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Take Action

Urge Congress to Lift Spending Caps and Fund Affordable Housing and Transportation Programs at the Highest Levels Possible

Groups concerned about transportation, housing, community development, and homelessness are working together to circulate a [letter](#) urging Congress to lift the austere Budget Control Act federal spending caps and to ensure affordable housing, community development, and transportation programs receive the highest allocation of discretionary funds possible for FY20.

Because the letter is substantially similar to the previous letter advocates sent to Congress urging lawmakers to lift the spending caps in April, 2017, we are asking organizations to **let us know if you would like to opt-out of the letter by emailing outreach@nlihc.org**. You can see if your organization signed the previous letter [here](#).

If your organization has not signed on before, [you can do so here](#). National, state, and local organizations, as well as officials in municipal, tribal, and state governments, may sign on.

The deadline to sign on or opt out is March 1, 2019.

BACKGROUND

When the Budget Control Act of 2011 was signed into law, it created very low spending caps, limiting federal funding for discretionary programs. Since then, Congress and the White House have reached short-term agreements to provide limited budgetary relief for defense and nondefense programs. But the low spending caps return in 2019 for the FY20 budget. If they are not lifted, the caps could lead to devastating cuts to key affordable housing, homelessness, community development, and transportation programs.

WHY THIS IS IMPORTANT

With more families struggling to make ends meet, and our nation's affordable housing and transportation infrastructure deteriorating, federal investments are ever more critical to sustain our communities and help families improve their lives. While we must work to reduce our nation's deficit over the long-term, balancing our budget should not be done on the backs of our nation's low-income people and families.

Federal funding to the Department of Transportation and HUD provides essential capital and program funding that enables public and private partners to help more than five million low-income seniors, people with disabilities, veterans, parents with children, and others afford stable and safe housing, promote lasting community and family economic success, build critical transportation infrastructure, and spur economic development in communities. Through these investments, Congress reduces homelessness and housing instability, supports small-business job creation, expands our nation's infrastructure capacity, and encourages economic recovery and growth.

HOW YOU CAN TAKE ACTION

Members of Congress need to hear from you! Join housing, community development, and transportation advocates around the country by signing a letter urging Congress to lift the spending caps and to ensure affordable housing, community development, and transportation programs receive the highest allocation of discretionary funds possible for FY20.

Please [click here](#) to sign your organization on to the letter.

The deadline to sign the letter is March 1.

Questions/Comments? Please email outreach@nlihc.org with any questions.

Thank you for your support!

Join the National Housing Trust Fund Campaign and Sign Letter to Congress

This year will be an important one for protecting and expanding the national Housing Trust Fund (HTF), the first new resource in a generation dedicated to building and preserving homes affordable to the lowest income people in America. More than 1,900 national, statewide, regional, and local organizations have signed onto a [letter](#) calling on Congress to dramatically increase funding to the HTF. If your organization is not already a signatory, endorse the campaign and sign the letter by filling out the online form [here](#).

Both the Senate Banking Committee and the Trump administration are likely to unveil new proposals in the coming weeks to reform the U.S. housing finance system. These proposals will include dramatically altering or replacing Fannie Mae and Freddie Mac, the funding sources for the HTF. There will also be calls this year for significant new infrastructure investments, another opportunity to expand funding for the HTF. [Housing – especially for the lowest income households – is infrastructure](#). Advocates should sign your organizations onto the letter and [contact](#) your senators and representatives today urging them to commit to expanded funding for the HTF as part of a broader commitment to housing affordability in any housing finance reform legislation and in any new infrastructure investment legislation.

There are also threats to ongoing funding for the HTF. The Federal Housing Finance Agency (FHFA) regulates Fannie Mae and Freddie Mac, and new FHFA Acting Director Joseph Otting recently signaled he would be considering “all options” when asked about funding for the HTF. Mark Calabria, President Trump’s nominee for FHFA director, gave promising answers to questions about protecting HTF funding at his confirmation hearing on February 14 (see related [article](#) in this edition of *Memo*), but until Dr. Calabria is confirmed and beyond, it remains crucially important for advocates to demonstrate robust support for the HTF.

Support the national Housing Trust Fund today at: <https://bit.ly/2S9kSUM>

Budget and Appropriations

Affordable Housing Programs Receive Increased Funding in Final FY19 Spending Deal

Congress and the White House reached a final deal to fund the federal government for the remainder of FY19. In late December, President Trump and congressional leaders had failed to enact several spending bills for FY19 – including funding for affordable housing and community development programs – which led to the longest federal government shutdown in U.S. history. While leaders reached an agreement to reopen the government for three weeks, they were quickly approaching the new deadline of February 15 when congressional leaders finally reached a deal on a bipartisan spending package, including the Transportation- HUD and USDA spending bills that had previously been negotiated between the House and Senate. The Senate passed the spending package by a vote of 86-16 on February 14, and the House approved the measure on a 300-128 vote later that day. President Trump signed the bill into law on February 15.

Overall, the bill provides HUD programs with more than \$12 billion above the president’s request. The spending package builds on the 10% increase in HUD funding that advocates and congressional champions

secured in FY18 by providing \$1.5 billion in new resources in FY19. In doing so, Congress has clearly rejected the calls to [drastically cut housing investments](#) in the form of funding cuts, harmful rent increases, rigid work requirements, or de facto time limits as proposed by the [White House](#). For more details, see NLIHC's [updated budget chart](#).

Compared to FY18, the negotiated package increases funding for tenant-based rental assistance, public housing, project-based rental assistance, and homeless assistance grants. The bill also provides enough funding to renew all contracts for Section 811 Housing for Persons with Disabilities and Section 202 Housing for the Elderly. The HOME Investment Partnerships program received a slight reduction.

The spending package also includes \$25 million for a mobility housing voucher demonstration for families with young children to help them move to areas of opportunity, and it provides \$100 million in competitive grants to Native American communities to spur construction and preservation of affordable rental housing. The bill does not include an amendment introduced by former Senator Dean Heller (R-NV) that would have prohibited people charged with certain crimes from receiving housing assistance. NLIHC and other advocates voiced concerns about how this provision would have been implemented.

This successful outcome is due to the hard work of advocates across the nation and strong Congressional champions, including Senators Susan Collins (R-ME) and Jack Reed (D-RI) and Representatives David Price (D-NC) and Mario Diaz-Balart (R-FL) – the chairs and ranking members of the House and Senate Transportation-HUD Appropriations Subcommittees, as well as Senators Richard Shelby (R-AL) and Patrick Leahy (D-VT) and Representatives Nita Lowey (D-NY) and Kay Granger (R-TX) – the chairs and ranking members of the House and Senate Appropriations Committees.

Rent Policy Changes:

This spending package rejects the rent policy changes proposed by the Trump administration that would have given HUD the authority to increase financial burdens on current and future tenants of HUD-assisted housing. The Trump administration had proposed providing the HUD secretary the authority to increase a tenant's rent contributions from the current standard of 30% of their adjusted income to 35% of their gross income, eliminate income deductions for childcare and medical expenses, triple the minimum monthly rent for tenants living in severe poverty to \$150, and allow housing providers to impose rigid work requirements.

