



Memo TO Members

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POINT OF VIEW

Advancing Fair Housing - by Diane Yentel, NLIHC President and CEO

Soon after the start of the 115th Congress, Representative Paul Gosar (R-AZ) and Senator Mike Lee (R-UT) reintroduced legislation they sought to advance in previous Congresses. The “Local Zoning Decisions Protection Act of 2017” would nullify HUD’s regulation and resources to help communities meet their legal obligations to affirmatively further fair housing (AFFH).

Mr. Gosar and Mr. Lee have attempted to roll back progress to further fair housing for years. Most recently last summer, Mr. Lee (together with then-Senator David Vitter [R-LA]) offered an amendment to the FY17 Transportation, Housing and Urban Development and Related Agencies (THUD) appropriations bill to remove HUD’s ability to implement and oversee its AFFH rule. The amendment was soundly defeated.

Now is not the time to roll back advancements towards making housing fair for all. Communities from Ferguson to Flint to Milwaukee highlight the decades of federal, state and local housing policies that created and sustain communities of deep poverty, geographically cut off from opportunity – as well as some of the consequences of inaction.

Research continues to build proving just how harmful it can be for people - especially children - to grow up in neighborhoods of deep poverty. Raj Chetty’s groundbreaking research confirmed that where you live – the city, the neighborhood, the block, even the street – has a profound impact on the opportunities you get in life. In fact, of all the determinants that affect our ability to climb the economic ladder, few are more important than the homes and communities in which we are raised.

And every year matters. Every year a child spends living in a high-poverty neighborhood can cement lifelong detrimental impacts – impacting everything from educational attainment to earnings to life expectancy.

Today 14 million people live in such high poverty communities, and the numbers are rising – nearly doubling since 2000. The number of communities considered to be ones of high poverty have increased by 75% in that period. The effects are felt most profoundly within communities of color. One in every four poor black families and one in every seven poor Latino families live in concentrated poverty. That’s compared to the one in every thirteen poor white families.

For almost 50 years, the Fair Housing Act has been the law of the land, not only barring outright discrimination in housing, but also requiring communities to take active steps to end racial segregation. Ultimately, the goal of this milestone legislation—and Congress’s intent in enacting it—is to ensure that everyone, regardless of race, color, religion, national origin, sex, disability, and familial status, is able to choose the neighborhoods where they want to live based on what is best for themselves and their families. Providing all families, no matter what their background, with this choice requires that we work towards making every community one with ample opportunity for economic mobility, with access to good schools, jobs, healthcare, and transportation. Mr. Gosar once stated that “American citizens should be free to choose where they would like to live.” Unfortunately, his own legislation would prevent exactly that from being possible.

Until recently, communities had very little guidance on how to further fair housing and lacked the tools to meet their obligations. The Obama administration took the historic step of providing communities with definitions, data, tools, and guidance to enable and empower them to better meet their fair housing obligations to address the significant disparities in access to opportunity.

In addition to seeking to eliminate the AFFH rule altogether, Mr. Gosar and Mr. Lee go further in their proposed legislation, adding a new section this year to prohibit federal dollars being used to “design, build,

maintain, utilize or provide access to a federal database of geospatial information on community racial disparities or disparities in access to affordable housing.”

Think about this for a moment. Not only do Mr. Gosar and Mr. Vitter want to keep HUD from implementing the Fair Housing Act’s requirements for communities to further fair housing. In addition, they want to prohibit the federal government from gathering or making public any information on residential segregation or disparities of access to opportunity. They seek to remove the ability of local, state and federal policy makers to base policy solutions on sound evidence. This is highly problematic in many ways, not least of which because it is in direct opposition to Speaker Paul Ryan’s (R-WI) bipartisan efforts to ensure evidence-based policy making.

We strongly oppose all efforts to roll back both legally lawful efforts to further fair housing and the public availability of data that makes measuring progress possible. While the legislation is unlikely to move forward on its own, I am certain we will see attempts to add similar provisions to spending bills or other “must-pass” legislation throughout the year. NLIHC will work closely with our members, partners, and allies throughout the country and in Congress to oppose and defeat these efforts every step of the way and to ensure that everyone in America has equitable access to opportunity and to decent, accessible, affordable and fair housing.

TAKE ACTION

Urge Congress to Invest Savings from Tax Reform into Affordable Rental Housing

Comprehensive tax reform is one of Congress’s top priorities. Key Congressional leaders are seriously considering reforms to tax benefits that largely serve high income households—like the mortgage interest deduction and other homeownership tax benefits. Representatives Keith Ellison (D-MN) and Gwen Moore (D-WI) have issued a Dear Colleague letter calling on Congress to keep housing dollars within housing in any comprehensive tax reform bill.

