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## **Our Homes, Our Voices National Housing Week of Action, May 1-8**

### **More than 80 Events and Activities Planned for Our Homes, Our Voices National Housing Week of Action, May 1-8**

Advocates and residents around the country will be carrying out more than 80 [Our Homes, Our Voices National Housing Week of Action](#) events and activities in 25 states starting Tuesday, May 1. Affordable housing advocates and resident leaders will be calling for increased investments in affordable housing and community development and for Congress to reject HUD's proposal to increase rent burdens and impose work requirements on many of the lowest income families and individuals.

The events and activities taking place during the Week of Action include rallies, marches, letter-writing campaigns, meetings with elected officials, press events, and much more.

We hope you are among the advocates taking action to end homelessness and housing poverty in America and have already signed up to either lead or join a local event. You can find a listing of many of the planned events and activities at: <https://bit.ly/2uitAo6>. If your event isn't listed, let us know!

We encourage you also to participate in the national *Our Homes, Our Voices* activities:

#### **National Call-In Day, May 7**

Call your members of Congress on May 7 to voice your support for programs that make homes affordable for those with the greatest need. Call for increased investments in affordable housing and against the administration's proposed benefit cuts and rents increases. Call: 202-224-3121. Add this activity to your calendar at: <https://bit.ly/2uQRYBa>

#### **Tweetstorm, May 8, 2:00 – 3:00 pm ET**

Join us for a tweetstorm, May 8, 2:00–3:00 pm ET. Use #OurHomesOurVoices or tag @OurHomesVoices. Retweet @OurHomesVoices and tweet at members of Congress with a unified message about the long-term benefits of greater investments in affordable housing. Take pictures preparing for your event or at your event and share them during the tweetstorm. Share the social media images, fact sheets, and infographics available on the campaign Resources page as well. Add the Tweetstorm to your calendar at: <https://bit.ly/2uQRYBa>

Sample tweets and images can be found at: <https://bit.ly/2uBWbpB>

Don't tweet? Share sample messages and images on other social media platforms, tag your member of Congress, and use #OurHomesOurVoices.

**Tell us about your event or activity.** We encourage you to use social media starting today and throughout the Week of Action to share why you believe it is important to participate in this campaign, how your events went, and how you plan to advocate for greater investments in affordable homes and communities even after May 8. Retweet and share images, including pictures of yourself and other advocates participating in your event(s). You can also send photos to: [ourhomes@nlhc.org](mailto:ourhomes@nlhc.org)

Sample press release, talking points, op-ed, social media images, and tweets are located at: <https://bit.ly/2uBWbpB>

**Get media to your event.** Share a press release about your event with your press list or key local media. Highlight your activity and the importance of increasing investments in affordable housing in your state and communities.

Use social media to share pictures and videos of your activity and tag a reporter. Increase awareness by sharing images and urge reporters to get involved and cover your activities.

If you have questions about the *Our Homes, Our Voices* National Housing Week of Action, email us at: [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org)

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## HUD

### **Trump Administration Proposes to Implement Rent Increases, Work Requirements, and Other Burdens on Low Income Families**

The Trump administration issued a proposal on April 25 to impose work requirements, rent increases, and other burdens on millions of low income families who receive federal housing assistance through the HUD. The proposal would leave even more low income people—including seniors, people with disabilities, veterans, children, and other vulnerable populations—without stable homes, making it harder for them to climb the economic ladder to achieve financial security and to live with dignity. The administration’s proposal includes draft legislation, authored by Representative Dennis Ross (R-FL), which was discussed in a House Financial Services Committee hearing on April 25.

Currently, most families receiving federal housing assistance pay 30% of their adjusted income as rent. Under the Trump proposal, most HUD-assisted families, with some exceptions, would instead have to pay 35% of their gross income or 35% of the amount earned by working at least 15 hours a week for four weeks at the federal minimum wage, whichever is higher. With this provision, HUD would essentially set a new mandatory minimum rent of \$150—three times higher than the current minimum rent that housing providers may apply to families. The bill would also increase rents for households with high medical or child care expenses by eliminating income deductions for those expenses, the impact of which would disproportionately fall on seniors, people with disabilities, and families with young children. The bill provides the HUD secretary with the authority to impose even higher rents through alternative rent structures and de facto time limits. And the proposal allows housing providers to broadly impose work requirements, without any resources to help people gain the skills they need for well-paying jobs.