NLIHC and others will continue to monitor closely any other efforts to impose punitive measures that would jeopardize family stability and increase the financial burdens on low-income tenants.

National Housing Trust Fund:

Congress also rejected the president's proposal to eliminate the national Housing Trust Fund (HTF), the first new federal housing resource in decades exclusively targeted to serve people with the lowest incomes. Protecting the HTF in these bills represents a significant victory for housing advocates, including NLIHC. Advocates will continue to urge Congress to increase funding for the HTF through housing finance reform, an infrastructure spending package, and other legislative opportunities.

Tenant-Based Rental Assistance:

Advocates believe the spending package provides enough funding to renew all existing rental assistance contracts and includes additional resources to provide an estimated 7,600 new vouchers to veterans and youth aging out of the foster care system.

The spending package provides \$22.598 billion for Tenant-Based Rental Assistance (TBRA), including \$20.313 billion for the renewal of all previous contracts. The bill also provides \$40 million for new HUD-Veterans

Affairs Supportive Housing (VASH) vouchers and an additional \$4 million to serve Native American veterans. The bill provides \$20 million to support new Family Unification Program (FUP) vouchers. The bill provides \$225 million for Section 811 mainstream vouchers, a decrease from the FY18 funding level of \$505 million but higher than the \$107 million requested by the administration.

The bill also includes \$25 million for a mobility demonstration, where funds can be used to provide housing vouchers and mobility-related services, including pre- and post-move counseling and rent deposits, to help families with children move to areas of opportunity.

The final bill provides significantly more funding than the president's request, which would have resulted in the loss of more than 200,000 vouchers.

Project-Based Rental Housing:

The spending package provides \$11.747 billion to renew Project-Based Rental Assistance contracts for the remainder of the calendar year, an increase of \$600 million above the president's request. Advocates estimate this funding level is enough to renew all contracts with project owners.

Public Housing:

The bill provides the capital account with \$2.775 billion, an increase of \$25 million over the FY18 funding level to allow public housing agencies to better address lead-based paint hazards. This continued funding will enable housing agencies to make critical repairs, such as fixing leaky roofs and replacing outdated heating systems, to improve living conditions for tens of thousands of residents and help preserve this essential part of the nation's affordable housing infrastructure for the future. The account also includes \$30 million for emergency and disaster grants and \$15 million for the Jobs-Plus pilot.

Funding for the public housing operating fund increased to \$4.65 billion, up from \$4.55 billion in FY18. The bill also provides a \$5 million increase to the Family Self-Sufficiency program, which is funded at \$80 million for FY19.

President Trump had proposed eliminating funding for the capital account and slashing funding for operating expenses in his FY19 budget.

Homelessness:

The spending package increases funding for homeless assistance programs to \$2.64 billion from \$2.51 billion in FY18. The president would have funded the programs at \$2.383 billion. Additionally, the bill targets \$80 million to address youth homelessness and continues to waive the requirement that youth 24 years old or under provide third-party documentation to receive housing and supportive services within the Continuums of Care. The bill also provides \$50 million for rapid rehousing assistance for survivors of domestic violence.

The bill funds the U.S. Interagency Council on Homelessness, which the president proposed to eliminate, at \$3.6 million and extends the agency's authorization through 2028.

Other Housing Programs:

The spending package provides \$678 million to the Section 202 Housing for the Elderly program, the same level of funding as FY18. This funding will meet the renewal needs of the program. The bill also includes \$10 million for new grants to allow low-income seniors to modify or repair their homes to help them age in place.

While the bill decreases funding for the Section 811 Housing for People with Disabilities program from FY18 levels by \$46 million to \$184 million (\$30 million of which is to support new construction or project rental

assistance), this amount is enough to renew all contracts. The FY18 spending bill provided \$230 million for Section 811, \$82.6 million of which was for new construction.

The spending package would level-fund the Community Development Block Grant (CDBG) program at \$3.365 billion, but it would decrease the HOME Investments Partnerships program (HOME) from \$1.36 billion in FY18 to \$1.25 billion. Both programs would have been eliminated under the president's budget request.

Funding for the Housing Opportunities for People with AIDS (HOPWA) program was increased by \$18 million to \$393 million for FY19. The president proposed to fund HOPWA at \$330 million.

Congress rejected President Trump's proposal to eliminate the Choice Neighborhoods Initiative, level-funding the program at \$150 million.

The bill provides level funding of \$655 million to the Native American Housing Block Grant program and allows \$100 million in new competitive tribal housing grants. The program would have received \$600 million under the president's budget. The Native Hawaiian Housing Block Grant program was level-funded at \$2 million.

Healthy Homes:

The spending package provides \$279 million to the Office of Lead Hazard Control and Healthy Homes, \$49 million more than the FY18 enacted level. The president would have funded the program at \$145 million. From this allocation, \$95 million is targeted to communities with the highest lead-based abatement needs. The bill also provides \$64 million for the Lead Safe Communities Demonstration that will examine the effectiveness of multi-year investments in lead-based paint remediation activities in seven low-income communities.

The bill also takes steps to address the physical conditions of HUD-assisted housing to ensure residents are living in decent and safe homes. It requires HUD to act against property owners receiving rental subsidies who do not maintain safe properties. The language authorizes the HUD secretary to replace the property's management agent with one approved by HUD, impose civil monetary penalties, change HUD's contract with the property owner until the problem is resolved, transfer the property or contract to a new owner, and relocate tenants, among other actions.

Fair Housing:

The spending package flat-funds HUD's office of Fair Housing and Equal Opportunity at \$65 million.

The bill also prohibits HUD from directing local governments to change their zoning laws under the agency's Affirmatively Furthering Fair Housing (AFFH) rule or with the AFFH assessment tool, as was included in the FY18 and other past spending bills.

USDA Rural Housing:

The FY19 spending package provides mostly flat funding or modest increases to rural housing programs.

The bill provides \$1.33 billion for USDA's Section 521 Rural Rental Assistance program, a decrease of \$23 million compared to FY18. It flat-funds USDA's Section 515 Rural Rental Housing Loan program and increases funding for the Multifamily Preservation and Revitalization demonstration by \$4.5 million – two programs that are necessary for preserving rental homes in the agency's portfolio.

The spending package also directs the USDA secretary to incentivize nonprofit organizations and public housing authorities (PHAs) to take over ownership of rental housing properties and to ensure that they remain affordable by allowing these entities to receive a return on investment and an asset management fee up to

\$7,500 per property. USDA rental homes are at risk due to the prepayment or maturity of Section 515 loans. When those occur, tenants are no longer eligible for USDA’s rental assistance program and may be subject to rent increases. These incentives are aimed at making it more financially feasible for nonprofit organizations and PHAs to maintain these properties as affordable for the long term.