The Dear Colleague letter urges Congress to reinvest any savings from reforming these tax benefits into rental housing programs benefitting low income households—the national Housing Trust Fund, the Low Income Housing Tax Credit with changes to ensure deeper income targeting, and rental assistance and production programs—instead of using the savings to lower tax rates or reduce the deficit.

Mr. Ellison’s Legislative Director Carol Wayman announced the Dear Colleague letter at the relaunch of the NLIHC-led United for Homes campaign on January 11. The United for Homes campaign calls for making modest reforms to the mortgage interest deduction (MID) to provide a tax break to millions of additional low and moderate income homeowners and to reinvest the significant savings into affordable rental housing programs that serve households with the greatest needs.

NLIHC and the United for Homes campaign—which is endorsed by more than 2,300 national, state, and local organizations and local government officials—supports the Dear Colleague letter and urges all representatives to sign on by the **February 10** deadline.

Given America's growing affordable rental housing crisis, it is critical that Congress reinvest scarce federal resources into providing affordable rental homes for people with the greatest needs to end homelessness and housing poverty.

To take action:

1. Ask your representative to sign onto the Dear Colleague letter urging Congress to keep housing dollars within housing in any comprehensive tax reform bill. The deadline for representatives to sign on is February 10. Click here to access your representative’s phone number: <http://bit.ly/2kCboom>

2. Sign our petition in support of Rep. Ellison's Dear Colleague Letter and join more than 2,300 organizations who support reinvesting savings from tax reform into affordable housing. Click here to sign our petition: <http://bit.ly/2jn2ICO>
3. Share this letter with your network and encourage others to call their representatives and sign the letter.

A copy of the Dear Colleague letter is at: <http://bit.ly/2j2j8MM>

A copy of NLIHC's Call to Action is at: <http://bit.ly/2k85mLO>

NLIHC President and CEO Diane Yentel's statement supporting Mr. Ellison's effort is at: <http://nlihc.org/press/releases/7413>

Join the United for Homes campaign at: <http://nlihc.org/unitedforhomes/support>

Tell Congress to Protect Funding for Affordable Housing and Transportation Programs

Funding for affordable housing, community development, and transportation programs is under attack. **Urge Congress to lift the caps on federal spending that deprive families and communities of the resources they need to thrive!**

In late January 2017, news broke that the Trump administration is preparing dramatic cuts to the federal budget to reduce spending by over \$10 trillion over 10 years, while also promising to increase defense spending and cut taxes for wealthy Americans. Severe budget cuts will largely fall on critical safety net and other essential programs, including affordable housing, community development, and transportation programs that help raise families out of poverty—programs that are already facing devastating cuts in the upcoming budget year because of the very low spending caps required by law.

Organizations and advocates concerned about transportation, housing, community development, and homelessness are working together to circulate a letter urging Congress to lift the harmful caps on federal spending and provide the highest level of funding possible for these programs in fiscal year (FY) 2018.

Please sign your organization on today at: <http://bit.ly/2jnY5Ee>

Why This is Important

Congress should not balance the budget on the backs of low income families. With more households struggling to make ends meet—and our nation's affordable housing and transportation infrastructure deteriorating—we cannot afford funding cuts to the very programs that sustain our communities and help families thrive.

The Department of Transportation and HUD help more than 5 million seniors, people with disabilities, and other families afford stable and safe housing, promote economic mobility, build critical transportation infrastructure, and spur economic development in our communities. Through these investments, we can reduce homelessness and housing instability, improve our nation's infrastructure, and encourage economic growth and job creation.

How You Can Take Action

Members of Congress need to hear from you! Join advocates around the country by signing a letter urging Congress to lift harmful spending caps and to provide the highest level of funding possible for affordable housing, community development, and transportation programs.

Please [click here](#) to sign your organization on to the letter. **The deadline to sign the letter is March 3.**

To view the letter to Members of Congress, visit <http://bit.ly/2ioVsDU>

Please share the letter and encourage organizations in your network to sign.

Questions/Comments? Email outreach@nlihc.org.

NLIHC NEWS

NLIHC 2017 Housing Policy Forum, April 2-4, will Explore National Housing Trust Fund Implementation Best Practices

NLIHC's 2017 Housing Policy Forum: Advancing Solutions in a Changing Landscape will include a session on the lessons learned from the first-year implementation of the national Housing Trust Fund and best practices for the future. Space is limited, so register today at: <http://bit.ly/2dnJpnS>

This year's forum will feature a wide array of policy-leaders and other experts from around the country on strategies for achieving affordable housing solutions in the changing post-election landscape. The forum will explore the expected priorities of the 115th Congress with Capitol Hill insiders; the intersections between housing and health, education, criminal justice reform, and other areas; ideas for addressing the needs in public housing; considerations related to housing assistance programs and the potential for a new renters' tax credit; and ways to rebalance U.S. federal housing investments to end homelessness and housing poverty. The third day of the forum will provide an opportunity for participants to visit their congressional delegations on Capitol Hill.

