [Unified Agenda of Regulatory Actions](#).

The two regulatory actions are:

- A [rule to be proposed](#) in 2018 called “Strengthening the Section 184 Indian Housing Loan Guarantee Program.”
- An [interim rule to be issued](#) to implement Formaldehyde Emission Standards for Composite Wood Products in new manufactured homes.

The deregulatory actions can be discovered by looking at the [Agency Rule List – Fall 2017](#) and clicking on each RIN. Every RIN has an “EO 13771 Designation,” which refers to the administration’s Executive Order 13771 calling for the elimination of two regulations for each new regulation (see *Memo*, [2/6/17](#), [2/13/17](#), [3/6/17](#), [4/10/17](#), and [5/8/17](#)). Some items are minor and deemed inapplicable to EO 13771; they have as their EO 13771 status “Other” or “Fully or Partially Exempt.” Five of the eleven deregulatory actions are relevant to advocates:

- The [interim rule](#) implementing several provisions of the FAST Act (see *Memo*, [12/18/17](#)).
- A [proposed rule](#) (estimated publication date of June, 2018) to codify various provisions of HOTMA previously implemented through a *Federal Register* notice (see *Memo*, [1/23/17](#)).
- A [proposed rule](#) (estimated publication date of September, 2018) to remove “outdated or unnecessary reporting requirements” in the Consolidated Plan process.

- A [proposed rule](#) (estimated publication date of July, 2018) to revise and replace the current test for cost-effectiveness used under the rules for Section 22 voluntary conversion of public housing to vouchers. The proposed change would streamline the test to make it more usable for PHAs.
- A [final rule](#) (estimated publication date of March, 2018) amending the existing Management and Occupancy Reviews (MORs) for properties assisted through various project-based Section 8 programs. The intent is to reduce the frequency of MORs by conducting them according to a schedule published in the *Federal Register*.

In addition, HUD identifies eleven [long-term regulatory plans](#), including:

- Implementing a revised [Section 3](#) Employment and Training rule (estimated publication date of October, 2018).
- Implementing a final national [Housing Trust Fund](#) rule (estimated publication date of December, 2018).
- Implementing a final rule codifying existing policies regarding [enhanced vouchers](#) (estimated publication date of October, 2018).
- Implementing a final rule establishing requirements and procedures for the use of new [project rental assistance for supportive housing for persons with disabilities](#) (estimated publication date, October of 2018).

## Research

### Study Finds Renters with Children More Likely to Report Asthma Issues than Homeowners

A study from Urban Institute, *The Relationship between Housing and Asthma among School-Age Children*, explores connections between housing and childhood asthma using data from the 2015 American Housing Survey (AHS). The study finds that renters with children are more likely than homeowners with children to report asthma triggers, like exposure to smoke, mold, leaks, and roaches or rodents, in their homes and to have at least one child with asthma.

According to the study, households with at least one asthmatic child were more likely to report the presence of asthma triggers in their homes than households without an asthmatic child. Even when controlling for householder demographics, the age of housing, and household income, the presence of smoke, mold, or leaks was correlated with childhood asthma.

Renters were more likely than homeowners to reside in homes with at least one asthma trigger and to have a child with asthma. Compared to homeowners, renter households with children were twice as likely to report exposure to smoke or have evidence of cockroaches or rodents. Renters receiving housing assistance were also more likely than other low income renters to live in units with asthma triggers and have a child with asthma. Among just renters, the presence of asthma triggers was not statistically correlated with childhood asthma, but the sample of renters was potentially too small to detect a significant correlation.

Given the study's findings, the authors recommended areas for action and research, including:

- Local governments can move away from complaint-based property inspections to proactive housing inspection programs requiring landlords to register their properties and participate in regular inspections. Proactive inspections could help renters who might otherwise be unwilling or unable to report the presence of asthma triggers. Research is needed on the health impacts of proactive inspection programs with regards to asthma.



