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NLIHC News

Charlie Cook to Address Current U.S. Political and Legislative Landscape at NLIHC 2018 Housing Policy Forum, March 19-21

NLIHC's [2018 Housing Policy Forum: Building the Movement](#) taking place in Washington, DC, March 19-21, 2018, will feature Charlie Cook, editor and publisher of *The Cook Political Report* and columnist for the *National Journal*. Mr. Cook will share his perspectives on the current political and legislative environment. Space at the Forum is limited so register [today!](#)

Charlie Cook is one of the nation's most trusted and accurate voices on all things political. As the editor and publisher of *The Cook Political Report*, he serves as a go-to-source for people who want to be "in the know" about U.S. politics. *The New York Times* called him "one of the best political handicappers in the nation" and noted that *The Cook Political Report* is "a newsletter that both parties regard as authoritative." *The Washington Post* said he is "perhaps the best non-partisan tracker of Congressional races," and *The Washingtonian* called him "the man who knows more about politics than anyone else." With an encyclopedic knowledge, memorable stories, quick wit, and meaningful insights, Mr. Cook focuses on the broad implications of the latest election results. Using poll numbers, economic indicators, and historical data, he forecasts the fortunes of each party in a non-partisan way.

The Forum will provide an array of other sessions and workshops on the threats and opportunities for affordable housing in 2018 and beyond; the state of fair housing on the 50th 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 explore mobilizing nonpartisan voter and candidate engagement in the run-up to the 2018 elections; 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.

There will be a special session for low income residents on the morning of March 19. 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. For more information about the scholarships, visit <http://nlihcforum.org> or contact James Saucedo at: jsaucedo@nlihc.org or 202-662-1530 x233. Act today because the scholarships are going fast.

Register Today for NLIHC 2018 Housing Leadership Reception, March 20

NLIHC's annual Housing Leadership Awards Reception taking place in Washington DC on March 20, 2018, will recognize the [2018 Housing Leadership Award honorees](#) Matt Desmond, MacArthur Genius awardee and Pulitzer Prize-winning author of *Evicted: Poverty and Profit in the American City*; Lisa Hasegawa, former executive director of the National Coalition for Asian and Pacific American Community Development and NLIHC board member; and U.S. Senator Susan Collins (R-ME).

Dr. Desmond will receive the Sheila Crowley Housing Justice Award in 2018 for his groundbreaking work to elevate the need for affordable housing for the lowest income people in America. The Crowley Award, named for former NLIHC President and CEO Sheila Crowley, goes to an outstanding leader who has elevated the conversation around affordable housing for those most in need.

Ms. Hasegawa will receive the 2018 Cushing Niles Dolbeare Lifetime Service Award for her years of dedication to affordable housing on behalf of the Asian American and Pacific Islander community. The

Dolbear Award, named after NLIHC's late founder who has been referred to as the "godmother" of the affordable housing movement, goes to an individual who has demonstrated an unyielding commitment to achieving safe, decent and affordable homes for low income people over a long period of time.

Senator Collins will receive the 2018 Edward W. Brooke Housing Leadership Award for her years of strong support in the Senate for federal affordable housing and homelessness programs. The Brooke Award is named for the late Senator Brooke (R-MA), who championed low income housing as a U.S. senator and as chairman of the NLIHC Board of Directors after he left the Senate. The Brooke award goes to an exemplary housing leader with a record of fighting for affordable housing on the national level.

Please make a Leadership Award Reception sponsorship [donation](#) honoring these outstanding leaders and supporting NLIHC's mission of promoting socially just public policy to ensure the lowest income people in America have decent, affordable homes. To register for the 2018 Leadership Reception at which Ms. Collins, Ms. Hasegawa, and Dr. Desmond will be recognized, contact Christina Sin at csin@nlihc.org or register [online](#) (a separate ticket from the Forum, taking place the same week, is required to attend the reception).

Disaster Housing Recovery

Local Advocates Brief Congress on Disaster Housing Recovery Efforts

The NLIHC-led Disaster Housing Recovery Coalition held a congressional briefing on January 12 on "The State of Disaster Housing Recovery: Tools and Resources Needed to Ensure Equitable Recovery." Speakers included Suzanne Cabrera, who serves on the board of directors of the Florida Housing Coalition, Francisco Rodriguez of Coalición de Coaliciones in Puerto Rico, and Christina Rosales of the Texas Low Income Housing Information Service.