Congress

House Financial Services Committee Holds First-Ever Hearing on Homelessness

The House Financial Services Committee held on February 13 its first full committee [hearing](#) of the 116th Congress, “[Homeless in America: Examining the Crisis and Solutions to End Homelessness](#).” This is the first time the full committee has held a hearing specifically on homelessness, a top priority for Chair Maxine Waters (D-CA). The committee and witnesses discussed several draft bills aimed at addressing homelessness, including a bill from Chair Waters that provides \$13.27 billion in new funding over five years for building new affordable rental homes through the national Housing Trust Fund, increasing the number of housing vouchers, and providing additional case-management and other assistance.

Witnesses included Ann Marie Oliva, a senior policy advisor with Corporation for Supportive Services; Nan Roman, president and CEO of the National Alliance to End Homelessness and member of NLIHC’s board of directors; Joshua Stewart, the director of policy for the National Coalition for Homeless Veterans; Justin T. Rush, the public policy director for the True Colors Fund; Carolyn Darley, an advocate for the National Coalition for the Homeless; and Dr. David S. Lucas, a postdoctoral research fellow for the Institute for an Entrepreneurial Society.

Several witnesses and committee members discussed the shortage of affordable homes as the main cause of homelessness. Ms. Roman emphasized that homelessness is driven by the lack of affordable homes and the growing gap between low incomes and housing costs, exacerbated by racism. Mr. Stewart also argued that ending homelessness in a community is possible with the creation of more affordable housing. Representative Rashida Tlaib (D-MI) stated that housing is what solves homelessness and reminded the committee that most Americans are rent-cost-burdened, spending more than 30% of their incomes on rent and utilities. Representative Tlaib spoke of her experience in the third poorest congressional district in the country, where housing costs have recently spiked.

Ms. Darley spoke about her personal experience with homelessness and how the Housing First program helped her. She stressed that stereotypes about people experiencing homelessness are inaccurate and harmful and noted that recent disasters have increased homelessness across the country.

Dr. Lucas told the Committee that using performance data for evidence-based decision-making should be the main priority, along with allowing service providers more flexibility for experimentation. He argued that the important policy question was how to end homelessness in the aggregate, which, he said, “we do not yet know how to [do].” Ms. Roman responded that the answer to ending homelessness is simple — “Put them in houses.”

Other witnesses discussed specific populations experiencing homelessness. Mr. Rush noted that LGBTQIA youth are some of the most vulnerable to housing instability and encouraged additional training to ensure services are culturally and linguistically appropriate. Mr. Stewart called for more investments in veteran-specific programs like the HUD-VASH program and encouraged increased eligibility for Veterans Affairs (VA) services for “other-than-honorable” discharges. Ms. Oliva made the case for supportive housing – permanent housing with services designed to meet the specific needs of tenants — and other interventions across systems like those for criminal justice and child welfare.

The committee and panel discussed numerous draft proposals to address homelessness, including the “[Ending Homelessness Act of 2019](#),” the “[Working Together to End Homelessness Act of 2019](#),” the “[Homes for Our Heroes Act of 2019](#),” and the “[Veteran Housing Opportunities and Unemployment Support Extension Act of 2019](#),” as well as the “[People CARE Act](#)” (H.R. 841).

Submitted testimony materials, proposed bill text, and a recording of the hearing can be found at: <https://bit.ly/2SPzU6f>

House Subcommittee Holds Hearing on Middle Class Families’ Struggles, Affordable Housing Raised

The House Ways and Means Subcommittee on Select Revenue Measures held a [hearing](#) on “How Middle Class Families are Faring in Today’s Economy” on February 13. The subcommittee discussed the impacts of the “[Tax Cuts and Jobs Act of 2017](#)” and the economic struggles middle-class families face in the current economy.

Several members of the subcommittee mentioned barriers to homeownership, but only Representative Suzan DelBene (D-WA) discussed the affordable housing crisis as a major issue. She noted that over 235,000 people in her state pay more than 50% of their monthly income on rent. Mark Zandi, chief economist at Moody’s Analytics, said that high rents and home prices are driven by the lack of supply of affordable housing. He mentioned that Congress has several promising proposals to address this issue, including increased funding for the national Housing Trust Fund, the first new housing resource in a generation devoted to creating and preserving housing for extremely low-income people.

More information on the hearing, including a recording, is at: <https://bit.ly/2UZYz5G>

2019 NLIHC Housing Policy Forum

NLIHC’s March 27-29 Housing Policy Forum to Address Development without Displacement

NLIHC’s [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), taking place in Washington, DC, March 27-29, will feature an exploration of YIMBYism and development without displacement. Too often, new development and efforts to revitalize communities do not prioritize the needs and interests of long-term residents, and people are pushed out. How can communities develop desperately needed new housing and infrastructure to benefit long-term residents without displacing them? Presenters will explore examples of communities that have successfully implemented development without displacement. Attendees will learn about the broad-based coalitions needed to win key zoning reforms, tenant protections, community benefits agreements, and other policy solutions. Register for the forum today at: <http://www.nlihcforum.org/>

Featured panelists for the discussion of YIMBY and development without displacement are:

- Randy Shaw, Tenderloin Housing Clinic and author of *Generation Priced Out: Who Gets to Live in the New Urban America*
- Council Member Gregorio Casar, Austin City Council
- Donna Mossman, Crown Heights Tenants Union, Brooklyn, NY

Other topics to be addressed at this year’s forum are:

- The state of affordable housing in 2019, recent successes and challenges, and emerging opportunities

- The state of play related to affordable housing on Capitol Hill in 2019
- Achieving greater racial equity in housing
- The affordable housing crisis in rural areas and tribal lands and advocacy strategies to achieve real solutions.
- The growing *Opportunity Starts at Home* multi-sector affordable housing movement
- The U.S. eviction epidemic and its solutions
- Getting started building and preserving homes for people with the lowest incomes through the national Housing Trust Fund
- Best practices in non-partisan voter engagement and ways to get candidates for public office to make affordable housing a priority in their campaigns
- Working with and making housing an issue with the media
- The future of public housing
- Research on the issues and solutions related to housing for extremely vulnerable populations
- The keys to state, local, and resident-led organizing
- Low-income resident leadership
- Federal fixes to ensure equitable disaster housing recovery
- And more

The early-bird 2019 Housing Policy Forum registration rate expires on February 25. The Forum is filling up fast, so register today at: <http://www.nlihcforum.org/>

Honor Pinky Clifford, Dr. Mitchell Katz, and Rep. Emanuel Cleaver at 2019 Housing Leadership Awards Reception on March 28

Come honor **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member; **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals; and **Representative Emanuel Cleaver** (D-MO) at **NLIHC’s 37th Annual Housing Leadership Awards Reception** on Thursday, March 28 at the Washington Court Hotel in Washington, DC. [Register for the event today!](#) You may also still [contribute to NLIHC](#) in honor of these outstanding leaders!