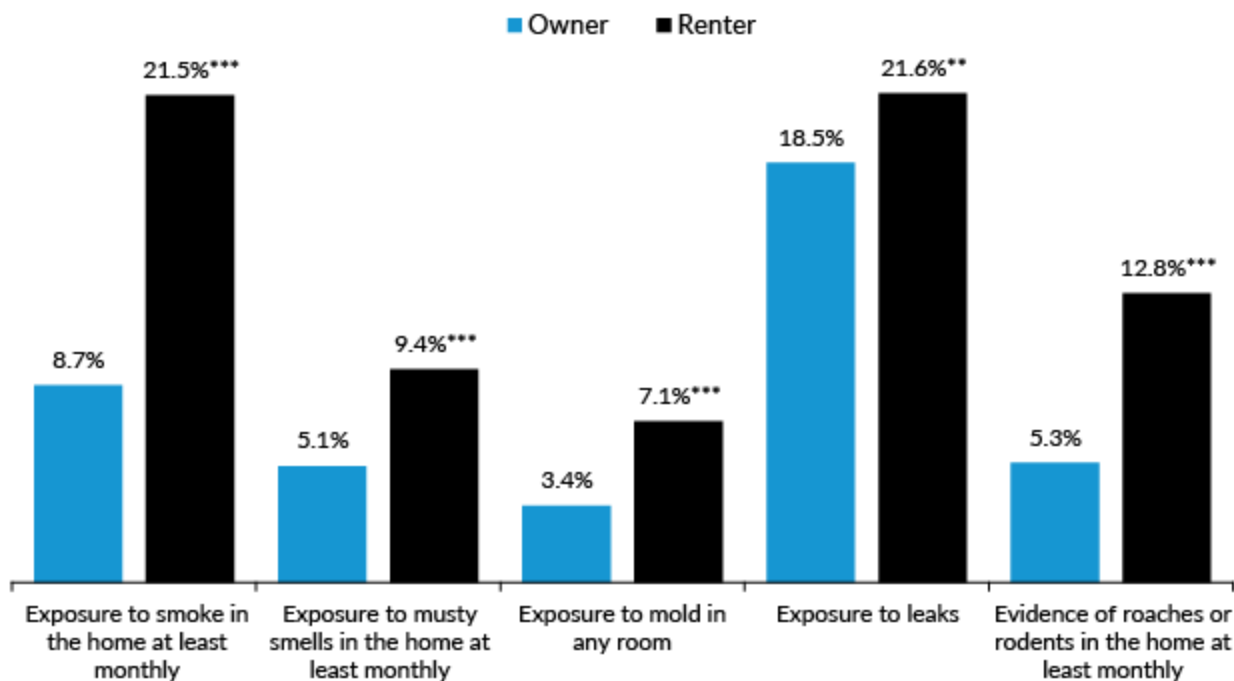
- HUD can revise its inspection checklist to include the identification and remediation of key asthma triggers.
- Smoke-free policies can be implemented in private and assisted housing (e.g. HUD’s “smoking ban”).
- Awareness campaigns and additional resources targeted to homeowners can help increase awareness of asthma triggers and address them.
- Future research can examine other factors that influence asthma rates and emergency room visits that are beyond the scope of the 2015 AHS (e.g. environmental and genetic factors).

The Relationship between Housing and Asthma among School-Age Children is available at: <http://urbn.is/2Aj1ICP>

## Fact of the Week

### School-Age Children in Renter Households Exposed to Asthma Triggers at Significantly Higher Rates than in Homeowner Households

Exposure to Asthma Triggers among Households with School-Age Children, by Tenure



Source: Authors' analysis of the 2015 American Housing Survey

Notes: Households with school-age children include households with children ages 5 to 17. All asthma triggers are measured over the past 12 months. \*\*Estimate is significantly different from estimate for owner households at the 0.05 level. \*\*\* Estimate is significantly different from estimate for owner households at the 0.01 level.

URBAN INSTITUTE

Source: Urban Institute, Analysis of the 2015 American Housing Survey.

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## From the Field

### **Metro Housing Boston Report Shows Homelessness Prevention Program Provides Housing Stability, Saves Money**

Metro Housing|Boston (Metro Housing), an NLIHC member, released its FY17 *RAFT in Review* report analyzing the Massachusetts statewide Residential Assistance for Families in Transition (RAFT) program, including Metro Housing’s participation in a pilot expansion of the program. The study showed that the RAFT program provided housing stability to very and extremely low income households and saved the state tens of millions of dollars in other services.

