



Memo TO Members

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Take Action

Sign Letter Urging Congress to Protect and Expand the National Housing Trust Fund

Sign your organization onto a [letter](#) from advocates around the country asking Congress to protect and expand the national Housing Trust Fund (HTF). In the first year of funding for the HTF, states made plans to build and preserve affordable rental homes for extremely low income veterans, seniors, people with disabilities or special needs, low-wage workers, and people experiencing homelessness. This is an important first step toward ensuring the nation's 11.4 million extremely low income households have access to decent, affordable housing.

The HTF is the first new federal affordable housing resource in a generation, and it is exclusively targeted to build and preserve housing affordable to people with the lowest incomes. In 2016, the first \$174 million in HTF dollars were allocated to the states. Because the HTF is administered as a block grant, each state has the flexibility to decide how best to use HTF resources to address its most pressing housing needs. The first year of funding was a strong start to the program, but Congress must significantly expand the HTF in order to address the critical affordable housing needs of the lowest income renters in every community in the U.S.

The need to protect and preserve the HTF is relevant to Congressional actions on the budget and in negotiations for FY17 and FY18 appropriations. Additionally, Congress is considering reforms to the government sponsored enterprises (GSE), Fannie Mae and Freddie Mac, in 2017. Because the HTF is funded through a small assessment on Fannie Mae and Freddie Mac's new business each year, reforms to the GSEs would have a direct impact on the HTF. Previous bipartisan legislation reforming the GSEs included a significant increase in resources to the HTF. Congressional leaders considering reforms during this session of Congress must protect and expand the HTF to assist the 7.4 million extremely low income households who lack access to affordable homes. There may also be opportunities to expand the HTF in a comprehensive infrastructure package and in comprehensive tax reform efforts.

Sign the [letter](#) by **March 22** urging Congress to protect and expand the HTF and share it with your networks.

Read and sign the letter by March 22 at: <http://bit.ly/2IKahD5>

Contact your Congressional delegation directly at: <http://bit.ly/2IBR7eM>

Urge Your Representative to Cosponsor “The Common Sense Housing Investment Act”

Rental housing affordability is an increasing challenge in every state and congressional district. Through tax reform legislation, Congress can make the tax code fairer for more families, reduce income inequality and racial inequity, and end homelessness and housing poverty once and for all. [Tell your U.S. representative](#) to support a common sense solution to homelessness and housing poverty.

The “[Common Sense Housing Investment Act of 2017](#)” (H.R. 948) introduced by Representative Keith Ellison (D-MN) on February 7 calls for modest reforms to the mortgage interest deduction, a \$70 billion tax write-off largely benefitting America's highest-income households, that would provide new tax relief to millions of lower income homeowners and would reinvest more than \$241 billion in savings over 10 years into affordable housing for people with the greatest needs.

The bill would boost funding for the Housing Trust Fund, the Low Income Housing Tax Credit, public housing, and rental assistance solutions without adding any costs to the federal government.

The reforms are simple. First, the bill reduces the amount of a mortgage eligible for a tax break from \$1 million to \$500,000. This change would impact fewer than 6% of mortgage holders nationwide, and even those who hold large mortgages would continue to receive tax relief on the first \$500,000 of their mortgage. Second, the

bill converts the mortgage interest deduction into a tax credit, allowing 15 million more low and moderate income homeowners who do not currently benefit from the mortgage interest deduction to get a much-needed tax break.

The NLIHC-led United for Homes campaign - including more than 2,300 national, state, and local organizations and elected officials in all 435 congressional districts - strongly endorses H.R. 948.

More information on the “Common Sense Housing Investment Act” is at: <http://bit.ly/2mNMJva>

How You Can Take Action

1. Ask your representative to cosponsor H.R. 948 to help end homelessness and housing poverty in comprehensive tax reform.

[Call Congress Today!](#)

2. Endorse the United for Homes campaign that calls for reforms that mirror Mr. Ellison’s bill! A list of UFH endorsers is available at: <http://bit.ly/2mNYmCr>

[Join The Campaign!](#)

3. Ask your colleagues, friends, and family to call their representatives and join the United for Homes campaign!

Register Today for Webinar on Opposing President Trump’s HUD Funding Cuts, March 20

NLIHC and other leaders of the Campaign for Housing and Community Development Funding (CHCDF) will host a webinar on President Donald Trump’s proposal to severely cut funding for critical HUD programs that help some of the most vulnerable people in our communities keep a roof over their heads, including low income seniors, people with disabilities, families with children, veterans, and those who were formerly homeless. Learn more about how you can help fight back against these draconian budget cuts.