Emma “Pinky” Clifford will receive the Dolbeare Lifetime Service Award, named for NLIHC’s founder Cushing Niles Dolbeare, a true pioneer of the affordable housing movement. Ms. Clifford will receive the award for her many years of leadership and dedication on behalf of Native Americans and her tireless work to secure decent, safe, and affordable homes for the lowest income people living on Pine Ridge Reservation.

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

Representative Cleaver will receive the 2019 Edward Brooke Housing Leadership Award for his years of leadership in Congress, unwavering commitment to addressing the needs of the lowest income people in the U.S., and steadfast support for federal affordable housing and homelessness programs. As ranking member of the Housing and Insurance Subcommittee, he co-authored the “Housing Opportunity Through Modernization Act,” a comprehensive bipartisan housing bill passed into law unanimously in 2017. The award is named after former U.S. Senator and NLIHC Board Chair Edward W. Brooke

There are three ways to contribute:

- [Donate Online as an Individual](#)
- [Donate Online as an Organization](#)
- [Download the Pledge Form and Submit Via Email](#)

Your contribution will help NLIHC achieve socially just public policy to ensure the lowest income people in America have decent, affordable homes.

The 2019 Leadership Awards Reception will be held on Thursday, March 28, the second evening of NLIHC's 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*. Register for the Forum and/or Leadership Awards Reception at: <https://bit.ly/2SzJcjW>

NLIHC to Host Two Webinars on Effective Advocacy and NLIHC Policy Priorities, March 7 and 14

NLIHC will hold two webinars in March on effective advocacy and NLIHC's policy priorities in preparation for NLIHC's annual Capitol Hill Lobby Day taking place on March 29 as part of [NLIHC's 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), March 27-29.

The first webinar, "Lobbying 101," an introduction to effective advocacy, is scheduled for March 7 at 2:00 p.m. ET. NLIHC staff will share information on how a bill becomes a law and key moments for advocates to be involved, details of the federal budget process, reasons to advocate, and tips for effective lobbying and advocacy. This webinar will also include a mock legislative visit. This is an excellent training opportunity for those new to advocacy. Sign up for the March 7 webinar at: <https://bit.ly/2N08LZ8>

The second webinar, "NLIHC 2019 Forum Policy Priorities," an overview of policy priorities and Lobby Day talking points, is scheduled for March 14 at 2:00 p.m. ET. NLIHC staff will highlight key legislative requests and provide comprehensive information that makes the case for more federal investments in affordable homes. Sign up for the March 14 webinar at: <https://bit.ly/2BwviIt>

NLIHC staff presenting on both webinars are:

- Joey Lindstrom, Manager for Field Organizing
- Tori Bourret, Housing Advocacy Organizer
- Brooke Schipporeit, Housing Advocacy Organizer
- Sarah Mickelson, Senior Director of Public Policy
- Elayne Weiss, Senior Policy Analyst

Register for NLIHC's 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*, March 27-29, at: <https://www.nlihcforum.org/> The early-bird registration rate ends on February 25 so register today.

National Housing Trust Fund

Calabria Confirmation Hearing Addresses HTF, Affordable Housing

The Senate Banking Committee held a confirmation hearing on February 14 with President Trump's nominee to serve as director of the Federal Housing Finance Agency (FHFA), Dr. [Mark Calabria](#).

Hours before the hearing, NLIHC President and CEO Diane Yentel and Local Initiatives Support Corporation (LISC) President and CEO Maurice Jones published an [op-ed](#) in *Affordable Housing Finance* warning that the national Housing Trust Fund and Capital Magnet Fund – both of which are funded through a small assessment on Fannie Mae or Freddie Mac (government-sponsored entities or GSEs) – could be at risk under FHFA Acting Director Joseph Otting.

Democratic members of the Committee asked Dr. Calabria several questions about his past statements and writings on the cause of the financial crisis, his commitment to access and affordability, and the Trump administration’s plans to reform Fannie Mae and Freddie Mac, which the FHFA regulates.

In discussions with Senator Chris Van Hollen (D-MD) and Jack Reed (D-RI), Dr. Calabria committed to continuing funding for the national Housing Trust Fund and Capital Magnet Fund as required by law. When asked if he would commit to continue funding for the Housing Trust Fund and the Capital Magnet Fund, Dr. Calabria said, “within the confines of the statute, absolutely yes.” When pressed by Senator Reed for more specificity, Dr. Calabria said that funding for the national Housing Trust Fund and Capital Magnet Fund would be suspended “only if the [GSEs] are essentially failing, and my primary responsibility, if confirmed as FHFA director, is to make sure that doesn’t happen.” He also stated that he had not seen any public information that would suggest that Fannie Mae and Freddie Mac were financially unstable.

When asked by Ranking Member Sherrod Brown (D-OH) about past support for eliminating the affordable housing goals at Fannie Mae and Freddie Mac, Dr. Calabria said he believes there is a balance between funding affordable housing goals and protecting taxpayers by having a robust capital buffer. He said he could “absolutely commit to keep them in place as long as the existing regulatory structure remains.” In response to a question by Senator Mark Warner (D-VA) about whether the FHFA director can unilaterally increase capital reserves, a move which could make homeownership loans unaffordable to many potential homebuyers, Calabria stated that the current Preferred Stock Purchase Agreement prevented such unilateral actions.

Senator Elizabeth Warren (D-MA) focused her questions on the role of the FHFA, through its affordable housing goals, in redressing the federal government’s long-established history of housing discrimination. Dr. Calabria committed to preserving strong affordable housing goals, but “in a sustainable way.” When Senator Tina Smith (D-MN) asked about the GSEs’ “Duty-to-Serve” requirements, which help facilitate affordable homes in rural and tribal areas, Dr. Calabria committed to continuing these efforts, but “not at the expense of the agencies’ safety and soundness”. He also spoke in favor of collecting data to track the effectiveness of these requirements.

Read the joint NLIHC and LISC op-ed at: <https://bit.ly/2SM1y4f>

Read Dr. Calabria’s testimony at: <https://bit.ly/2TQXUTX>

\$245 Million Available for the National Housing Trust Fund in 2019

The Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) issued their 10-K Forms on February 14, indicating that \$245 million will be available for the national Housing Trust Fund (HTF) in 2019. Fannie Mae will be forwarding \$140 million and Freddie Mac will be forwarding \$105 million to HUD for the HTF.

This amount for 2019 is an 8% decrease from the \$267 million available in 2018, but significantly greater than 2017’s \$219 million and 2016’s \$174 million. NLIHC continues to gather information from states about how they are using their inaugural 2016 HTF allocations. As of February 13, 1,662 homes were being made available for extremely low-income households (those with incomes less than the poverty level or 30% of the

area median income) from the \$174 million allocated in 2016. This number of units will grow as eight remaining states (including two states with large HTF allocations) provide NLIHC their project-specific information. In September, NLIHC released [Getting Started](#), an interim report based on full reporting to NLIHC from 36 states and partial reporting from five states.