RAFT is a homelessness prevention program for families experiencing a housing crisis who are very low income (VLI)—earning at or below 50% of the median income, which was \$46,550 for metropolitan Boston in FY17. RAFT allows eligible households to apply for up to \$4,000 in assistance that can be used flexibly to meet the expenses often associated with housing instability, eviction, and homelessness. RAFT participants use their assistance most frequently to pay rental arrears to retain their housing, to cover security deposits and first/last month’s rent to obtain new housing, or to pay for utilities, furniture, moving, and transportation expenses.

RAFT is funded by the Massachusetts Legislature through the Department of Housing and Community Development and is administered by ten nonprofit organizations across the state. Metro Housing administers RAFT in Boston and 29 neighboring communities.

RAFT is designed to prevent households from entering the Emergency Assistance (EA) shelter system. VLI individuals and families experiencing a housing crisis would find themselves income-ineligible for EA assistance, making RAFT assistance a crucial lifeline for them. According to the *RAFT in Review* report, 64% of households receiving assistance in FY17 were extremely low income (ELI)—earning at or below 30% of the area median income, or \$27,900 for the Boston metropolitan area. The remaining 36% were VLI.

The high costs of moving expenses, security deposits, and first and last month’s rent preclude many of the lowest income renter households, who often live paycheck-to-paycheck, from obtaining new housing when they seek it. As both a homelessness and eviction prevention tool, the ability to use RAFT assistance to cover moving expenses increases housing stability for those households who receive it.

FY17 was Metro Housing’s fifth year serving as a RAFT agency, and the organization also participated in a pilot expansion of the program in FY17. Initially, RAFT defined eligibility as “a family (i.e., two or more people living together, one of whom is a dependent child under the age of 21 or a pregnant woman) [with an] income that is not more than 50 percent of the area median income.” Last year’s pilot expansion of the program included individuals and families of all sizes and configurations who are income-eligible. Individuals and families still must be at or below the VLI threshold.

The expansion allowed Metro Housing to serve an additional 60 households, of whom 31 were individuals and 27 included a head of household with a disability. *RAFT in Review* shows that the expanded group of recipients was older and poorer, and they needed more assistance with arrearages but less assistance with security deposits and first/last month’s rent than the broader group of RAFT recipients.

Metro Housing provided RAFT assistance to 1,474 households in its 29-city service area in FY17, administering a total of \$3.85 million in RAFT funding. According to *RAFT in Review*, this investment saved Massachusetts \$31 million from the Boston service area alone. The annual median income of RAFT-recipient households in Metro Housing’s service area was \$15,065—far below both the \$46,550 needed to qualify for

RAFT assistance and the \$67,640 needed to afford a modest 2-bedroom rental home in Boston, according to NLIHC's latest *Out of Reach* report. Sixty-one percent of Metro Housing's RAFT recipients were black or African American and 92% were female heads of household. Though households may receive RAFT assistance for multiple years, only 4% of households that received assistance in FY16 also received assistance in FY17.

"For four years running, our reports continue to show the positive impacts of the RAFT program," said Metro Housing Executive Director Christopher Norris. "For a relatively small investment, families in our region are able to stay in their communities near their children's schools, their health providers, and their social networks. This is crucial to helping families maintain stability and achieve economic security."

Metro Housing's full *RAFT in Review* report is available online [here](#). For more information, contact Chris Norris at: [Chris.Norris@metrohousingboston.org](mailto:Chris.Norris@metrohousingboston.org)

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## Event

### **Webinar: Threats to the FCC's Lifeline Program for Low Income Households, January 9**

Join the National Housing Conference (NHC) and the National Digital Inclusion Alliance (NDIA) for a webinar to discuss proposed changes to the Federal Communications Commission's (FCC) Lifeline program that provides reduced-cost internet access for low income families. The webinar will take place on Tuesday, January 9, from 2:00 to 3:00 ET.

Living in the "Information Age," low income households need access to the internet to thrive. Internet access is increasingly necessary for school work, job searches, and managing personal finances. The FCC's proposed rules would institute a budget cap for the Lifeline program and thus prevent increased participation. The proposed rule would also restrict what entities are allowed to provide the reduced-cost access on a state-by-state basis.