NLIHC has invited HUD Secretary Nominee **Dr. Ben Carson** to share his thoughts about America's affordable housing challenges, HUD's role in addressing them, and his priorities for the future, and to hear directly from low income residents, advocates and practitioners on their questions and concerns.

The forum will include a special session for low income residents, particularly those in public and assisted housing. This session will take place on Sunday, April 2 from 9 am – 1 pm. Residents attending this session should plan on arriving on Saturday evening.

Confirmed speakers and panelists for the forum include:

- **Susan Popkin**, senior fellow and director of the Neighborhoods and Youth Development Initiative, Metropolitan Housing and Communities Policy Center, Urban Institute and author of the book *No Simple Solutions: Transforming Public Housing in Chicago*
- **Mark Calabria**, director of financial regulation studies, Cato Institute
- **Marybeth Shinn**, professor of human and organizational development, Vanderbilt University
- **Nan Roman**, president and CEO, National Alliance to End Homelessness
- **Shauna Sorrells**, director of legislative and public affairs, Housing Opportunities Commission of Montgomery County, MD
- **Virginia Sardone**, director, Office of Affordable Housing Programs, HUD
- **Ali Solis**, CEO, Make Room
- **Aaron Gornstein**, president and CEO, Preservation of Affordable Housing
- **Dushaw Hockett**, executive director of Safe Places for the Advancement of Community and Equity (SPACES)
- **Shola Oyatoye**, chair and CEO, New York City Housing Authority
- **Jim Yates**, senior associate, Technical Assistance Collaborative

- **Michael Anderson**, housing trust fund project director, Center for Community Change
- **Martha Weatherspoon**, president, Lincoln Home Resident Council
- **Daisy Franklin**, vice president, Connecticut *Publicly-Assisted Housing Resident Network*
- **Barbara Sard**, vice president for housing policy, Center on Budget and Policy Priorities
- **Greg Payne**, director, Maine Affordable Housing Coalition
- **Tiffany Manuel**, vice president for knowledge, impact and strategy, Enterprise Community Partners
- **Ayana Dilday Gonzalez**, manager of supportive housing and special projects, Massachusetts Department of Housing and Community Development
- **Amy Clark**, director of marketing and communications, National Housing Conference
- **Carol Wayman**, legislative director, Representative Keith Ellison (D-MN)
- **Chip Halbach**, executive director, Minnesota Housing Partnership

The 2017 Housing Leadership Award recipients will be honored on the evening of April 4. **J. Ronald Terwilliger**, chairman emeritus and former CEO of the Trammel Crow Residential Company, will receive the 2017 Edward W. Brooke Housing Leadership Award for his outstanding contributions to the cause of rebalancing federal affordable housing policy. Retired Preservation of Affordable Housing (POAH) President and Founder **Amy Anthony** will receive the 2017 Cushing N. Dolbeare Lifetime Service Award for her many years of leadership at POAH building and preserving affordable housing.

The NLIHC 2017 Housing Policy Forum and Leadership Reception will take place at the Washington Court Hotel in Washington, DC. Up to three individuals from the same NLIHC member organization may attend the Forum. Register at: <http://bit.ly/2dnJpnS>

UNITED FOR HOMES

United for Homes Media Strategies Webinar, February 8

It is not too late to register for the next endorser webinar for the United for Homes (UFH) campaign on February 8, 2 pm ET. This webinar on media strategies for promoting the UFH campaign is part of a series of monthly webinars scheduled to build, engage, and support our more than 2,300 UFH endorsers as we advocate for modest reforms to the mortgage interest deduction (MID) that would benefit millions of lower income homeowners and generate billions in savings to reinvest in rental housing solutions to end homelessness and housing poverty.

UFH endorsers are ambassadors to the campaign, helping to share the campaign messages to a wide audience. This webinar will equip our endorsers with the media tools and best practices they need to communicate the UFH proposals broadly and garner additional support. The webinar will share sample talking points, tweets, posts, and op-eds that endorsers can use to promote the campaign.

We urge UFH endorsers to register for the February 8 webinar on UFH media tools and strategies at: <http://bit.ly/2irHS2E>

View the presentation from the January 11 webinar on the relaunch of the campaign at: <http://nlihc.org/unitedforhomes>

If you are not already a UFH endorser, please join the campaign at: <http://nlihc.org/unitedforhomes/support>

If you are not sure if you are a UFH endorser, check the list of current endorsers at: <http://bit.ly/2hXD7O1>

ADMINISTRATION

Executive Order Requires Two Regulations Repealed for Every New Regulation Proposed

President Donald Trump issued an Executive Order (EO) on January 30 that requires federal agencies to repeal two existing regulations if a new regulation is proposed. In addition, agencies must calculate the incremental cost of all new regulations and repealed regulations so that there is no net cost due to regulatory action during a given year. The director of the Office of Management and Budget (OMB) is now required to establish standards for determining what qualifies as new and offsetting regulations and for measuring and estimating regulatory costs. Comments on the interim guidance on implementing the EO should be provided to reducingregulation@omb.eop.gov by February 10, 2017.