More information about the HTF is at: <https://nlihc.org/issues/nhtf> and on [page 3-1](#) of NLIHC's 2018 *Advocates' Guide*.

Fannie's Form 10-K is at: <https://bit.ly/2S2wzfG>, see page 178.

Freddie's Form 10-K is at: <https://bit.ly/2Ear8rx>, see page 171.

Opportunity Starts at Home

Opportunity Starts at Home Talks to Former U.S. Secretary of Education

The [Opportunity Starts at Home](#) multi-sector affordable homes campaign released on February 14 its latest [podcast episode](#) with John King, who served in President Barack Obama's cabinet as the 10th U.S. secretary of education. Secretary King is one of the most prominent voices on the connections between housing policy and education policy, particularly with respect to pervasive socioeconomic and racial segregation.



Photo: Andrew Harnik, AP

Mike Koprowski, national director of *Opportunity Starts at Home*, sat down with Secretary King in Los Angeles to discuss the state of schools and housing segregation in America today, why he prioritized integration while in office, explored promising practices on both the education and housing fronts, and why education advocates must also be housing advocates.

“As citizens, we need to be engaged on the issues that affect the kids and families that we serve,” said Secretary King. “We have to be engaged on housing. . . . We have a responsibility as educators to be engaged across a range of issues.”

To listen to the full conversation, click [here](#).

Also, follow the campaign on all social media platforms: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for our e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

HUD

THUD Subcommittee Holds Hearing to Review HUD's Performance During Government Shutdown

The House Transportation-HUD Appropriations Subcommittee held an oversight hearing on February 12 to review HUD's management of project-based rental assistance contracts that expired during the partial federal government shutdown. Brian Montgomery, HUD's Federal Housing Administration commissioner and acting deputy secretary, testified that HUD would take the lessons learned from the shutdown and will improve its communication with Congress and housing stakeholders if another shutdown occurs. He also said that the agency was updating its contingency plan, as HUD relied on an older version from the Obama administration during the shutdown. He confirmed that HUD has authorized the renewal of all the rental assistance contracts that expired during the shutdown and that property owners should be receiving funds imminently if they have not already.

Both the members of the subcommittee and the testifying witnesses focused during the hearing on HUD's outdated and decades-old information technology (IT) systems that impeded the agency's ability to effectively manage and oversee its programs before and during the shutdown.

"The biggest frustration we have at HUD is the technology," said Irv Dennis, HUD's chief financial officer. "I had our team put together a matrix of all the systems and how they interface. It's old. It's antiquated. It's clumsy. It doesn't interface well. It's hard to move information from point A to point B. Sometimes that's a manual process. Sometimes it's on an Excel spreadsheet. It's very dated stuff. The number one thing we need is to improve that technology."

Mr. Dennis further explained that because HUD's IT systems are so outdated, the agency must shut down its system that oversees project-based rental assistance contracts for two and half weeks to close out the books from the prior fiscal year, which ends in September. HUD typically uses its advanced appropriation provided by Congress for project-based rental assistance as bridge funding during that time. Because the advanced appropriation had already been spent in the fall when HUD had to shut down its system, the agency did not have those funds on hand to renew expired or expiring contracts during the shutdown.

Representative Katherine Clark's (D-MA) expressed concerns that some people receiving housing assistance did not have their leases renewed because of the shutdown. Mr. Montgomery replied that, to his knowledge, no one was evicted, but he also said HUD did not have the chance to investigate the issue because agency staff are still trying to catch up on work that had piled up during the shutdown.

Representatives Clark and Norma Torres (D-CA) also asked the witnesses why HUD had delayed awarding funding to homeless service providers during the shutdown, pointing out that such services can be the difference between life and death. Mr. Montgomery stated that HUD could not obligate funding it did not have as that would have violated federal law. The money HUD eventually awarded to service providers after the shutdown ended, however, was allocated to the agency by Congress in the last fiscal year. Because of this delay, some service providers had to take out loans or experienced gaps in service.

Subcommittee Chair David Price (D-NC) asked Mr. Montgomery about whether the Trump administration planned to redirect funding intended for areas impacted by disasters to help build a southern border wall. Mr. Montgomery said that to do so would require an act of Congress. Mr. Montgomery testified that HUD's ability to review pending long-term disaster recovery action plans was suspended during the shutdown but that HUD was now working hard to review and approve those plans so that states impacted by disasters could access their Community Development Block Grant-Disaster Recovery (CDBG-DR) funding as soon as possible. He added

that HUD took the necessary steps to ensure that Puerto Rico could access during the shutdown the already obligated \$1.5 billion in CDBG-DR funds for which an action plan had already been approved.

Both Mr. Montgomery and Mr. Dennis discussed the difficulty HUD faces when it must operate under short-term spending bills, known as a continuing resolutions (CRs). Congress often passes CRs when lawmakers cannot reach an agreement on how to fund the government through full-year spending bills.

“Operating under a CR is extremely difficult,” Mr. Dennis told the subcommittee. “The money that’s appropriated on the first day of the CR is not available immediately for obligation. We have funds controls that go in place. It’s really a five-step process. For those five processes, there are multiple levels of review and control. It could take up to one-and-a-half-to-three weeks for the money to get from CR to obligation.”

Learn more about the hearing at: <https://bit.ly/2tpSXpi>

HUD Seeks Input Before Implementing Small PHA Amendments

HUD published a notice in the *Federal Register* on February 14 asking for stakeholder input before implementing amendments to the United States Housing Act of 1937 that primarily pertain to small public housing agencies (PHAs) predominantly operating in a rural area. Another amendment requires HUD to make available one or more software programs to facilitate the voluntary use of shared waiting lists by PHAs (not just small PHAs) as well as by private owners of HUD-assisted housing.

On May 24, 2018, President Trump signed into law the “Economic Growth, Regulatory Relief, and Consumer Protection Act” (see *Memo*, [5/29/18](#)). Before enactment, the bill was referred to as S. 2155. [NLIHC sent a letter to the Senate](#) on December 7, 2017, outlining our concerns about S. 2155 that the final law did not address. Section 209 of the act added section 38 to the Housing Act of 1937 regarding small public housing agencies. Section 209 defines a “small public housing agency” as a PHA that administers 550 or fewer public housing units and Housing Choice Vouchers, combined, and that predominantly operates in a rural area.

Two of the provisions in Section 209(a) could undermine the physical integrity of many small PHAs, putting the health and safety of residents at risk and potentially destabilizing communities.

Physical Inspections Limited to Once Every Three Years

One of those provisions reduces the frequency of physical inspections at small PHAs to once every three years for public housing and for units occupied by households using a voucher. If HUD designates a small PHA to be “troubled,” however, it must be re-inspected within a year. In addition, there is unclear language that seems only to require public housing units to meet the physical condition standards of the voucher program’s Housing Quality Standards (HQS) instead of the more rigorous Uniform Physical Condition Standards (UPCS) currently used by HUD’s Real Estate Assessment Center (REAC).