The webinar will be held on March 20 at 4 pm ET.

Register for the webinar today at: <http://bit.ly/2nniw5G>

Sign Letter Telling Congress to Protect Critical Affordable Housing and Transportation Funding; Deadline Extended to March 31

Funding for affordable housing, community development, and transportation programs is threatened. Contact Congress today and tell them to protect the federal spending needed to ensure families and communities can thrive. And sign your organization onto a [letter](#) from advocates calling on Congress to protect vital programs. The deadline for signing the letter has been extended to March 31.

Severe budget cuts being proposed by the Trump administration 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 FY18.

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

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

Registration Full! NLIHC 2017 Housing Policy Forum

Due to overwhelming demand, the NLIHC 2017 Housing Policy Forum: Advancing Solutions in a Changing Landscape in Washington, DC April 2-4 is oversubscribed and closed to further registrations. For those unable to attend the forum, NLIHC will video-record all of the presentations and panels and post the recordings on the NLIHC website in the weeks following the event. The recordings will be accompanied by open captioning and transcripts for hearing-impaired individuals.

Thank you for your interest and support.

Attend the 2017 Housing Leadership Award Reception Honoring Amy Anthony and Ron Terwilliger, April 4

Please join NLIHC for our 2017 Housing Leadership Awards Reception Tuesday, April 4 from 6 pm to 8 pm at the Washington Court Hotel in Washington DC to honor this year's awardees **Amy S. Anthony** and **J. Ronald Terwilliger**.

Each year, NLIHC honors two extraordinary individuals for their contributions to affordable housing. This year, former CEO and Founder of Preservation of Affordable Housing (POAH) Amy Anthony will receive the 2017 Cushing Niles Dolbeare Lifetime Service Award for her many years of dedication, service, and innovative leadership in producing and preserving affordable rental housing for low income households. Founder of the J. Ronald Terwilliger Foundation for Housing America's Families Ron Terwilliger will receive the 2017 Edward W. Brooke Housing Leadership Award for his outstanding contributions to elevating the national discussion on recalibrating federal housing policy to better serve the needs of low income households.

In addition to attending the reception, please make a [contribution](#) today to honor these two exceptional individuals! The Annual Leadership Reception is NLIHC's single fundraising event, the proceeds of which constitute a significant part of NLIHC's budget.

Register for the event at: <http://bit.ly/2mGndKx>

For more information or questions, please contact Christina Sin at csin@nlihc.org or 202-507-7453.

***On the Home Front* Blog to Feature NLIHC's 2017 Organizing Award Nominees**

NLIHC recognizes outstanding achievement in state, local and resident organizing each year through its Organizing Award. Organizing Award nominees have engaged in unique campaigns, programs, and methods in work that furthers NLIHC's mission of achieving socially just public policy that ensures people with the lowest incomes in the U.S. have affordable and decent homes. The winner of the 2017 Organizing Award will be announced and the award presented on Monday, April 3 at the NLIHC 2017 Housing Policy Forum in Washington, DC.

The NLIHC Organizing Award Selection Committee reviewed a total of twelve outstanding nominations from organizations large and small across the country engaged in statewide, countywide, and neighborhood organizing. The nominees carried out innovative advocacy organizing efforts to achieve an array of solutions to the affordable housing and homelessness crises in their communities, all centered on addressing the rental housing needs of the lowest income households.

NLIHC's *On the Home Front* blog will showcase the significant accomplishments and ongoing work of this year's Organizing Award nominees each Monday, Wednesday, and Friday, beginning March 13. The series of blogs will culminate with an entry on Monday, April 3, announcing this year's winners and sharing their recent successes.