Speakers for the webinar include:

- Bill Callahan, research and policy coordinator for NDIA
- Rebekah King, acting policy director for NHC
- Angela Siefer, executive director for NDIA

Sign up for the webinar at: <https://register.gotowebinar.com/register/6100626360238137346>

Read Rebekah King's NHC blog post on the FCC's proposed rule change at: <http://bit.ly/2lXbjdm>

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## NLIHC in the News

### **NLIHC in the News for the Week of December 31**

The following are some of the news stories that NLIHC contributed to during the week of December 31:

- "Trump Administration Postpones an Obama Fair-Housing Rule," *The New York Times*, January 4 at: <http://nyti.ms/2F5YBlp>
- "HUD to delay Obama fair housing rule," *The Washington Examiner*, January 5 at: <http://washex.am/2AETRzC>

- “Last year was a big year for housing in California. Lawmakers aren’t done yet,” *The Sacramento Bee*, January 3 at: <http://bit.ly/2Ai0wQ5>
- “Living on minimum wage is possible in these 13 cities — but barely,” *CNBC*, December 28 at: <http://cnb.cx/2CI8hEc>
- “Tax reform adds uncertainty to Houston's weak affordable housing supply,” *Houston Chronicle*, December 26 at: <http://bit.ly/2IZ4FTP>
- “The hourly wage needed to rent a two-bedroom home in every state,” *Business Insider*, December 22 at: <http://read.bi/2rgjGSI>

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## More NLIHC News

### NLIHC Seeks National Multisector Housing Campaign Director

NLIHC and a group of other leading national organizations seeks a campaign director to lead the building and implementation of a new, long-term multisector campaign that will address the housing needs of the nation’s most vulnerable households.

**Background:** After a year-long planning process and with the input from education, health, children’s, anti-poverty, faith-based, and civil rights organizations, the National Low Income Housing Coalition (NLIHC), the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, Make Room, and Children’s Health Watch have initiated a dynamic, long-term, multisector Campaign to meet the housing needs of the lowest-income people.

This is a critical moment in federal housing policy. Support for addressing rental affordability has gained momentum over the past several years. Potentially powerful new constituencies—in the health care, education, veterans, aging, child welfare, child poverty, faith, and other communities—are recognizing the impact the inability to afford decent housing has on the wellbeing of the people they serve. At the same time, there are unprecedented threats to federal housing assistance.

In the face of these opportunities and challenges, multisector advocates have come together to launch a long-term Campaign to address the entrenched shortage of housing affordable for the lowest income people. Together, strengthened and expanded coalitions nationally and in priority states will pursue a coordinated strategy to educate policymakers, the media, and the public about the problem and its practical solutions and the impact the solutions will have on the quality of life not only of low-income people, but of the country more broadly.

The Campaign will be a long-term, multi-faceted effort to create a new national multisector coalition that works closely with strengthened state-based organizations to impact federal policy. It will deploy policy analysis and development, communications, and informing to impact opinion leaders and policymakers. It will be staffed and operated out of NLIHC. The Campaign’s steering committee will represent education, civil rights, anti-poverty, children’s issues, faith based, disability, seniors, veterans, city/state government associations and veterans, and resident leaders, among others. The goals of the Campaign will be to:

1. *Fill the gap between rents and incomes* for the most vulnerable households through a variety of rental assistance strategies that include rental subsidies to landlords and tax credits.
2. *Prevent destabilizing housing crises* through the creation of flexible short-term tools for low-income homeowners and renters for whom short-term crises like the loss of a job or a health emergency can jeopardize housing stability.
3. *Create more housing affordable to the lowest income people* through deeply income-targeted production programs such as the national Housing Trust Fund.

4. *Defend against funding cuts and harmful policy changes* in existing low-income housing programs.