The speakers provided an update to staff from congressional offices and others on federal housing recovery efforts in their communities, which were devastated by recent hurricanes. The speakers also discussed top priorities for the next emergency disaster supplemental spending bill, including the tools and resources needed to ensure that federal housing recovery efforts reach the lowest income and most vulnerable households who are often the hardest-hit by disasters and have the fewest resources to recover afterwards. This includes the Disaster Housing Assistance Program (DHAP) and, other housing-specific resources like funding for the national Housing Trust Fund, the Low Income Housing Tax Credit, and the HOME Investment Partnerships Program. The presenters also called for strong requirements for transparent data collection and reporting and oversight measures to ensure that resources are fairly and equitably allocated.

The Senate is expected to vote on the House-approved disaster supplemental as soon as this week.

A copy of the presentation, including disaster impact maps relative to unmet needs and predominance of low income people of color in Texas, is [here](#).

See DHRC's top priorities for the disaster relief bill at: <http://bit.ly/2BtwTxt>

FHFA Director Clarifies Mortgage Relief Options

Federal Housing Finance Agency (FHFA) Director Mel Watt issued a letter on December 1, 2017 addressing concerns about mortgage relief options for homeowners in areas affected by the 2017 hurricanes and wildfires. These include:

- Eligibility to stop making monthly mortgage payments in 3-month intervals for up to 12 months;
- Waiving of late fees and delinquency reports to the credit bureaus;
- No requirement to catch up on missed payments all at one time;
- Longer-term assistance available through modifications of existing mortgages; and
- Suspension of foreclosure sales through December 31st, 2017 in FEMA-declared disaster areas.

Read the FHFA director’s letter addressing these and other provisions at: <http://bit.ly/2mq9Qwf>

Senator Blumenthal Calls Federal Disaster Response in Puerto Rico a ‘Shameful Disgrace’

Senator Richard Blumenthal (D-CT) on January 8 [called on FEMA](#) to extend the Transitional Sheltering Assistance (TSA) program in Puerto Rico through the end of the 2018 school year. He also called for FEMA and HUD to begin to work together to provide longer-term housing solutions, including tapping into existing networks of local housing authorities to provide rental assistance and case management services. “I saw firsthand during my visit last week the ongoing economic and humanitarian crisis in Puerto Rico, where much of the island still lacks power and clean water,” said Mr. Blumenthal, “and the federal response has been a shameful disgrace.” In October, Senators Blumenthal and Bill Cassidy (R-LA) [wrote](#) to FEMA to urge the agency to enter into an interagency agreement with HUD to allow displaced families in Puerto Rico, Texas, Florida and the Virgin Islands to access housing assistance. FEMA has yet to respond.

Additional Updates on Disaster Housing Recovery, January 16, 2018

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* [1/8](#)).

Hurricane Maria

FEMA extended the Transitional Sheltering Assistance (TSA) program for another 66 days in Puerto Rico. The extension runs from January 14 through March 20 with an eligibility review in 30 days. NLIHC received the FEMA announcement, but FEMA has yet to post it on its website.

FEMA opened eight disaster recovery centers (DRC) during the first half of January with the government of Puerto Rico. DRCs serve homeowners, renters and business owners who sustained damage as a result of the hurricanes. Specialists from Puerto Rico municipalities, FEMA, the U.S. Small Business Administration, nongovernmental organizations and the local community are on hand to help survivors (in English and Spanish) register for assistance, answer questions, and provide information on the types of assistance available to survivors. Links to the DCRs’ websites are at:

- [Las Piedras](#)
- [Juncos \(City Hall\)](#)
- [Isabela at Basketball Sports Center](#)
- [Cidra](#)
- [Jayuya, Maricao, Toa Alta and Yabucoa](#)