Follow this series to learn about this year's Organizing Award nominees at: <http://hfront.org>

United for Homes

UFH Endorser Webinars

The United for Homes (UFH) campaign continued its series of monthly webinars for current campaign endorsers with the March 8 webinar "New Partners, New Voices: Expanding the United for Homes Campaign to Include Allies in the Health Care, Education, Transportation, and Labor Movements." This webinar explored how endorsers of the UFH campaign could expand support among non-housing partners that share a commitment to social justice. Bringing on endorsers from these sectors will be essential as the campaign builds beyond the current 2,310 UFH organizational and elected official supporters.

Attendees of the webinar learned about key messaging around the intersectionality of affordable housing and education, public health, wages, and transportation and gained tips to successfully mobilize groups from these sectors in support of rebalancing federal housing policy to ensure the lowest income people in America have decent, stable, and affordable homes.

The next UFH endorser webinar is scheduled for Wednesday, April 12, 2 pm ET. This webinar, "Just in Time for Tax Day—Deductions, Credits, and Homeownership," will explain the tax impact of converting the MID to a tax credit. Urban-Brookings Tax Policy Center Institute Fellow and Co-Director Eric Toder will provide a detailed analysis of the implications of the UFH proposal to convert the deduction to a credit.

View the March 8 webinar presentation at: <http://bit.ly/2ILvKwy>

If you have not already registered for the monthly UFH endorser webinars, register for the April 12 event at: <http://bit.ly/2irHS2E>. Once you register, you will not need to register again for the monthly UFH endorser webinars.

View the previous United for Homes endorser webinars at: <http://www.unitedforhomes.org/webinars/>

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

If you are not sure if you are a UFH endorser, check the list of current endorsers at: <http://www.unitedforhomes.org/national-supporters/>

Budget

Trump Administration Considers Nearly \$8 billion in Cuts to HUD Budget; Advocates Strongly Oppose

President Donald Trump is expected to unveil his budget proposal for FY18 on March 15 or 16, but early drafts obtained by the [Washington Post](#) and confirmed by multiple sources indicate that OMB Director Mick Mulvaney is proposing a draconian 14% cut from FY16 funded levels to HUD's already extremely tight budget. When needed inflationary cost increases are taken into account, the cuts amount to 16%, or \$7.7 billion.

Low federal spending caps required by the Budget Control Act of 2011 have already decreased funding for affordable housing and community development programs significantly. HUD housing and community development funding was \$3.4 billion, or 8.4%, lower in 2016 than in 2010, adjusted for inflation.

The proposed budget would go much further. It would slash resources to repair and rehabilitate public housing developments by two-thirds, even though the public housing capital backlog is already estimated at nearly \$40 billion, and an estimated 10,000 public housing apartments are lost each year due to chronic underfunding. NLIHC also estimates that the proposed cuts to rental housing assistance could result in more than 200,000 families losing critical support, and thousands of additional affordable homes for seniors and people with disabilities could be also lost. The proposal would eliminate funding for programs that promote community development and housing production, like the HOME Investment Partnerships (HOME) program, the Community Development Block Grant (CDBG) program, the Choice Neighborhood Initiative (CNI), and the Self-Help Housing Opportunity Program (SHOP).

HUD Secretary Ben Carson wrote in an email on March 9 to HUD employees that the budget numbers were "preliminary" and that "starting numbers are rarely final numbers." "Rest assured, we are working hard to support those programs that help so many Americans, focus on our core mission, and ensure that every tax dollar is spent wisely and effectively," Mr. Carson wrote.

The NLIHC-led Campaign for Housing and Community Development Funding (CHCDF) recently released a new report, [A Place to Call Home](#), to highlight the need for increased resources for federal investments in affordable housing. The report showcases the latest research on how access to affordable housing boosts economic mobility, reduces poverty and homelessness, improves health outcomes, and strengthens the economy by supporting local jobs and increased wages. The report estimates that more than 500,000 jobs were supported through HUD investments in 2015 alone. It also features more than [100 success stories](#) of how families and communities have benefited from federal investments in affordable housing.

On March 6, prior to the release of the *Washington Post* article, CHCDF hosted a webinar on how President Trump's first budget could impact affordable housing and opportunities for advocacy. During the webinar, CHCDF leaders discussed a new advocacy toolkit that includes talking points, sample op-eds, and instructions for setting up in-district meetings and site visits with Congressional delegations. The [recording and slides are now available online](#). CHCDF will be hosting future webinars on the federal budget process and proceedings and on how advocates can push back on these proposed cuts. The next webinar is scheduled for March 20, 4 pm ET. Register here: <http://bit.ly/2nniw5G>. The first 2,000 attendees will be able to access the live broadcast.