Housing advocates issued a joint press statement calling on HUD and Congress to keep housing affordable for low income families. The statement read in part:

“The Trump administration’s proposal to cut housing benefits by imposing increased rents and arbitrary work requirements would force low income families to cut back on investments in their future, including education, training, retirement savings, and healthcare. This proposal would not create the jobs and opportunities needed to lift families out of poverty, and in many cases, it would make it harder for struggling families to get ahead by cutting them off from the very housing benefits and services that make it possible for them to find and maintain jobs. Additionally, the proposed rent increases target the very poorest people, including seniors and people with disabilities, who are often living on fixed incomes and are already at significant risk of homelessness.

“Congress should reject any plan to cut housing benefits through increased rents, arbitrary work requirements, de facto time limits, and other burdens on America’s struggling families.”

“Despite claims that these harmful proposals will increase ‘self-sufficiency,’ rent hikes, de facto time limits, and arbitrary work requirements will only leave more people without stable housing, making it harder for them to climb the economic ladder. Proposing these changes under the guise of saving the government money, just months after giving massive tax breaks to wealthy people and corporations, is the height of cruel hypocrisy,” said Diane Yentel, NLIHC president and CEO.

Read the full press statement at: <http://nlihc.org/press/releases/10642>

Learn more about the Trump proposal to cut housing benefits at: <https://bit.ly/2I7Y4U6>

Join nearly 700 organizations on a letter opposing these harmful changes at: <https://bit.ly/2GhrHh8>

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## **HUD to Provide Sexual Harassment Training for PHA Staff and Commissioners**

HUD's Office of Public and Indian Housing (PIH) will conduct a training to prevent sexual and other discriminatory harassment. The training will explain how sexual harassment violates the Fair Housing Act, cover public housing agency (PHA) staff responsibilities to prevent harassment and help victims, and share best practices. Although the training is intended for PHA executive staff and commissioners, Resident Advisory Board (RAB) members, resident council leaders, and residents in general might be interested and able to access the training. The training will take place on May 3 at 2:00 pm ET. Register at: <https://bit.ly/2Jq8VFY>

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## **Budget and Appropriations**

### **Nearly 2,500 Organizations and Local Governments Urge Congress to Fully Fund Housing and Community Development Programs**

The Campaign for Housing and Community Development Funding ([CHCDF](#)) sent a letter to House and Senate Leadership urging lawmakers to work together to ensure housing and community development programs receive robust funding in FY19. The letter was signed by nearly 2,500 national, state, local, and tribal organizations and governments.

The letter reads in part, "We are thankful that Congress has significantly increased investments in affordable housing and community development programs in fiscal year (FY) 2018, and we urge lawmakers to work together to ensure this trend continues by providing these programs with the highest funding levels possible in FY 2019."

Read the full letter at: <https://bit.ly/2Jzglaj>

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## **House Subcommittee Holds Hearing on FY19 Budget for HUD's Office of Housing and FHA**

The House Appropriations Subcommittee for Transportation and Housing and Urban Development held a hearing on April 25 to discuss FY19 funding for HUD's Office of Housing and the Federal Housing Administration (FHA). Dana Wade, general deputy assistant secretary for housing, answered questions regarding the president's budget request as well as the recently released HUD proposals to raise rents and impose work requirements.

Ranking Member David Price (D-NC) and Representative Katherine Clark (D-MA) both expressed concerns about HUD's proposals to increase rents on those receiving HUD housing assistance, pressing Ms. Wade to explain the reasons behind the changes. Ms. Wade stated the reforms were due to federal fiscal concerns and were designed to streamline the current process and remove work disincentives.

She stressed that HUD is not proposing to raise rents for seniors and people with disabilities currently residing in HUD-funded housing. These residents would not be held harmless under HUD’s proposal, however, as they would see rent increases phased in over a six-year period. Ranking Member Price also reminded Ms. Wade that future residents who are seniors or who have disabilities would be subjected to increased rental rates immediately.

Ms. Wade provided few specifics on how her office plans to use funds allocated in the FY18 omnibus, which increased the agency’s funding by almost 10%.

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

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## **Congress**

### **House Finance Subcommittee Holds Hearing on Rent Reform**

The House Financial Services Subcommittee on Housing and Insurance held a hearing on April 20 to review a legislative proposal on rent reforms. Representative Dennis Ross’s (R-FL) proposed a “discussion draft” of his bill “[Promoting Resident Opportunity through Rent Reform Act](#),” asking witnesses for feedback and insights. The bill would allow public housing authorities (PHAs) to raise rents through modified rental structures and “shallower” (i.e., lower) housing subsidies to HUD-assisted families and would allow PHAs to impose work requirements and de facto time limits. Several witnesses stated that the current rent structure discourages two-parent households and participation in the workforce and should be changed to allow PHAs more flexibilities. Others countered that these changes would make housing benefits less effective, raise rents on vulnerable families, and potentially increase homelessness.