Hurricane Irma

On January 5, [FEMA announced](#) an extension of TSA hotel stays through February 10 for eligible Hurricane Irma Survivors (through check out on Feb. 11). The TSA program pays for temporary hotel accommodations while individuals look for an alternative place to live. TSA participants will receive a phone call telling them

whether they are eligible for the extension and what they need to do to remain at their current hotel or find a new hotel. Hurricane Irma survivors who are not currently in TSA but who may be eligible are notified automatically. FEMA pays directly for the room and any applicable taxes. Applicants are responsible for all other incidental costs, such as meals and transportation. Hotels may require a credit card for incidental expenses. A household of four or fewer members is authorized one hotel room, and a household of five or more is authorized additional rooms based on a limit of four people per room. TSA-eligible applicants must find and book their own hotel rooms. The list of participating hotels is on www.DisasterAssistance.gov, under the link “Transitional Sheltering Assistance Program” or by phoning the FEMA helpline at 800-621-3362.

Hurricane Harvey

Texas Housers conducted an analysis that identified a correlation between high concentrations of disaster survivors with unmet needs and high concentrations of low income people of color. Much of the area’s low-cost housing stock is concentrated in these flood-ravaged neighborhoods, and much of the region’s low-cost housing stock has been damaged, leaving residents without adequate affordable housing. When the State of Texas, Harris County, and the City of Houston prepare the action plan for spending \$5 billion of HUD CDBG Disaster Recovery funds, the analysis demonstrates the need for government officials to prioritize funds to disaster survivors with unmet housing needs as well as to fund the long-denied, missing infrastructure that will protect these neighborhoods from future flooding. Go [here](#) to read more and view the 10-minute explanatory video.

General

The consulting group ICF shared a toolkit it developed for the HUD Exchange on how to plan for and then utilize disaster recovery resources for the homeless after a disaster. The toolkit is located [here](#); the most applicable section for those engaged in disaster recovery efforts is the Recovery Guide located [here](#). “In a lot of cases, funding often doesn’t get directed to the most vulnerable populations in part because governments receiving (disaster recovery) dollars don’t know they can be used that way,” said Brandy Bones from ICF.

Here are the first disaster assistance data updates from FEMA for 2018:

Wildfires

FEMA

California

By the Numbers: (as of 1/10/18)

- 4,327 Individual Assistance (IA) applications approved*
 - \$14,253,597 Individual & Household Program (IHP) approved*
 - \$8,761,899 Housing Assistance (HA) approved*
 - \$5,491,699 Other Needs Assistance (ONA) approved*
- *Assistance dollars approved but not necessarily disbursed.

Hurricane Maria

FEMA

Puerto Rico

By the Numbers: (as of 1/10/18)

- 401,921 Individual Assistance (IA) applications approved*

- \$870,522,124 Individual & Household Program (IHP) approved*
- \$464,469,384 Housing Assistance (HA) approved*
- \$406,052,740 Other Needs Assistance (ONA) approved*
- \$491,959,411 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

By the Numbers: (as of 1/10/18)

- 8,507 Individual Assistance (IA) applications approved*
- \$23,526,790 Individual & Household Program (IHP) approved*
- \$17,636,970 Housing Assistance (HA) approved*
- \$5,889,821 Other Needs Assistance (ONA) approved*
- \$113,948,279 Total Public Assistance Grants (PA) obligated, all for emergency work**
- \$105,979,860 Emergency Work (Categories A-B) obligated**
- \$554,872 Permanent Work (Categories C-G) 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

FEMA

Florida

By the Numbers: (as of 1/10/18)

- 767,130 Individual Assistance (IA) applications approved*
- \$971,780,868 Individual & Household Program (IHP) approved*
- \$669,101,344 Housing Assistance (HA) approved*
- \$302,679,524 Other Needs Assistance (ONA) approved*
- \$12,848,523 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

By the Numbers: (as of 1/10/18)

- 9,267 Individual Assistance (IA) applications approved*
- \$12,967,286 Individual & Household Program (IHP) approved*
- \$9,524,963 Housing Assistance (HA) approved*
- \$3,442,323 Other Needs Assistance (ONA) approved*
- \$1,392,617 Total Public Assistance Grants (PA) obligated**
- \$800,406 Emergency Work (Categories A-B) obligated**
- \$41,210 Permanent Work (Categories C-G) 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