CHCDF has also extended the deadline for sign-ons to its [letter](#) calling on Congress and the Trump administration to work together to lift the spending caps for FY18, with parity for defense and non-defense programs, and to ensure housing and community development programs receive the highest funding allocations possible. More than 2,000 national, state, and local groups, as well as local governments, have signed onto the letter so far. The new deadline for signing the letter is **March 31**.

See NLIHC President and CEO Diane Yentel's statement about the draft HUD budget proposal at: <http://nlihc.org/press/releases/7588>

Read NLIHC's blog post with further details on the proposed cuts at: <http://bit.ly/2n066E7>

Read *A Place to Call Home* at: <http://nlihc.org/partners/chcdf#report>

Read the housing success stories at: <http://bit.ly/2miFZaH>

Sign onto the CHCDF letter at: <http://bit.ly/2kZOp34>

Check out the advocacy toolkit at: <http://bit.ly/2mxtjNc>

Watch the CHCDF March 6 webinar recording at: <http://bit.ly/2IHNicV>

Members of Congress Testify on Housing Needs in Their Districts

The House Appropriations Committee Subcommittee on Transportation and Housing and Urban Development (THUD) held their Member's Day hearing on March 9, where representatives were invited to speak about pressing funding needs related to housing and transportation.

Representative Adriano Espaillat (D-NY) emphasized the importance of investing in repairs for public housing and pushed against the large cuts to non-defense discretionary spending proposed by the White House.

Representative Nannette Barragán (D-CA) encouraged members to fund Continuum of Care programs and to increase funding for Housing Choice Vouchers. "Homelessness is an issue of epidemic proportions, but we don't have to accept it," she said. "It's a solvable problem."

Representative Sheila Jackson Lee (D-TX) voiced strong support for Community Development Block Grants and encouraged the committee to embrace HUD's mission of providing affordable housing for as many Americans as possible. Representative Albio Sires (D-NJ) voiced similar support and advocated for stabilizing the HOME Investment Partnerships (HOME) program funding. "In my district in New Jersey," Mr. Sires said, "HOME funds have been instrumental in providing affordable housing to my constituents."

Congress Looks to Finalize FY17 Spending Bills

The House approved its FY17 defense spending bill by a vote of 371-48 on March 8. The House may now turn to an omnibus package that will include the remaining ten unfinished FY17 spending bills, including the Transportation-HUD (THUD) and USDA Rural Housing bills. With a tight legislative calendar before the current stopgap funding measure (continuing resolution, or CR) expires on April 28, Congress does not have the time or political will to consider each bill separately or even smaller packages of bills known as "mini-buses."

Because of the Senate's busy schedule confirming President Trump's political appointments, the chamber has even less time to consider the remaining FY17 spending bills. Senators from both parties have suggested passing the House's defense spending bill and attach to it all of the remaining spending bills and any supplemental funding requests. It remains unclear what impacts a supplemental request for increased spending on defense and homeland security will have on non-defense discretionary spending.

If Congress again fails to pass full-year spending bills, lawmakers could default to relying on another stopgap funding bill that could run through September 30, the end of the fiscal year.

Enacting another CR at FY16 levels could cause HUD and USDA Rural Housing to experience a shortfall in funding, forcing cuts to critical housing programs. More than 100,000 Housing Choice Vouchers could be lost in FY17 if Congress passes FY17 spending bills at FY16 levels.

Congress

Senators Reintroduce Housing Credit Legislation with Broad Bipartisan Support

Eleven U.S. senators joined Senators Maria Cantwell (D-WA) and Orrin Hatch (R-UT) to introduce the “Affordable Housing Credit Improvement Act of 2017” (S. 548). Original cosponsors include Senators Ron Wyden (D-OR), Charles Schumer (D-NY), Cory Booker (D-NJ), Dean Heller (R-NV), Patrick Leahy (D-VT), Jeff Merkley (D-OR), Lisa Murkowski (R-AK), Brian Schatz (D-HI), Susan Collins (R-ME), Michael Bennet (D-CO), and Todd Young (R-IN).