When the Administration prepares its budget request to Congress every year, the OMB director must allot each agency a total amount of allowable incremental regulatory costs for the upcoming fiscal year. No agency will be allowed to exceed the cap assigned by the OMB director.

In order to repeal a regulation, the “Administrative Procedures Act” requires an agency to undertake the same public notice and comment procedures required to propose a new regulation, according to a Congressional Research Service article dated November 21, 2016, at: <http://bit.ly/2jBjuty>

EO 13771 is at: <http://bit.ly/2kx0TIY>

A memorandum of interim guidance implementing Section 2 of the EO is available at: <http://bit.ly/2kqp6rA>

Three Trump Cabinet Nominees Advance to Full Senate, Tensions Rise

Tensions rose the week of January 29 over several of President Donald Trump’s cabinet nominations, including Steve Mnuchin, who Mr. Trump selected to lead the Department of the Treasury, Representative Tom Price (R-GA), chosen to lead the Department of Health and Human Services (HHS), and Representative Mick Mulvaney (R-SC), tapped to be director of the Office of Management and Budget (OMB). All three departments manage programs affecting low income households: Treasury oversees the Low Income Housing Tax Credit, HHS administers healthcare priorities under the Affordable Care Act, and OMB plays a critical role in creating the budget for each department, including HUD and the U.S. Department of Agriculture Rural Housing Service.

After Senate Democrats boycotted the Finance Committee vote, Chairman Orrin Hatch (R-UT) suspended the requirement for a quorum, and Republicans voted 14-0 to approve Mr. Mnuchin’s nomination. Ranking Member Ron Wyden (D-OR) responded: “It’s deeply troubling to me that Republicans on the Finance Committee chose to break the rules in the face of strong evidence of two nominees’ serious ethical problems.” Democrats argued that Mr. Mnuchin “gave inaccurate and misleading testimony and responses to questions to the Committee” and that Mr. Price engaged in stock trades on companies that could have benefited from legislation Mr. Price supported.

On February 1, the Senate Homeland Security and Governmental Affairs (HSGA) postponed for a day a scheduled vote on Mr. Mulvaney’s nomination after Democrats complained that they received Mr. Mulvaney’s FBI file only minutes before the meeting began. The HSGA Committee and Budget Committee approved Mr. Mulvaney’s nomination the following day on party-line votes, including a yeah vote from Senator John McCain (R-AZ), who noted that he still has concerns about the Congressman’s record on defense spending.

All three nominees now go to the full Senate for a confirmation vote.

CONGRESS

Key Subcommittee Assignments for the 115th Congress Announced

House Democrats released membership rosters for key subcommittees that have jurisdiction over housing programs. Representative Nita Lowey (D-NY), the ranking member of the Appropriations Committee, announced who will serve on the Transportation-HUD and Agriculture Subcommittees, while Representative Maxine Waters (D-CA), the top Democrat on the Financial Services Committee, announced the members of the Housing and Insurance Subcommittee. With these announcements, the membership rosters for these subcommittees are set.

Members of the House Appropriations Transportation-HUD Subcommittee

Republicans: Chair Mario Diaz-Balart (FL), Charles Dent (PA), David Joyce (OH), John Culberson (TX), David Young (IA), David Valadao (CA), and Tom Graves (GA).

Democrats: Ranking Member David Price (NC), Mike Quigley (IL), Katherine Clark (MA), and Pete Aguilar (CA).

Members of the House Appropriations Agriculture Subcommittee

Republicans: Chair Robert Aderholt (AL), Kevin Yoder (KS), Tom Rooney (FL), David Valadao (CA), Andy Harris MD (MD), David Young (IA), and Steven Palazzo (MS).

Democrats: Ranking Member Sanford Bishop (GA), Rosa DeLauro (CT), Chellie Pingree (ME), and Mark Pocan (WI).

Members of the House Financial Services Subcommittee on Housing and Insurance

Republicans: Chair Sean Duffy (WI), Dennis Ross (FL), Ed Royce (CA), Steve Pearce (NM), Bill Posey (FL), Blaine Luetkemeyer (MO), Steve Stivers (OH), Randy Hultgren (IL), Keith Rothfus (PA), Lee Zeldin (NY), Dave Trott (MI), Tom MacArthur (NJ), and Ted Budd (NC).