Prior to Section 209, only the highest performing small PHAs were allowed a three-year window between physical inspections. Small PHAs deemed “standard” have been inspected every two years, and “troubled” small PHAs have been inspected every year. Given Congress’ severe underfunding of the public housing Capital Fund for many years, significant physical deterioration can take place over the course of three years, placing the health and safety of residents at risk.

The statute emphasizes that small PHAs must still conduct lead safety inspections or assessments according to the procedures in Section 302 of the Lead-Based Paint Poisoning Prevention Act.

HUD's *Federal Register* notice about these provisions states that HUD cannot provide guidance yet due to the lack of clarity in the statute's text that implies public housing would only need to comply with HQS.

Troubled Small PHAs

The other problematic provision gives HUD discretion in designating a small PHA as "troubled." Such a designation may be made if HUD determines that the PHA has failed to maintain public housing units in a "satisfactory physical condition," or if HUD determines that the PHA's voucher program has failed to comply with Housing Quality Standards (HQS). The statute also sets out requirements for a small PHA to enter into a corrective action agreement within 60 days of being designated troubled, and for addressing the failure of a troubled small PHA to comply after one year. HUD's *Federal Register* notice states that HUD is developing regulations about these provisions.

Small PHAs "Predominantly Operating in a Rural Area"

The definition of "rural area" is not open for comment because it is codified in Regulation Z of the Bureau of Consumer Financial Protection's Truth in Lending provisions. What is open to public input is the interpretation of "predominantly operating" in a rural area. HUD offers three potential means of interpretation and invites others:

1. The PHA's physical *address* is in a rural area.
2. More than 50% of the *buildings* occupied by voucher households and public housing residents are in rural areas.
3. More than 50% of the *residents* served live in rural areas.

HUD also asks for input regarding how often HUD should assess the rural nature of a PHA.

Consortia

Section 209(c) requires HUD to develop and use by November 20, 2018, electronic information systems to enable full reporting by any PHAs (not limited to small PHAs) that want to form a consortium of PHAs. HUD's *Federal Register* notice states that HUD is still working on it.

Shared Waiting Lists

Section 209(d) requires HUD to make available one or more software programs that will enable PHAs (not limited to small PHAs) and private owners of HUD-assisted housing to share waiting lists. HUD's *Federal Register* notice states that HUD is exploring software program options. It mentions the Massachusetts Section 8 Housing Choice Voucher Centralized Waiting List, but also describes limitations of that model. HUD poses four questions and solicits feedback.

The February 14 *Federal Register* notice is at: <https://bit.ly/2SAs9Sw>

Disaster Housing Recovery

William "Brock" Long Resigns as FEMA Administrator

William "Brock" Long resigned as Federal Emergency Management Agency administrator on February 13, after serving in that role for two years. Mr. Long oversaw the response to more than 220 declared disasters, including Hurricanes Harvey and Maria. He had been facing scrutiny over the past year for his use of \$94,000

in travel expenses and vehicle maintenance that the Department of Homeland Security’s inspector general deemed unnecessary. FEMA’s press secretary stated that Mr. Long’s resignation is unrelated to the investigation. Mr. Long’s interim replacement will be Deputy Administrator Peter Gaynor.

In a [statement](#), NLIHC President and CEO Diane Yentel said, “Brock Long has repeatedly failed to address the housing needs of the lowest-income disaster survivors, including people with disabilities, seniors, families with children, and those experiencing homelessness prior to a disaster. Under Long’s tenure, FEMA has been inexplicably, inexcusably and repeatedly slow to assist the lowest income disaster survivors meet their most basic need: a safe, affordable place to call home.”

On behalf of NLIHC and its Disaster Housing Recovery Coalition of more than 800 local, state, and national organizations, Ms. Yentel called on President Trump to “use this resignation as an opportunity to appoint someone who is up for the job and who is committed to undoing the harm caused by Mr. Long.”

She also urged Congress to hold FEMA accountable for its failure to meet the basic housing needs of people with the lowest incomes and to formulate and implement reforms to ensure equitable disaster housing recovery.

Read NLIHC’s statement at: <https://nlihc.org/press/releases/11595>

Disaster Housing Research Consortium Explores Data Transparency and Research Opportunities

A group of researchers from academic and research institutions, housing advocates, and legal aid attorneys who are engaged in disaster housing recovery research met in Washington, DC on February 12-13 to explore research opportunities and solutions to data transparency challenges that act as barriers to equitable disaster recovery. The group comprises a new NLIHC-led Disaster Housing Research Consortium which convenes to share research needs, to identify research initiatives on which to collaborate and to seek greater data transparency to ensure federal resources for disaster response and recovery meet the housing needs of the most vulnerable households.



The group met with officials from FEMA and HUD as well as staff of congressional committees that oversee those agencies. Officials at HUD’s Office of Policy Development and Research (PD&R) met with Consortium members to discuss the department’s disaster-related research, and OpenFEMA met with the group to discuss opportunities to increase data transparency. Both researchers and advocates have struggled to obtain consistent, quality data on disaster recovery that help them track equitable recovery and understand best practices. Greater

transparency and improved data will ensure federal funds are spent more effectively, efficiently, and equitably during recovery and help state and local governments prepare more accurate assessments of need and impact following a disaster.

Disaster Housing Research Consortium members also discussed with one another opportunities for future research on the impact of disasters on vulnerable populations. The Consortium meets quarterly.

Disaster Housing Recovery Updates – February 19, 2019

The following is a review of disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [2/11](#)).

2018 California Wildfires

Seventy-seven percent of the casualties from the Camp Fire in Paradise, CA, were senior citizens. Many were disabled, low-income, and living alone. [The LA Times](#) discusses why the impact was so disproportionate and what can be done to protect the most vulnerable populations during natural disasters.

The Butte County Board of Supervisors [examined](#) various housing options – including expanding where survivors can park RVs – during a recent meeting. Representatives from various agencies also updated the Board on recovery efforts, stating that about nine people are still living at the Red Cross shelter that was scheduled to close at the end of January.

Hurricane Michael

Florida

The Bay District School Board [voted](#) on February 5 to close three schools due to a combination of hurricane damage and population loss.

Annual tourist season is less than three weeks away for Panama City. While condo owners see Spring Break tourism as an economic lifeline, those temporarily staying in tourist accommodations are being warned that their weekly or monthly rates will soon [double](#), while others have learned that after February 28, their leases will not be renewed at any price.

Reporting from Marianna, FL, *The Tallahassee Democrat* [published](#) the second of a multiple-article series documenting recovery from Hurricane Michael along Highway 71. The project includes testimony from elected officials, civic leaders, business owners, and residents about the storm's impacts.

A number of groups in Jackson and Calhoun Counties have come together to [create](#) the North Florida Inland Long Term Recovery Group. The organization aims to coordinate recovery services and is currently working to engage local leaders and residents. More information can be found on their [website](#).

Hurricane Florence

North Carolina

Federal Response

Through a grant from FEMA, Endeavors and North Carolina Emergency Management are providing [case-management](#) services for survivors to develop and carry out a long-term recovery plan. The Disaster Case Management program provides services for up to 24 months.