If enacted, this legislation would make an important contribution toward alleviating the growing housing affordability crisis across the nation by expanding and improving the Low Income Housing Tax Credit (Housing Credit). The bill would expand the Housing Credit by 50% and provide new incentives that would allow affordable housing developers to better serve the lowest income families with the greatest and clearest needs, including those who are homeless. The bill would also prohibit states from requiring local approvals for Housing Credit projects, reducing the not-in-my-backyard discrimination that has resulted in too many segregated communities over the years.

NLIHC supports the Affordable Housing Credit Improvement Act of 2017 and urges all Senators to join as cosponsors.

NLIHC’s statement on the reintroduction of the Affordable Housing Credit Improvement Act of 2017 is at: <http://nlihc.org/press/releases/7587>

NLIHC’s factsheet on S.548 is at: http://nlihc.org/sites/default/files/Cantwell-Hatch_Tax-Reform.pdf

Democratic Senators Respond to Leaked HUD Budget

Several Democrats on the Senate Banking Committee sent a letter on March 10 to newly confirmed HUD Secretary Dr. Ben Carson on a report by the Washington Post that the Trump administration is considering a \$6.6 billion or 14% cut to HUD programs, compared to FY16 levels.

The letter—signed by Ranking Member Sherrod Brown (D-OH) and Senators Jack Reed (D-RI), Robert Menendez (D-NJ), Mark Warner (D-VA), Brian Schatz (D-HI), Elizabeth Warren (D-MA), Chris Van Hollen (D-MD), and Catherine Cortez Masto (D-NV)—describes the HUD budget under consideration by the Trump administration as “unconscionable” and contrary to testimony made by Dr. Carson under oath during his confirmation hearing. “If this reported budget stands, you will most certainly be presiding over an unprecedented attack on the health of some of our most vulnerable Americans.” the letter states. “It cannot stand and, if you are to remain true to the testimony you gave under oath, it must not.”

As outlined by the Washington Post, the draft HUD budget would cut resources to repair and rehabilitate public housing by two-thirds. The proposed cuts to Housing Choice Voucher program could result in more than 200,000 families losing that critical support. An estimated 10,000 rental homes for seniors and 6,800 rental homes for people with disabilities could be lost, putting residents at an especially high risk of eviction and homelessness. Moreover, the draft HUD budget would eliminate Community Development Block Grants, the HOME Investment Partnerships program, and Choice Neighborhoods grants.

In a statement, NLIHC President and CEO Diane Yentel urged Congress to soundly reject the draft budget. She also called on Dr. Carson to uphold the commitments he made during his confirmation process—including his promise to “house as many families as possible in safe, affordable housing...and look for ways to expand affordable housing options everywhere”—by urging the Trump administration to reverse these harmful cuts before submitting a budget proposal to Congress.

President Trump is expected to unveil his top-line budget proposal, known as a “skinny budget,” this week. Advocates can learn more about Mr. Trump’s budget request and its impact on affordable housing resources on a webinar hosted by NLIHC and other leaders of the Campaign for Housing and Community Development Funding (CHCDF) on March 20 at 4pm.

See the Senators’ letter to Dr. Carson at: <http://bit.ly/2mgEirH>

See NLIHC President and CEO Diane Yentel’s statement about the draft HUD budget proposal at: <http://nlihc.org/press/releases/7588>

See the *Washington Post* report at: <http://wapo.st/2mA2SVp>

Register for the CHCDF webinar at: <http://bit.ly/2nniw5G>

HUD

Carson Makes First Public Remarks as HUD Secretary

Dr. Ben Carson gave his first public remarks last week after the Senate voted to confirm him as HUD secretary on March 2. In speeches on March 6 to HUD employees and to attendees at the National Council of State Housing Agencies 2017 Legislative Conference, Dr. Carson reiterated that HUD has a vital role to play in developing the potential of all people.

Dr. Carson said that if America wants to compete against growing economies like China and India, HUD must work across silos with other federal agencies to address barriers to education, health, housing, and jobs in a holistic way. He specifically noted his interest in working with the Departments of Education, Labor, Transportation, and Justice to help improve graduation rates, train people with the skills they need for infrastructure jobs, and reduce rates of incarceration. He said the promise for “life, liberty, and the pursuit of happiness” in the Declaration of Independence requires that all families have a “safe place to live, away from violence, where [they] can thrive.”