Democrats: Ranking Member Emanuel Cleaver (MO), Nydia Velázquez (NY), Michael Capuano (MA), Daniel Kildee (MI), Joyce Beatty (OH), John Delaney (MD), Ruben Kihuen (NV), Brad Sherman (CA), Wm. “Lacy” Clay (MO), and Stephen Lynch (MA).

BUDGET

Spending for Border Wall Could Reduce Funding for Other Federal Programs

Members of the conservative House Freedom Caucus and Republican Study Committee are insisting that any spending on a border wall with Mexico be offset by funding cuts to other federal programs, which could include vital affordable housing and homelessness programs. Senate Leader Mitch McConnell (R-KY) and House Speaker Paul Ryan (R-WI) estimate it will cost \$15 billion to build the wall, but other estimates suggest the cost could be as high as \$25 billion.

President Donald Trump, who promised to build the wall throughout his campaign and have Mexico pay for it, will submit a supplemental appropriations request to Congress later this year after the Senate confirms Representative Mick Mulvaney (R-SC) to serve as director of the Office of Management and Budget. Mr. Ryan promised Congress would take up the request “before the end of the current fiscal year,” which runs through the end of September.

“We will need to find funding for that wall, and that will have to come from offsets,” stated Representative Raul Labrador (R-ID), one of the founding members of the House Freedom Caucus.

Both Mr. Ryan and Mr. McConnell would not commit to offset spending on the wall, which Democrats and some Republicans say is a waste of taxpayer money and an ineffective solution for securing America’s borders.

RESEARCH

American Indians and Alaska Natives in Urban Areas Experience Disproportionate Housing Challenges

A HUD report, *Housing Needs of American Indians and Alaska Natives Living in Urban Areas*, finds American Indians and Alaska Natives (AIANs) in metropolitan areas have a higher incidence of housing cost burdens, overcrowding, and other housing problems than the general metropolitan population. Sixty-five percent of AIAN individuals live in metropolitan areas, but few housing services are targeted to them.

The study examined housing conditions of AIAN households in 24 Metropolitan Statistical Areas (MSAs). In the median MSA, 43% of AIAN households were cost-burdened, paying more than 30% of their income on housing and utilities, compared to 37% of all households. The prevalence of cost burdens among AIAN households was lower than all households in only 5 of the 24 MSAs.

In the average MSA, 3% of AIAN households had incomplete plumbing, lacking hot and cold running water, a flush toilet, or a bathtub or shower, compared to 0.5% of all households. Among owner-occupied households, 3.6% of AIAN versus 0.4% of all households lacked complete plumbing. Among renter-households, 2% of AIAN versus less than 1% of all households lacked complete plumbing.

In the average MSA, 3% of AIAN households lacked a complete kitchen, missing a sink with a faucet, stove or cooking range, or refrigerator, compared to 0.7% of all households. Among owner-occupied households, 3% of AIAN versus less than 1% of all households lacked a complete kitchen. Among renter households, 2% of AIAN versus 1.5% of all households lacked a complete kitchen.

AIAN households in the sample MSAs were also more likely than all households to live in overcrowded housing with more than one occupant per room (10% vs. 4%).

The AIAN population was also disproportionately disadvantaged economically and educationally compared with the general population in the 24 MSAs. In the average MSA, the AIAN population had lower household income (\$53,000 vs. \$80,000), a higher poverty rate (24% vs. 13%), lower rates of employment (55% vs. 61%), and lower educational attainment (15% with at least a high school diploma vs. 24%). These factors indicate that the AIAN population may have a higher risk of homelessness. Interviewees indicated that the AIAN population was overrepresented in their communities’ homeless population in seven MSAs.