Local Perspectives and Resources

New estimates show the final costs of damage from Hurricane Florence are higher than the costs from 2016's Hurricane Matthew and 1999's Hurricane Floyd [combined](#).

2017 Disasters

Federal Response

Hurricane Harvey survivors who wish to continue living in temporary housing units will be required to pay rent after February 25. Rents will be based on the HUD Fair Market Rent, although some survivors may be eligible to have the rate [reduced](#) to as low as \$50 per month.

FEMA [approved](#) \$61 million in Public Assistance grants to Puerto Rico, including nearly \$33 million for the Puerto Rico Public Housing Administration for emergency protective measures and another \$17 million to relocate public housing projects in Ciales.

FEMA [extended](#) the deadline for the Sheltering and Temporary Essential Power program (STEP) in the U.S. Virgin Islands to March 31.

Local Perspectives and Resources

Puerto Ricans who lost their jobs in Puerto Rico due to Hurricane Maria can now [apply](#) for disaster unemployment assistance (DUA). More than 10,000 Puerto Ricans are eligible, and payments will be made retroactively. Some advocates worry the Puerto Rican government has set conditions for the program that may make applying difficult for many survivors. DHRC members Ayuda Legal Puerto Rico, LatinoJustice, and National Employment Law Project have developed several resources - a fact sheet in [English](#) and [Spanish](#) and a [social media guide](#) for organizations - to educate survivors about the opportunity.

A new [episode](#) of "A Little Louder" – a podcast produced by Texas Housers – discusses new state bills that could help Texas address reoccurring recovery issues and ensure disaster survivors receive needed assistance in a reasonable amount of time.

Many contract workers in the U.S. Virgin Islands [have not been paid](#) for their work. Although many contractors have already started or completed repairs and other projects, delays in the release of funds from FEMA have prevented the U.S. Virgin Islands Housing Finance Authority from paying these workers.

A new [study](#) published in *Urban Studies* found that New Orleans neighborhoods more heavily impacted by Hurricane Katrina have been more likely to have gentrified following the storm.

Research

Source-of-Income Discrimination in Rhode Island Severely Limits Housing Choice Voucher Holders' Options

A report by South Coast Fair Housing (SCFH), [*It's About the Voucher: Source of Income Discrimination in Rhode Island*](#), found the vast majority of recent online rental listings in Rhode Island are unavailable to House Choice Voucher (HCV) holders due to source-of-income discrimination.

Federal and Rhode Island state law permits landlords to reject prospective tenants based on their source of income. As a result, HCV holders face discrimination in the private rental market. Renters who receive federal benefits are most likely low-income elderly or disabled individuals, families with children, or people of color, and source-of-income discrimination exacerbates their existing vulnerabilities.

Over a two-week period in November 2018, SCFH monitored online rental listings in Rhode Island and audited a portion of the listings' landlords by phone. Of the 3,070 listings identified on Zillow, Facebook Marketplace, Craigslist, Showmojo and Apartments.com, 34% cost less than 120% of HUD's Fair Market Rent and are therefore affordable to Rhode Island's 9,300 housing voucher holders. Of these affordable online listings, 6.4% specifically discouraged voucher holders from applying and 15% required tenants to earn 2.5 to 3 times the rent in monthly income. Such minimum-income requirements indirectly discourage applications from tenants with rental assistance.

Researchers called a sample of landlords of rental homes listed for rent that were affordable to voucher holders, did not explicitly discourage voucher holders, and had no minimum-income requirements. They asked if the landlords accepted HCVs. Sixty-three percent of the landlords they called refused outright to rent to an HCV holder, 11% gave unclear answers, and 26% agreed to consider HCV holders. While 27% of the housing stock was theoretically available to tenants with HCVs, the percentage shrunk to 7% because of source-of-income discrimination.

Landlords managing properties in urban neighborhoods accepted HCV tenants 36% of the time compared to 22% of urban-ring landlords and 12% of suburban landlords. No rural landlords agreed to accept HCV tenants, but two-thirds of rural landlords gave unclear answers. Rural landlords may be less familiar with the program.

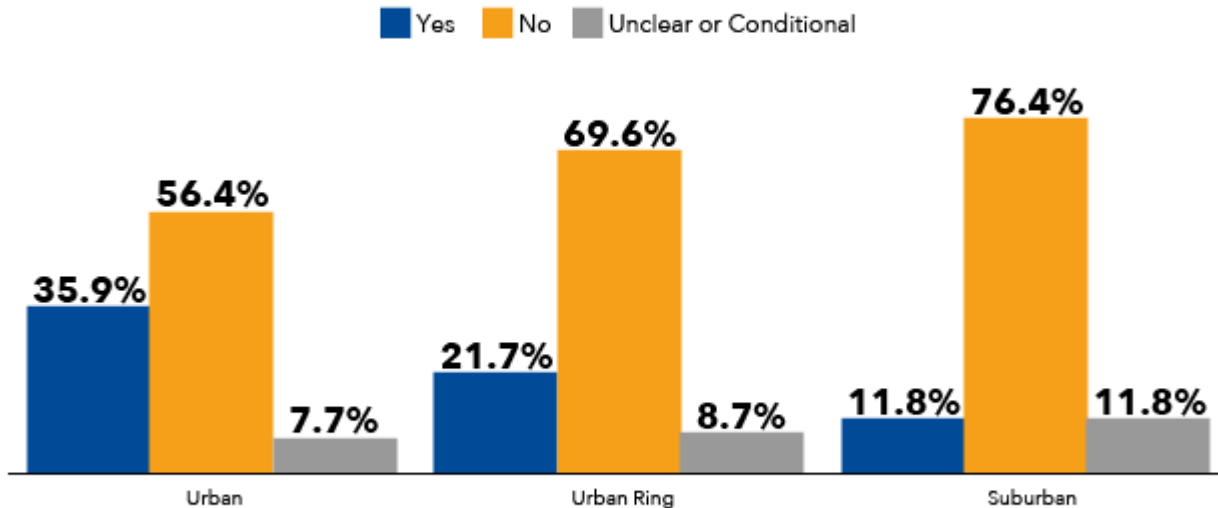
Families with HCVs use their vouchers disproportionately in high-poverty, low-opportunity neighborhoods. Research demonstrates source-of-income discrimination is a factor limiting their housing choices. To foster new housing opportunities for tenants with HCVs, SCFH recommends Rhode Island enact legislation prohibiting source-of-income discrimination and mandating the inclusion of lawful non-traditional income in meeting minimum income requirements.

It's About the Voucher: Source of Income Discrimination in Rhode Island is available at: <https://bit.ly/2SIIt82o>

Fact of the Week

Most Rhode Island Landlords are Unwilling to Rent to Housing Voucher Holders, Especially in the Suburbs

Landlords of Potentially Available Homes Willing to Rent to Housing Choice Voucher Holders in Rhode Island



Note: Potentially available homes are advertised with rents below HUD's Fair Market Rent, have no minimum income requirement, and don't explicitly discriminate based on source of income.