Dr. Carson stated that Congress should focus on the long-term health savings associated with improvements to housing, including the removal of lead-based paint, even if these savings require an increase in funding in the short-term. “Look at the costs to a child exposed to lead over their lifetimes.”

At both events, Dr. Carson urged the public to overcome the deep divisions in society. “We don’t have to be like everyone else; we’re going to pledge to be nice to each other.”

Dr. Carson was widely criticized by advocates and the media for referring to slaves as “immigrants” in his speech to HUD employees. “That’s what America is about, a land of dreams and opportunity,” Dr. Carson said. “There were other immigrants who came here in the bottom of slave ships, worked even longer, even harder for less.”

The secretary issued a statement the next day addressing these comments that read in part: “I’m proud of the courage and perseverance of Black Americans and their incomprehensible struggle from slavery to freedom. I’m proud that our ancestors overcame the evil and repression that we know as slavery. The slave narrative and

immigrant narrative are two entirely different experiences. Slaves were ripped from their families and their homes and forced against their will after being sold into slavery by slave traders.” The statement stopped short of an apology that many advocates had called for.

HUD Withdraws Proposed Equal Access Information Collection Notice

HUD is immediately withdrawing a *Federal Register* “notice of proposed information collection” regarding a proposed requirement to post notifications about equal access regardless of sexual orientation, gender identity, or marital status at shelters, housing, or facilities funded by programs administered by the Office of Community Planning and Development (CPD). Notices of information collection are required by the “Paperwork Reduction Act of 1995” (PRA).

A PRA notice of proposed information collection was published in the *Federal Register* on September 21, 2016, which would have required owners and operators of CPD-funded shelters, housing, buildings, and other facilities to post a notification containing HUD-provided text on bulletin boards and in other public places. The intent was to ensure that people seeking placement or accommodation at a CPD-funded facility were aware of HUD’s equal access protections. Notifications would have to remain visible to people accessing shelters, housing, or facilities.

There are two regulations regarding equal access: “Equal Access in Accordance With an Individual’s Gender Identity in Community Planning and Development Programs” (see *Memo*, [10/3/16](#)) and “Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity” (see *Memo*, [2/3/12](#)).

CPD’s proposed text for the notification was included as an appendix to the September 21 notice. In short, it stated that the CPD-assisted facility must:

- Determine eligibility for housing regardless of sexual orientation, gender identity, or marital status.
- Not discriminate against someone who does not conform to gender or sex stereotypes.
- Grant equal access consistent with a person’s gender identity and provide the person’s family with equal access.
- Not ask someone to provide anatomical information or physical or medical evidence of gender identity.

The text also provided contact information for people who thought a program violated any of the requirements. The March 10 notice states that HUD wants the opportunity to further review the need for this information collection. It implies, however, that the proposed notice is unlikely to go forward: “HUD will provide for public comment as required by the Paperwork Reduction Act *should HUD decide to seek approval from the Office of Management and Budget for this information.*” (*emphasis added*)

The March 10 *Federal Register* notice is at: <http://bit.ly/2mPy2KT>

The September 21, 2016 *Federal Register* PRA notice of information collection is at: <http://bit.ly/2m3i4IE>

Research

Federal Housing Expenditures Disproportionately Benefit Higher Income Homeowners

The Center on Budget and Policy Priorities’ (CBPP) updated *Chart Book: Federal Housing Spending is Poorly Matched to Need* continues to show how federal housing expenditures disproportionately benefit higher income homeowners, and leaves 75% of qualified low income renters without housing assistance. Seven million households with incomes greater than \$200,000 received a larger share of federal housing expenditures in 2015 than the 55 million households with incomes less than \$50,000. The average benefit for households with

incomes over \$200,000 is \$6,076, while the average benefit for households with income less than \$20,000 is \$1,529.