**Job Description:** The Campaign director will have a leadership role in building a long-term national, multisector Campaign to meet the rental housing needs of the nation's most vulnerable households. The director will work closely with the Campaign's five principal partners and Steering Committee members to create a robust national movement around the Campaign's goals and plan. With the principals and the Steering committee, the director will create a national Campaign structure, reach out to potential partners, develop and implement communications strategies, coordinate state grantee partners, undertake national policy informing efforts, coordinate events, and act as a principal spokesperson. In addition, the director will administer the Campaign, supervise Campaign staff, coordinate the work of the principal partners, and lead fundraising efforts (with strong support of the principal partners). The Campaign director will be a national voice for affordable housing for the most vulnerable people and a leader capable of developing and sustaining a national movement.

**Responsibilities:** The Campaign director will provide day-to-day direction and oversight of the Campaign, including the following responsibilities.

- Coordinate and oversee the work of the Campaign staff;
- Help to build and maintain a cooperative, productive coalition structure, including close coordination with the Campaign's partners, the Steering Committee, and a larger network of cooperating organizations;
- Refine and carry out the Campaign plan in coordination with the Campaign's partners;
- Develop creative and effective communications and policy Campaign plans and take oversight responsibility for implementing those plans;
- Ensure the effective integration of a state-based Campaign infrastructure into national efforts;
- Ensure effective partner sub-grants management: ensure sub-grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended deliverables and outcomes;
- Assist in, and provide strategic guidance for, ongoing fundraising efforts (including the development of proposals) that enable the Campaign to grow;
- Provide periodic reports to the Campaign's partners, Steering Committee members, and relevant others about the Campaign's progress, including comprehensive donor reports;
- Engage in public speaking in support of the Campaign and represent the Campaign with the media, as needed;
- Manage the Campaign's budget and expenditures; and
- Other duties as assigned.

**Qualifications:**

- A bachelor's degree in a pertinent field, advanced degree preferred;
- A minimum of five years previous experience leading, or playing a critical role in, one or more campaigns;
- Proven experience building or leading a large, diverse coalition of cooperating organizations;
- Significant experience in building partnerships between organizations with different substantive priorities;
- Substantial experience developing and implementing integrated strategies involving coalition-building, grassroots infrastructure deployment, creative communications, and political mobilization;
- A demonstrated capacity as a strategic thinker as well as a creative formulator of ongoing tactics pursuant to an overall strategy;
- An effective communicator, both orally and in writing;
- Experience in leading, or significantly assisting in, philanthropic fundraising;

- Previous experience harmonizing substantive ideals with the practical pursuit of achievable, incremental opportunities; and
- An ability to work in a diverse, high-speed environment.

**Compensation and Benefits:** An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC. It is a contract position with the possibility of extension.

**Status:** Full-time (exempt) contract position

**Reports to:** President and CEO of NLIHC

**Job Application Process:** Candidates for the Campaign director position should *send a cover letter, resume, and two writing samples* to: Paul Kealey, Chief Operating Officer, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at [pkealey@nlihc.org](mailto:pkealey@nlihc.org). The cover letter should describe the candidate's interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

## **NLIHC Seeks Field Intern for Winter/Spring 2018 Semester**

NLIHC is accepting applications for a field internship position for the Winter/Spring 2018 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues with excellent writing, organizational, and interpersonal skills.

The field intern assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.

Winter/Spring 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 your interest in the field internship position and that you are interested in the Winter/Spring internship.

Interested students should send their materials to: Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to [pkealey@nlihc.org](mailto:pkealey@nlihc.org).

## **NLIHC Welcomes 65 New Members in Fourth Quarter of 2017**

Welcome to the following 65 organizations and individuals who joined NLIHC as new members in the fourth quarter of 2017. We thank you all for your support of NLIHC and for your contributions toward ending homelessness and housing poverty in America.