Source: South Coast Fair Housing. (2019). It's about the voucher: source of income discrimination in Rhode Island. Retrieved from https://nlihc.org/sites/default/files/RI_SOI_Report.pdf.

Source: South Coast Fair Housing. (2019). It's about the voucher: source of income discrimination in Rhode Island.

From the Field

California Legislators and Advocates Move to Repeal NIMBY Provision from State Constitution

Elected leaders in California are moving once again to ask voters to [repeal Article 34](#) of the state constitution, which provides opportunities for Not In My Back Yard (NIMBY)-inspired segregation. Article 34, passed into law by referendum in 1950, requires all publicly funded housing development to be approved by voters. Since being added to the constitution, Article 34 has contributed to income segregation in California with a disparate impact experienced by people of color. State Senator Ben Allen (D) [has introduced legislation](#) to put the repeal before voters in November 2020. This will not be the first time, though, that repealing Article 34 has gone before voters; repeal efforts have failed on three previous ballots, most recently in 1993.

It is easy to think of Article 34 as a relic of America's segregationist past, but the U.S. Supreme Court has asserted that the constitutional provision is about expanding the democratic process and protecting local control. The Supreme Court opinion that upheld Article 34 in 1971 acknowledged that it puts low-income people at a disadvantage but stated that no one race was being singled out. The court argued that the federal government will not have a role in local land-use decisions and noted that voters will not necessarily use their approval

power to veto proposed construction. Indeed, local governments that have proposed building publicly funded housing to the voters prevail in 80% of ballots, according to the California Department of Housing and Community Development.

Over time, the state has passed legislation to weaken Article 34, such as requiring local governments only to get approval for broad plans to build publicly funded housing rather than having to go to the voters for each individual project. Still, local governments and affordable housing developers absorb significant planning and legal costs to develop projects that would avoid triggering required voter approval. It is important to note that developments using only low-income housing tax credits, whether state or federal, are not governed by Article 34.

Los Angeles will soon confront the limitations established by Article 34. In 2008, voters approved a plan for up to 3,500 publicly funded housing units per city council district, and soon the city will likely need to go to voters to approve changes to the plan. Los Angeles Mayor Eric Garcetti (D) is working with the legislature instead to eliminate Article 34 permanently, an outcome supported by fair housing advocates throughout the state.

Event

PolicyLink to Hold Webinar on Fair Housing and the Right to Return, February 20

PolicyLink will hold a webinar, “Fair Housing and the Right to Return,” discussing innovative ways to respond to the affordable housing and eviction crises impacting low-income communities and people of color. Several cities and other jurisdictions have leveraged existing fair housing protections to prevent or redress displacement by prioritizing individuals facing displacement due to new development. The webinar will be held on Wednesday, February 20 at 2:30 p.m. ET. Register at: <https://bit.ly/2X04dXa>

The webinar will draw on the knowledge and experience gained from successful fair housing campaigns in Portland, OR, and New Orleans, LA. Presenters Dr. Lisa Bates and Cashauna Hill will share the successes, challenges, and lessons learned in their efforts to use fair housing laws to ensure residents facing displacement are afforded the right to remain in their respective communities.

This webinar kicks off a series of webinars by PolicyLink highlighting strategies for addressing housing insecurity without compromising the important principles of fair housing. Each webinar will showcase prominent advocates and activists linking residents to housing that is safe, secure, and connected to opportunity.

NLIHC in the News

NLIHC in the News for the Week of February 10

The following are some of the news stories that NLIHC contributed to during the week of February 10.

- “What the federal budget deal means for affordable housing,” *Curbed*, February 15 at: <https://bit.ly/2GLKdll>
- “FEMA Director Brock Long Has Resigned After Two Years And Multiple Controversies,” *BuzzFeed News*, February 13 at: <https://bit.ly/2T2ydCt>
- “A Call for FHFA to Support Vital Housing Programs,” *Affordable Housing Finance*, February 13 at: <https://bit.ly/2SM1y4f>

- “Advocates And Tenants Say Repeated Government Shutdowns Are Putting Public Housing At Risk,” *Buzzfeednews*, February 12 at: <https://bit.ly/2SuuYof>
 - “Affordable housing panelist: Missoula needs a 'dramatic new paradigm',” *Missoulian*, February 11 at: <https://bit.ly/2UZmfaj>
-

NLIHC News

Job Opportunity: NLIHC Housing Advocacy Organizer

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

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

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

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

Internship: NLIHC Field Intern for Winter/Spring 2019 Semester

NLIHC is accepting applications for its field internship position for the winter/spring 2019 semester. The NLIHC field intern assists our Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues with excellent writing and interpersonal skills.

NLIHC interns are expected to work 25 hours a week beginning as soon as possible and finishing up in May. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in the winter/spring 2019 semester.

Interested students should send their materials to: Joey Lindstrom, manager of field organizing, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email at: jlindstrom@nlihc.org

Where to Find Us – February 19

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

- [NeighborWorks Training Institute](#), Cleveland, OH, February 18
- [Solutions for Individual Homeless Adults: A National Conference](#), National Alliance to End Homelessness, San Diego, CA, February 21–22
- [National Anti-Hunger Policy Conference](#), Washington, DC, February 25
- [HousingWorks Austin Annual Summit](#), Austin, TX, March 1
- [Tennessee Housing Conference](#), Nashville, TN, March 6 and 7
- NCSHA Legislative Conference, Washington, DC, March 11
- NCRC [2019 Just Economy Conference](#), Washington, DC, March 12
- National Housing Law Project [Housing Justice Network National Meeting](#), New Orleans, LA, March 18-20
- [Housing California Annual Conference](#), Sacramento, CA, April 16
- Arkansas Fair Housing Commission 2019 Annual Fair Housing/Fair Lending Conference, Little Rock, AR, April 18
- [Denver Housing Forum](#), Denver, CO, April 19
- [Building Michigan Communities Conference](#), Lansing, MI, April 30
- Rural Housing Summit, San Jose, CA, November 7

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
Andrew Aurand, Vice President for Research, x245
Lily Barrett, Policy Intern, x241
Victoria Bourret, Housing Advocacy Organizer, x244
Josephine Clarke, Executive Assistant, x226
Abby Cooper, Research Intern, x249
Dan Emmanuel, Senior Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Ed Gramlich, Senior Advisor, x314
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Sarah Mickelson, Senior Director of Public Policy, x228
Khara Norris, Director of Administration, x242
Catherine Reeves, Development Coordinator, x234
Brooke Schipporeit, Housing Advocacy Organizer, x233
Elayne Weiss, Senior Policy Analyst, x243
Chantelle Wilkinson, Housing Campaign Coordinator, x230
Renee Willis, Vice President for Field and Communications, x247
Gloria Yang, Communications & Graphic Design Intern, x250
Diane Yentel, President and CEO, x225