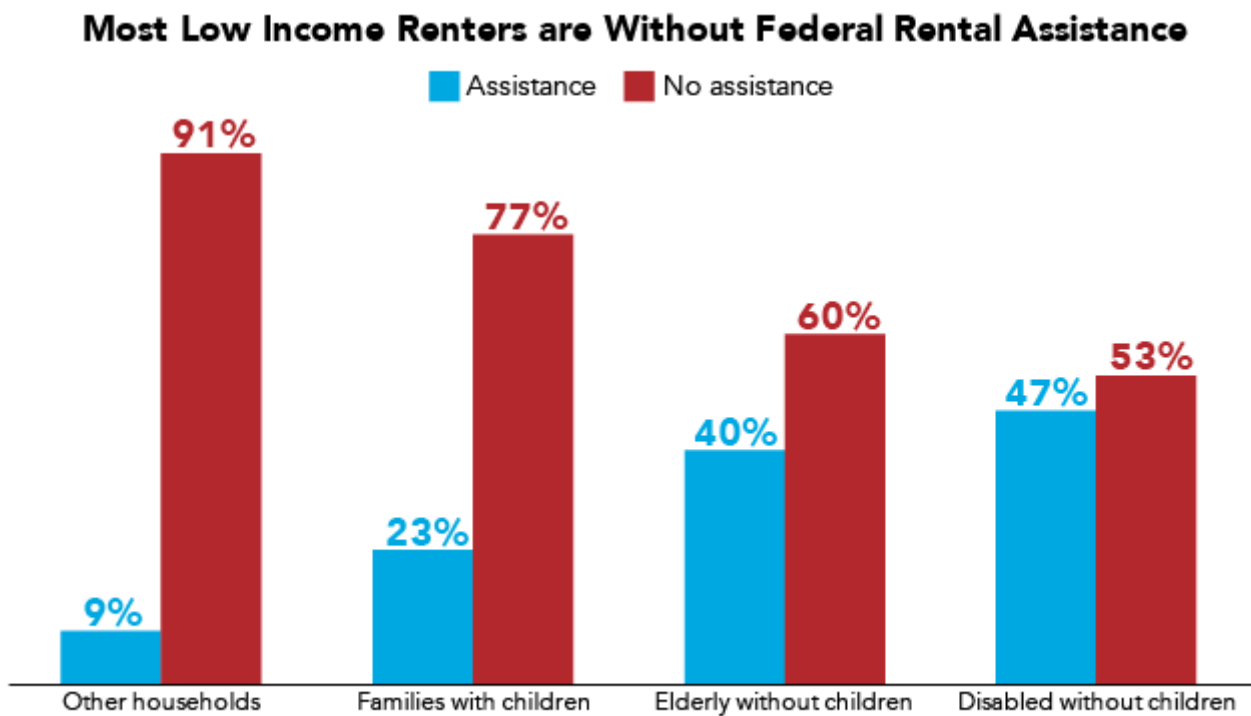
The largest federal housing expenditures are the mortgage interest and property tax deductions taken by homeowners on their federal income tax returns. More than \$100 billion is expended on these two deductions, 80% of which goes to households with incomes above \$100,000 and 40% to households with incomes above \$200,000. Less than \$50 billion is spent on the major federal housing programs for low income households – public housing, Housing Choice Vouchers, project-based rental assistance, and Low Income Housing Tax Credits.

Federal rental assistance for very low and extremely low income households has not kept pace with the need. The number of unassisted households with worst-case housing needs, those who are very low income and either live in inadequate housing or spend more than half of their income on housing, has increased over the last decade to 7.7 million, but the number of households receiving HUD rental assistance has remained steady at approximately 4.6 million.

Chart Book: *Federal Housing Spending is Poorly Matched to Need* is available at: <http://bit.ly/261SXvf>

Fact of The Week

Most Low Income Renters Lack Federal Rental Assistance



Notes: Low income households have income at or less than 80 percent of area median income.

Source: Center on Budget and Policy Priorities. (2017). Interactive Graphic: Highlighting the 3 Out of 4 of At-Risk Renters Who Don't Get Rental Assistance. Washington, DC: Author.

Note: Low income households have income at or less than 80 percent of area median income.