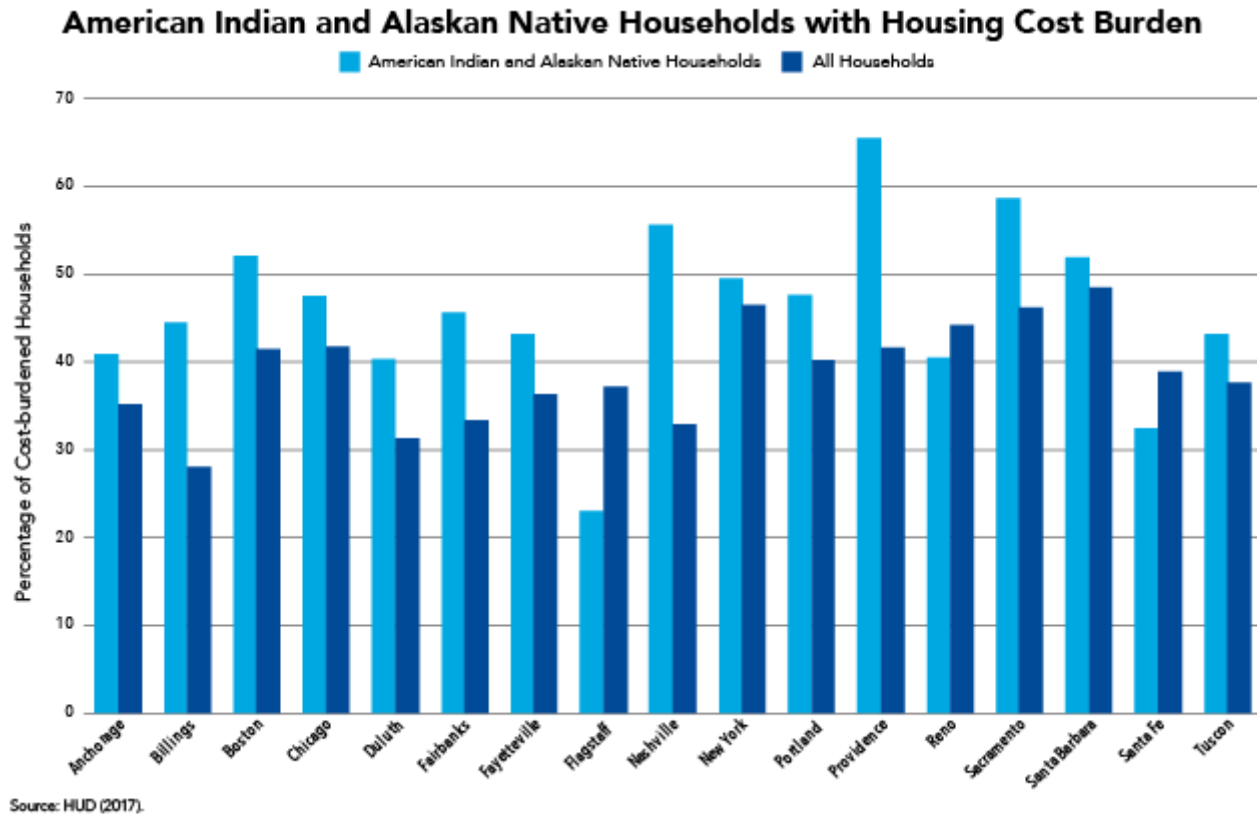
Housing Needs of American Indians and Alaska Natives in Urban Areas is one of five reports based on a congressionally mandated assessment of AIAN housing needs conducted between 2011 and 2016.

The report is based on interviews with staff from social service organizations serving the AIAN population and analysis of data from the decennial census, the American Community Survey (ACS), and the Home Mortgage Disclosure Act (HMDA).

Housing Needs of American Indians and Alaska Natives in Urban Areas is available at: <http://bit.ly/2kW8gQz>

FACT OF THE WEEK

American Indian and Alaska Native Households in Most Urban Areas Have Higher Cost Burdens



Source: HUD (2017).

FROM THE FIELD

Oregon Advocates Rally to Kickoff Advocacy for More Affordable Housing

Affordable housing advocates in Oregon gathered in Portland on January 27 to launch new advocacy efforts in support of the 2017 policy agenda of the Oregon Housing Alliance, an NLIHC state partner. The event’s playful title, “Kickoff to Kick-Ass in 2017,” captured the mood of advocates who expect to spur significant legislative action this session.

The Kickoff event speakers addressed the importance of housing programs and key strategies for achieving legislative success. Advocates in attendance included leaders from community organizations and low income renters who have previously experienced homelessness. In addition to Oregon Housing Alliance, the event was co-hosted by the Welcome Home Coalition, Community Alliance of Tenants, and Oregon Opportunity Network, also an NLIHC state partner.

Oregon advocates will continue to push for expanded renters’ rights in 2017. Community Alliance of Tenants Executive Director Katrina Holland spoke about the importance of a statewide policy on “just-cause” evictions. A proposed law would prevent “no-cause” evictions, which are increasingly prevalent in parts of the state where property values are escalating rapidly. Landlords in these areas often evict tenants to clear out a building for remodeling so that units can be rented at much higher monthly rates.

Communities that want to consider rent-stabilization policies to address abrupt rent increases causing displacement are thwarted by a statewide ban on rent control. In 2016, advocates secured passage of a law allowing communities to enact certain inclusionary zoning policies that would not violate the rent-control ban. Advocates hope for a broader victory this year to allow additional options for communities looking to stabilize rent increases without violating the law.

Advocates are prioritizing passage of several funding increases in 2017. One key proposal is to increase the state's Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP) to \$50 million. EHA provides short-term rental assistance for households who are homeless or at risk of homelessness, while SHAP provides additional emergency shelter. The state's focus on homelessness is timely given that Portland was one of four places in the U.S. that declared a homelessness state of emergency in 2015 (see *Memo*, [10/2/15](#)).