By the Numbers: (as of 1/10/18)

- 1,251 Individual Assistance (IA) applications approved*
- \$2,801,866 Individual & Household Program (IHP) approved*
- \$1,414,247 Housing Assistance (HA) approved*
- \$1,387,620 Other Needs Assistance (ONA) approved*
- \$2,871,448 Total Public Assistance Grants (PA) obligated, all for emergency work**
- \$2,871,448 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

U.S. Virgin Islands

By the Numbers: (as of 1/10/18)

- 7,130 Individual Assistance (IA) applications approved*
- \$24,009,022 Individual & Household Program (IHP) approved*
- \$19,064,096 Housing Assistance (HA) approved*
- \$4,944,926 Other Needs Assistance (ONA) approved*
- \$4,429,729 Total Public Assistance Grants (PA) obligated*
- \$4,407,184 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

FEMA

Texas

By the Numbers: (as of 1/10/18)

- 366,437 Individual Assistance (IA) applications approved*
- \$1,517,098,921 Individual & Household Program (IHP) approved*
- \$1,155,214,727 Housing Assistance (HA) approved*
- \$361,884,194 Other Needs Assistance (ONA) approved*
- \$504,353,860 Total Public Assistance Grants (PA) obligated**
- \$440,685,269 Emergency Work (Categories A-B) obligated**
- \$730,466 Permanent Work (Categories C-G) 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.

Budget and Appropriations

Congress Faces Another Deadline to Fund Federal Government

Congress remains at an impasse over how to fund the federal government for FY18, creating the possibility of a government shutdown when the current stopgap funding measure, known as a continuing resolution (CR), expires on January 19. A CR carries forward funding levels from the previous year. Lawmakers have now passed several CRs for FY18, as they continue to negotiate a final deal to lift mandatory caps to increase spending on discretionary programs and fund the government for the rest of the fiscal year.

House leaders have indicated they are close to reaching a two-year spending deal and hope to have it approved by both the House and Senate before the current CR expires this week. But Congress will likely have to pass another CR to give appropriators time to finalize the 12 annual spending bills—including those that fund affordable housing and community development program—based on the increased funding levels set by the deal. These bills will likely be combined to form an omnibus spending package.

Democrats continue to demand that any deal maintain parity between defense and nondefense spending and include emergency aid for areas impacted by recent hurricanes and wildfires, as well as a fix for young undocumented immigrants enrolled in the Deferred Action for Childhood Arrivals (DACA) program. Senator John Cornyn (R-TX) did not rule out attaching a disaster aid package to the CR and said that Congress needs to provide more than the \$81 billion aid package passed by the House in December.

National Housing Trust Fund

Housing Trust Fund at Risk Due to Tax Reform

Due to unintended impacts from the “Tax Cuts and Jobs Act” signed into law in December, Fannie Mae and Freddie Mac (the Enterprises) have announced they will likely need an advance from the U.S. Treasury – a move that, under current Federal Housing Finance Agency (FHFA) policy, risks a suspension of the Enterprises’ statutorily required funding for the national Housing Trust Fund. The FHFA is the Enterprises’ conservator and regulator. NLIHC delivered a letter on January 5 to FHFA Director Mel Watt urging him to reconsider FHFA policy and to continue the Enterprises’ contributions to the HTF.

By significantly lowering the corporate tax rate from 35% to 25%, the tax bill reduced the value of tax-deferred assets owned by the Enterprises. As a result, the Enterprises are now expected to need an advance from Treasury as early as in the first quarter of 2018.

NLIHC expressed to Mr. Watt that these unique circumstances should not trigger the suspension of payments to the HTF under FHFA’s current policy, which was established without the impact of tax reform in mind. Congress created the HTF, and FHFA developed its policy regarding HTF contributions, well before any significant discussion of tax reform legislation and its possible impacts.

Moreover, FHFA’s policy is aimed at ensuring the financial stability of the Enterprises – which is not at issue under this unique circumstance. The Enterprises are financially stable. Fannie Mae and Freddie Mac received \$187 billion in government funds during the financial crisis but have made more than \$279 billion in payments to the Treasury since that time, during which the Enterprises were not allowed to maintain any of their profits.