Source: Center on Budget and Policy Priorities. (2017). *Interactive Graphic: Highlighting the 3 Out of 4 of At-Risk Renters Who Don't Get Rental Assistance*. Washington, DC: Author. Retrieved from <http://www.cbpp.org/blog/interactive-graphic-highlighting-the-3-out-of-4-of-at-risk-renters-who-dont-get-rental>

From the Field

Los Angeles Voters Pass Measure to Expand Homeless Services and Defeat Restrictions on New Development

Los Angeles County voters took major steps toward ending homelessness at the ballot box on March 7. By slightly more than the two-thirds majority needed, voters passed Measure H to generate about \$355 million over the next ten years for homeless services. By a much more resounding margin, voters defeated Measure S, which would have severely reduced housing production and exacerbated the already extreme housing shortage in the City of Los Angeles. The two victories required extensive campaign work by many housing, labor, and social justice community groups, including the Southern California Association of NonProfit Housing (SCANPH), an NLIHC state partner.

A 50-person panel of county officials, representatives from various cities, service providers, and community advocates will now decide how to distribute the new \$355 million for homeless services. The panel will consider seven potential uses for the funds: subsidized housing, homelessness prevention, income support, preservation of existing housing, coordinated outreach, shelters, case management, and other services. The campaign that worked to pass Measure H indicated the new resources would make it possible to move 45,000 households into housing. The successful advocacy campaign cost an estimated \$3.5 million and involved major contributions from business interests including the Disney Corporation and the NFL's Los Angeles Chargers.

Measure S was an ambitious proposal to curb large-scale housing developments and to expand the influence of neighborhoods in the development approval process. Applying only to the City of Los Angeles and not to the broader county, Measure S garnered only 31.1% of the vote when a majority was needed to pass. The measure would have placed a two-year moratorium on all developments that did not comply with the city's General Plan. The General Plan governs zoning and planning, and is widely recognized as an outdated framework; Los Angeles developers are commonly granted waivers to proceed with projects that do not fit various height, density, parking capacity, and other requirements. Passage of Measure S would have effectively halted housing production in what is already one of the priciest markets in the country. Advocates for Measure S were largely composed of neighborhood coalitions fighting against what they saw as a corrupt local government process in which wealthy developers routinely buy influence to secure approvals. Numerous city leaders have agreed that reforms to the General Plan and the approval process need to occur soon, and the debate on Measure S may yet produce important reforms.

The two recent victories build on a prior ballot success in November, 2016, when Los Angeles voters passed Proposition HHH to allow \$1.2 billion to be raised through general obligation bonds to pay for 10,000 new supportive housing units throughout the county. Proposition HHH provides essential capital that will increase the feasibility of developing housing units, while the funding from Measure H will provide for the services that connect homeless households with these and other units and allow them to remain in their homes.

Event

Minneapolis Hosts Next NeighborWorks Training Institute, May 22-26

The next NeighborWorks Training Institute (NTI) will take place May 22-26 in Minneapolis, MN. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending.

More information about the NTI is at: <http://bit.ly/1Zx8Ima>

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

NLIHC in the News

NLIHC in the News for the Week of March 5

The following are some of the news stories that NLIHC contributed to during the week of March 5:

- “Fair-housing groups blast Trump administration’s potential HUD cuts as ‘cruel’ and ‘counterproductive’,” *NY Daily News*, March 10 at: <http://nydn.us/2m8sgAA>
- “Fair-housing advocates call potential HUD cuts ‘devastating’,” *The Washington Post*, March 9 at: <http://wapo.st/2mrc7IU>
- “Trump's Budget Draft Takes Axe to Low Income Housing Funds,” *Common Dreams*, March 9 at: <http://bit.ly/2muF078>
- “Uncertain times for public housing,” *Richmond.com*, March 9 at: <http://bit.ly/2lMaqHh>
- “Let’s get marked up,” *Politico*, March 8 at: <http://politi.co/2mbUr1x>

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Natalie Brown, Policy Intern, x241
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Ed Gramlich, Senior Advisor, x314
Stephanie Hall, Field Intern/MSW Practicum Fellow x230
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Hannah Keith, Communications and Graphic Design Intern, x250
Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Sarah Mickelson, Director of Public Policy, x228
Khara Norris, Director of Administration, x242
Marjorie Pang, Research Intern, x229
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Coordinator, x234
Amit Suneja, Organizing Fellow, x249
Elayne Weiss, Senior Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228