The advocates are also prioritizing an increase in the state's document recording fee by \$20, doubling the revenue from this source. Document recording fees in Oregon support several affordable housing programs: 76% of proceeds are devoted to developing multifamily rental housing and 10% go to programs dedicated to preventing and ending homelessness, like EHA and SHAP. The remaining document recording fee revenue supports home ownership programs.

In addition to expanding housing programs, the legislature will consider two proposals in 2017 to preserve Oregon's current affordable rental housing stock. One innovative approach would be to create a capital gains tax exemption for multifamily rental housing. This tax exemption would provide an incentive for property owners to sell already existing affordable housing to nonprofit organizations rather than to parties interested in demolishing the housing to build something new. Advocates will also seek to increase funding for preservation efforts by \$100 million.

A new postcard campaign—"HOUSE THE PEOPLE"—was launched at the event. Advocates will be distributing postcards throughout 2017 for constituents to send to their representatives in Salem. The message on the card is direct: "I'm writing to ask you to stand up for Oregon renters and residents with lower incomes. Too many are struggling to keep their homes or find a home. That's why I'm asking you to make stable and affordable homes your priority for Oregon."

In addition to discussing policies and strategies, advocates at the Kickoff event also opened their wallets and contributed more than \$2,000 to support a "Tenant Travel Fund" to enable low income renters to travel to Salem to lobby their elected officials by supporting these advocates' transportation, child care, and food costs.

"Last year we won important victories on inclusionary zoning at the state house and a dramatic expansion of affordable housing funding in Portland due to our local ballot initiative" said Jes Larson, director of the Welcome Home Coalition. "Now we need to capitalize on our momentum and use our tremendous network of advocates to achieve more progress with the state legislature in 2017."

For more information about statewide advocacy efforts in Oregon, contact Welcome Home Coalition Director Jes Larson at: jes@welcomehomecoalition.org.

The Oregon Housing Alliance 2017 legislative agenda is at: <http://bit.ly/2kxfVZ6>

OTHER NLIHC NEWS

NLIHC Welcomes 89 New NLIHC Members in Fourth Quarter 2016

Welcome to the following organizations and individuals who joined NLIHC in the fourth quarter of 2016. We thank you for your support of NLIHC and for your commitment to ending homelessness and housing poverty.

New Organizational Members:

- AHD Management, Bethesda, MD
- Arbour Valley Development, Birmingham, AL
- Audubon Enterprises, Washington, DC
- Barbara Poppe and Associates, Columbus, OH
- Builders of Hope CDC, Dallas, TX
- Chesapeake Community Advisors, Inc., Baltimore, MD
- Coalition On Homelessness - Sf, Belmont, CA
- Community Housing Partners, Christiansburg, VA
- De Ruad Resident Council, Pittsburgh, PA
- Deep Green Housing and Community Development, Los Angeles, CA
- Douglas-Cherokee Economic Authority, Morristown, TN
- Fair Housing Center of Central Indiana, Indianapolis, IN
- Focus Strategies, Sacramento, CA
- Govans Ecumenical Development Corporation, Baltimore, MD
- Greater Pasadena Affordable Housing Group, Pasadena, CA
- Hom, Inc., Phoenix, AZ
- Housing Authority of the Town of Greenwich, Greenwich, CT
- HousingWorks RI, Providence, RI
- Michael Carbone Consulting Services, Fargo, ND
- Monroe Group, Denver, CO
- National Housing & Rehabilitation Association, Washington, DC
- Neighborhood Watch, Jackson, MI
- New River Community Action, Radford, VA
- Northeast Kingdom Youth Services, Saint Johnsbury, VT
- Northern Virginia Affordable Housing Alliance, Alexandria, VA
- Pennsylvania Developers' Council, State College, PA
- Sun Plans Inc, Mobile, AL
- Tennessee Valley Coalition for the Homeless, Jacksboro, TN
- The Open Door Shelter, Norwalk, CT

New Individual Members:

- Christopher Benjamin, Largo, FL
- Connie Benton, Cincinnati, OH
- Paul Bolster, Atlanta, GA
- Rita Burns, Philadelphia, PA
- Mary Caferro, Helena, MT
- Erin Carll, Tacoma, WA
- Nathan Cataline, New Orleans, LA
- Jocelyne Chait, New York, NY
- Hilary Chapman, Washington, DC
- Erik Crawford, Houston, TX
- Mary Cunningham, Falls Church, VA
- Evan Davies, Arlington, VA
- Rebecca Davies, Athens, GA
- Lisa Davis, Granby, CO
- David Edwards, Washington, DC
- Indranee Elanchenny, Downingtown, PA