Since FHFA’s decision to lift the suspension of Enterprise contributions to the HTF in 2016, nearly \$400 million have been allocated to the states to help them address the housing needs of people with the greatest

needs, including seniors, people with disabilities, families with children, and people experiencing homelessness, among others. This allocation was an important first step for the HTF. Given the tremendous need for more affordable housing in America, NLIHC is working to increase funding to the HTF – through housing finance reform and other legislative avenues – to help it serve more of the lowest income people in need of affordable, accessible homes. Suspending contributions to the HTF could make it more difficult to expand the program.

Read NLIHC’s letter to FHFA Director Watt at: <http://bit.ly/2DibAQd>

Research

Housing Costs Leave Low Income Renters with Too Few Resources for Other Necessities

An article by Jeff Larrimore and Jenny Schuetz published by the Federal Reserve, *Assessing the Severity of Rent Burden on Low-Income Families*, found that the lowest income renters, after paying their rent, do not have enough income remaining for other basic expenses.

In 2015, according to the Census Bureau’s Supplemental Poverty Measure (SPM), a family of four near the poverty line needed approximately \$1,400 per month to pay for non-housing expenses. The poorest 20% of renters, however, had a median income of \$476 left over after paying the rent. Almost 75% of the poorest renters fell short of the \$1,400 threshold, but the report did not take into account certain benefits, like tax credits, that mitigate some of this shortfall.

Rent burdens have worsened over time. Among the poorest 20% of renters, the median renter spent 11 percentage points more of their income on rent in 2015 than in 2000. Rents have increased while incomes for the lowest-income renters decreased by more than \$100 from 2000 to 2015. Rent burdens are a problem for the lowest income renters in all areas of the country, including both urban and rural areas and in every region.

Assessing the Severity of Rent Burden on Low-Income Families is available at: <http://bit.ly/2Db1sc1>

Small Area Fair Market Rents Increase Number of Affordable Rentals for Voucher Holders in Most Metros

A report by NYU’s Furman Center, “*How Do Small Area Fair Market Rents Affect the Location and Number of Units Affordable to Voucher Holders?*” found that use of Small Area fair market rents (FMRs) will increase the number of rental units affordable to Housing Choice Voucher recipients by 9% across the 24 metropolitan areas where Small FMRs are required. The share of units in high-rent Zip codes affordable to voucher holders will increase from 18% to 41%.

Small Area FMRs reflect rents for U.S. Postal ZIP codes, while traditional FMRs reflect a single rent standard for an entire metropolitan region. The intent of Small Area FMRs is to provide voucher payment standards that are better aligned with neighborhood-scale rental markets, resulting in relatively higher voucher payments for neighborhoods with higher rents and lower payments for neighborhoods with lower rents. A goal of Small Area FMRs is to help households use vouchers in higher-rent areas with higher opportunity and lower poverty and to reduce voucher concentrations in lower-rent areas with higher poverty rates. HUD issued a Final Rule in November 2016 that required public housing authorities (PHAs) in 24 metropolitan areas to use Small Area FMRs for the Housing Choice Voucher program (See *Memo*, [11/21/16](#)), but suspended the rule in August 2017 (See *Memo*, [8/21/17](#)). HUD’s suspension decision was based partially on the results of an interim evaluation of Small Area FMRs in seven PHAs, which showed a 3.4% loss of affordable homes to voucher holders (See

Memo, 8/21/17). The U.S. District Court for the District of Columbia recently granted an injunction against HUD's suspension and ordered implementation of the Final Rule (See *Memo, 1/08*).

The interim evaluation had some weaknesses. It examined the impacts of Small Area FMRs in seven individual PHAs rather than metropolitan regions as a whole. One PHA jurisdiction consisting primarily of low-rent ZIP codes saw a large decline in the number of affordable rental units for voucher holders (as expected, because of the lower payment standard). This loss, however, would be a gain for a PHA whose jurisdiction covered primarily high-rent ZIP codes. The Final Rule requires metropolitan-wide implementation. Also, the 24 metropolitan areas to which the Final Rule for Small Area FMRs applies were chosen by HUD based on criteria that indicated Small Area FMRs would likely increase the number of affordable homes to voucher holders. HUD chose only metropolitan areas that had a sufficient share of rental units located in high-rent ZIP codes and exempted metropolitan areas with very low vacancy rates, i.e. tight rental markets.