### **New Organizational Members:**

- AARP of Maine, Portland, ME
- ADAPT, Denver, CO
- Anew Development, LLC, Portland, ME
- Bangor Housing Authority, Bangor, ME
- Better Homes of Seaford, Inc., Seaford, DE

- California Community Foundation, Los Angeles, CA
- Clearfield County Area Agency on Aging, Inc., Clearfield, PA
- Coalition for Barrier Free Living, Houston, TX
- Community Development Services, Inc., Yarmouth, ME
- Community Stabilization Project, Saint Paul, MN
- Development Services of New England, Freeport, ME
- Downeast Community Partners, Ellsworth, ME
- Fort Fairfield Residential Development Corporation, Fort Fairfield, ME
- Gawron Turgeon Architects, Scarborough, ME
- Kaplan Thompson Architects, Portland, ME
- Lands End 2 Resident Association, New York, NY
- Maine Equal Justice Partners, Augusta, ME
- NEWCAP Inc., Oconto, WI
- Public Justice Center, Baltimore, MD
- True Casa Consulting, Austin, TX
- Wright-Ryan Construction, Portland, ME
- York Housing Authority, York, ME

### **New Individual Members**

- Mary Basolo, Irvine, CA
- Lynette Bowden, Western Springs, IL
- Judy Brennison, Pompano Beach, FL
- Duane Brewer, Pine Ridge, SD
- Charlie Brown, Los Angeles, CA
- Stephanie Two Bulls, Oglala, SD
- Casey Christian, San Francisco, CA
- Geraldine Collins, New York, NY
- Austyn Cromartie, Denver, CO
- Jacqueline Damphier, Seymour, TN
- Leann Davis, Oklahoma City, OK
- Daniel Ehrenberg, Silver Spring, MD
- Cindy Flaherty, Columbus, OH
- Deirdre Gilmore, Charlottesville, VA
- Molly Goodman, Quincy, MA
- Jennifer Hope, Leesburg, VA
- Tim Houchen, Anaheim, CA
- Danielle Howie, Berwick, PA
- Nancy Laytham, Indian Wells, CA
- Leah Markovich, Baltimore, MD
- Hilda Martinez, Brooklyn, NY
- Elaine Matotamahece, Pine Ridge, SD
- Isaiah Milbauer, New York, NY
- Lisa Molina, Riverside, CA
- Glenn Nielsen, McFarland, WI
- Douglas Patton, Pine Ridge, SD
- Mary Peeler, Baltimore, MD
- Jaryn Phillips, Fayetteville, AR

- Katherine Pickering, Harrisburg, PA
- Susan Reo, Jersey City, NJ
- Mary Robinson, Endicott, NY
- Daniel Bear Runner, Manderson, SD
- Bob Simpson, Sioux Falls, SD
- Laurene Song, Boston, MA
- Marcia Telthorster, Doylestown, PA
- Amy Tower, Seattle, WA
- Patricia Tracey, Miami, FL
- George Twiss, Pine Ridge, SD
- Valentina Vavasis, Pittsburgh, PA
- Trey Walk, Durham, NC
- Bruce Whealton, Carrboro, NC
- Stanley Wilson, Greensboro, NC
- Zachary Worsham, Lexington, KY

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## Where to Find Us – January 8

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

- Funders Together Advocacy Panel, Washington, DC on January 17, 2018
- [2018 Illinois Governor’s Conference on Affordable Housing](#), Chicago, IL – February 21-22, 2018
- [Housing First Partners Conference 2018](#), Denver, CO – April 10-12, 2018
- [2018 Building Michigan Communities Conference](#), Lansing, MI – April 30 to May 2, 2018

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## NLIHC Staff

Sonya Acosta, Policy Intern, x241  
 Andrew Aurand, Vice President for Research, x245  
 Josephine Clarke, Executive Assistant, x226  
 Dan Emmanuel, Research Analyst, x316  
 Ellen Errico, Creative Services Manager, x246  
 Jared Gaby-Biegel, Research Intern, x249  
 Ed Gramlich, Senior Advisor, x314  
 Paul Kealey, Chief Operating Officer, x232  
 Joseph Lindstrom, Manager, Field Organizing, x222  
 Lisa Marlow, Communications Specialist, x239  
 Sarah Mickelson, Director of Public Policy, x228  
 Khara Norris, Director of Administration, x242  
 James Saucedo, Housing Advocacy Organizer, x233  
 Christina Sin, Development Coordinator, x234  
 Debra Susie, Disaster Housing Recovery Coordinator, x227  
 Elayne Weiss, Senior Housing Policy Analyst, x243  
 Renee Willis, Vice President for Field and Communications, x247  
 Diane Yentel, President and CEO, x228