- Reecca Gardner, Louisville, KY
- Darlene Gonzalez, Oxnard, CA
- Jose Gonzalez, Phoenix, AZ
- John Gray, Woodbridge, VA
- Ryan Hamlett, Indianapolis, IN
- Terry Hanson, Grand Forks, ND
- Mary Hickman, Mobile, AL
- Deirdre Hines, Tabernacle, NJ
- Yvonne Howard, Cincinnati, OH
- Frank Ingram, Camden, NJ
- Diane Irvin, Cincinnati, OH
- Charles Kerner, Huntington, NY
- Rober Kleven, Friday Harbor, WA
- Starry Krueger, New York, NY
- Thomas Lauderbach, Richmond, CA
- Ronald Logan, Cincinnati, OH
- Nicholas Mader, Chicago, IL
- Tyler Maffia, Washington, DC
- James McClinton, Dallas, TX
- Don McCreary, Kansas City, MO
- Ife Tayo Mims, Cincinnati, OH
- Suzett Moffitt, Indianapolis, IN
- Costas Paleologos, Boston, MA
- David Pietenpol, Green Bay, WI
- Kiki La Porta, Fairfax, CA
- Steven Richmond, Plano, TX
- Simon Rimmele, Brooklyn, NY
- Frederick Russell, Cleveland, OH
- Stephen Sander, Cincinnati, OH
- Miracle Santos, Lowell, MA
- Mark Silverman, Milwaukee, WI
- Shauna Sorrells, Alexandria, VA
- Lindsey Stranc, Chicago, IL
- Phillip Stukes, Cypress, TX
- Regina Stukes, Cypress, TX
- Libby Tucci, Madison, WI
- Charles Turner, Washington, DC
- Meena Venigalla, New Haven, CT
- Roger Vest, Powder Springs, GA
- Chuck Wehrwein, Denver, CO
- John Wilkes, Murray, UT
- Jenne Wyrld, Alliance, OH
- Kristin Yavorsky, Richmond, VA
- Phyllis Zolotorow, Ellicott City, MD

NLIHC Welcomes Policy Intern Natalie Brown

Natalie Brown joins NLIHC as a new spring policy intern. From Palm Bay, FL, Natalie is a junior at Cornell University, where she is studying government, policy analysis and management, and international relations. Natalie is committed to studying and working on issues of social justice, equal representation, and economic inequality. She is particularly passionate about the convergence of housing policy with other social programs such as food assistance and Medicaid. This interest has been informed by her time working in Orlando at the Central Florida Regional Planning Council and by her campaign work during the recent election. She is eager to learn about housing policy this spring at NLIHC. Please join us in welcoming Natalie to the NLIHC team!

NLIHC Welcomes Marjorie Pang as Research Intern

NLIHC is pleased to welcome Marjorie Pang as our research intern for the spring semester. Marjorie is an undergraduate from Brown University, concentrating in public policy and economics. She previously interned with the Singapore government in the Ministry of Social and Family Development. She worked on a project to integrate social services for low income households in Singapore, and explored the nuances and intricacies of policymaking. Join us in welcoming Marjorie to the NLIHC team!

NLIHC Welcomes Amit Suneja as Organizing Fellow

Amit Suneja joins NLIHC's field team as an organizing fellow for the spring semester. Amit is currently pursuing a Master's Degree in public health at Johns Hopkins and a Medical Doctorate at Columbia University. Prior to working in public health and medicine, he taught at a public school in Houston and started a mentoring and tutoring program for middle school-aged refugees in the city. More recently, he has worked weekly at a clinic for homeless and uninsured patients - the Columbia-Harlem Homeless Medical Partnership. During his MPH studies, he has been working on opioid overdose response initiatives with the Baltimore City Health Department and researching the impact of natural disasters on chronic disease management. He will be applying next year for a residency in emergency medicine. Join us in welcoming Amit to the NLIHC team!

NLIHC in the News

The following are some of the news stories that NLIHC contributed to during the week of January 29:

- "Fair Housing Faces an Uncertain Fate," *CityLab*, February 3 at: <http://bit.ly/2jLIHk2>
- "Affordable housing bill gets Senate committee's OK," *The Salt Lake Tribune*, January 31 at: <http://bit.ly/214rQej>
- "Investments in the three properties include approximately \$1.8 million in total equity and \$2.5 million in planned improvements," *AP (Hosted)*, January 30 at: <http://prn.to/2jGVVDB>
- "10 States Where People Can't Really Afford to Pay Rent," *The Cheat Sheet*, January 30 at: <http://bit.ly/215JltE>
- "The Community Development Trust announces \$16 million joint venture to promote affordable housing in California," *Yahoo! Finance*, January 30 at: <https://yhoo.it/2jGVwB0>

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Diane Yentel, President and CEO, x228