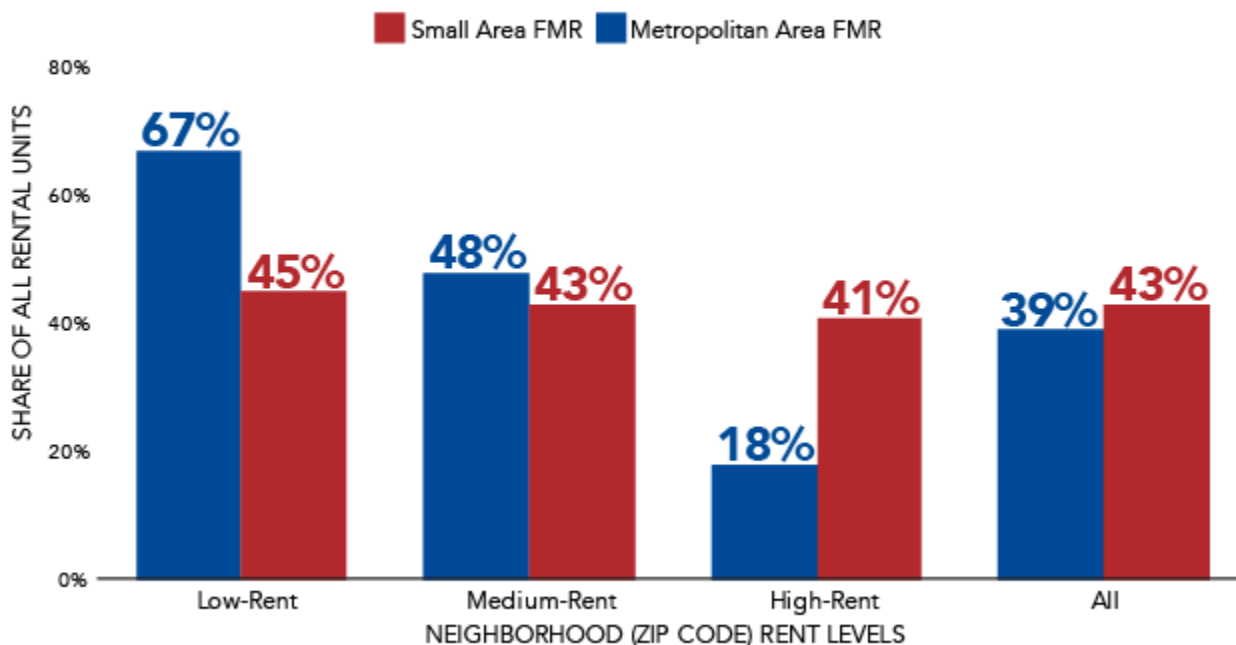
The Furman Center study examined the impact of Small Area FMRs in all 24 metropolitan areas where they are required. They found that the increase in the number of affordable homes in high-rent ZIP codes would outweigh the decline in low-rent ZIP codes, leading to a net increase of over 9% in affordable rental units for voucher holders. Four of the 24 metropolitan areas, however, showed a slight decline in affordable housing units, but none by more than 5%. The Furman Center analysis did not take into account measures already included in the Small Area FMR rule designed to mitigate affordable housing reductions. Local PHAs, for instance, can set payment standards at 110 percent of the Small Area FMR to increase the number of units renting for less than the standard. They also can set payment standards between the Small Area FMR and the previous FMR to protect existing voucher holders who wish to remain in their home in a low-rent ZIP code. An intermediate payment standard would allow an existing voucher holder from having to contribute a greater share of their limited income towards rent that is not covered by the voucher or from losing their rental unit altogether.

How Do Small Area Fair Market Rents Affect the Location and Number of Units Affordable to Voucher Holders is available at: <http://bit.ly/21XNcve>

Fact of the Week

Small Area Fair Market Rents Increase Affordable Units in High-Rent Neighborhoods

Neighborhood Share of Rental Units Affordable to Voucher Recipients Metropolitan vs. Small Area Fair Market Rents (FMRs)



Source: NYU Furman Center (2018).

Source: NYU Furman Center (2018).

From the Field

Vermont Champlain Valley Office of Economic Opportunity Releases Digital Illustrated Guide to Renters' Rights

Vermont Champlain Valley Office of Economic Opportunity (CVOEO) recently released a digital version of its "Illustrated Guide to Vermont Renters' Rights." The guide includes visually appealing images that explain tenant rights and responsibilities throughout the rental process and identifies local and statewide resources for renters who find themselves in need of assistance. Images in the guide appear alongside text describing each right and responsibility. The full guide is available in English, French, Arabic, and Nepali, reflecting the language access needs of the largest limited-English proficiency populations in Vermont.

Vermont renters' rights on which the guide educates consumers include: fair housing protections, including protections against discrimination based on sexual orientation, gender identity, and source of income; legal limits on the amount of money a landlord may charge a renter as a security deposit and the right for a renter to receive their security deposit with interest upon move-out; a minimum of 60 days' notice before rent increases (90 days in the city of Burlington); and protections against retaliatory eviction in response to renters exercising their tenants' rights.

Cartoonist, artist and educator [Sophie Yanow](#) illustrated the guide, and CVOEO worked with a group of Vermont tenants to create the accompanying text. The Vermont Arts Council, Jean Murray & Vermont Legal Aid, Paw Print & Mail, the CVOEO Fair Housing Project all contributed financial support.

The English version of the “Illustrated Guide to Vermont Renters’ Rights” is available at: <http://bit.ly/2mxObTG>

NLIHC in the News

NLIHC in the News for the Week of January 7

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

- “Ply Gem Building Products Tackles Affordable Housing with Year Three of The Home for Good Project,” *The Business Journals*, January 8 at: <http://bit.ly/2ASxhUq>
- “Remembering the forgotten,” *ArkansasOnline.com*, January 8 at: <http://bit.ly/2FsUzn7>
- “Civil rights, housing, community development groups slam HUD’s fair housing rule delay,” *HousingWire*, January 8 at: <http://bit.ly/2mwWvDf>
- “New Tax Law Poised To Pull Multifamily Back From Edge Of Fiscal Cliff,” *Bisnow*, January 7 at: <http://bit.ly/2D7KY6Z>

More NLIHC News

NLIHC Welcomes Two New Interns

NLIHC is pleased to welcome two new interns to our team for the spring semester—Emma Kerr, research intern, and Lauren McMahon, communications and graphic design intern.

Emma Kerr is a junior at UNC Chapel Hill studying public policy and urban planning. Emma became interested in housing policy and the broad impacts of the affordable housing crisis after interning at the Chapel Hill Downtown Partnership in her home state of North Carolina. She is eager to contribute to the NLIHC research team and to learn more about promoting affordable housing in the U.S.

Lauren McMahon is a junior at the Catholic University of America, working towards her bachelor of media and communication studies with a graphic design minor. She is from Fleming Island, Florida, just south of Jacksonville. Although Lauren misses the warm weather, she enjoys exploring DC, shooting and editing photos. She strives to create media and designs to enhance the written text. Lauren is looking forward to creating digital media for NLIHC.

Please join us in welcoming Emma and Lauren to the NLIHC team.

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. 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.)

Where to Find Us – January 16

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

- [2018 Illinois Governor’s Conference on Affordable Housing](#), Chicago, IL – February 21-22, 2018
- [NCSHA Legislative Conference](#), Washington, DC on March 6 or 7
- [Housing First Partners Conference 2018](#), Denver, CO – April 10 -12, 2018
- [2018 Building Michigan Communities Conference](#), Lansing, MI– April 30 to May 2
- [2018 Denver Housing Summit](#), Denver, CO on May 24

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

Emma Kerr, Research Intern, x229

Joseph Lindstrom, Manager, Field Organizing, x222

Lisa Marlow, Communications Specialist, x239

Lauren McMahon, Graphic Design and Communications Intern, x252

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