Ranking Member Emanuel Cleaver (D-MO) expressed concerns about the proposals in his opening remarks. He noted that HUD is currently studying various rent structures and work requirements through several demonstration programs and shared his concerns about implementing changes without first evaluating the results of those efforts.

Representative Ruben Kihuen (D-NV) also questioned the proposal’s impact on those already working, noting the lack of available affordable housing and the inadequacy of the current minimum wage. Will Fischer, senior policy analyst with the Center on Budget and Policy Priorities, said that rents would increase for the lowest income families, sometimes by hundreds of dollars, resulting in increased evictions. Several witnesses cited the need for additional resources for assisting low income families with their housing and noted that the majority of HUD-assisted work-able adults already have jobs. Those who do not work often have health limitations or act as caretakers for young children or other family members.

Learn more about the “Promoting Resident Opportunity through Rent Reform Act” at: <https://bit.ly/2Hx74Pk>

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

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## **Opportunity Starts at Home**

### **Calling All Housers: Help Recruit New Voices for the *Opportunity Starts at Home* Campaign!**

As NLIHC founder Cushing Dolbeare once said, “Housing is too important to be left to housers alone.” The [Opportunity Starts at Home](#) campaign’s mission is to build a national multi-sector movement that generates

widespread support for federal policies that protect and expand affordable housing for the lowest income people. To be successful, we need to broaden the movement to other sectors committed to fulfilling that mission.

Our nation needs more educators to stand up and say that good affordable housing helps their students thrive; more doctors to stand up and say that good affordable housing “vaccinates” their patients against illnesses; more economists to stand up and say that good affordable housing stimulates growth and helps people climb out of poverty; and more criminal justice reformers to stand up and say that good affordable housing enables solid transitions and prevents recidivism. The broader the movement, the better our chances in achieving policy change at the scale required.

Regardless of the sector, the importance of decent, affordable housing is simply unavoidable. The research is clear that housing is inextricably linked to nearly every measure of a quality life. Help us bring other sectors within your networks into this campaign by spreading the word. You can start by visiting the campaign’s [Recruit New Voices webpage](#). Tell colleagues, partners, and friends in other sectors (i.e., education, health, civil rights, anti-poverty, criminal justice, veterans, etc.) that this campaign is moving forward and we need them to get engaged.

Visit the *Opportunity Starts at Home* campaign at: <https://www.opportunityhome.org>

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## **Disaster Housing Recovery**

### **Florida Releases State Action Plan for \$616 Million in Disaster Recovery Funding**

The Florida Department of Economic Opportunity (DEO), which coordinates the state’s disaster recovery housing efforts, released a [State of Florida Action Plan for Disaster Recovery](#) for the distribution of \$616 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funds. The resources come from the first disaster supplemental appropriation Congress passed in September, 2017. As required by HUD guidance posted in the *Federal Register* in February, the draft of the state action plan is open for public comment through May 4, 2018. The document is available in English and [Spanish](#). The Florida DEO will need to release another state action plan for the additional \$707 million Congress appropriated in February. Read Florida’s state action plan at: <https://bit.ly/2JuF8fv>

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### **FEMA Provides Limited Extensions of Transitional Shelter Assistance for Hurricane Survivors**

FEMA’s Transitional Shelter Assistance (TSA) program continues to create uncertainty for survivors of Hurricanes Harvey and Maria. Approximately 1,700 survivors of Hurricane Maria were told they no longer qualified for TSA and would need to leave their hotels by April 20. After requests from a number of officials - including Puerto Rico Governor Ricardo Rosselló - FEMA granted a [blanket extension to allow households to remain in hotels until May 14. FEMA also granted a TSA extension through May 31 for Hurricane Harvey survivors](#). FEMA also determined, however, that certain areas have enough available rental units to reabsorb those who had been renting before the storm and asked approximately 1,400 people to check out of their hotel rooms by April 24, giving these families less than a week to vacate. Homeowners were allowed to stay.

Thousands of families displaced by the 2017 hurricanes are still without long-term housing solutions. Hotel rooms are over-crowded, and families lack access to kitchens and simple household items. A recent [CNN story](#)

details the struggles that survivors, especially Puerto Rican families displaced to the mainland, face trying to find stability.

In a recent [op-ed](#) in the *Orlando Sentinel*, NLIHC President and CEO Diane Yentel criticizes FEMA's housing recovery response and calls for longer-term housing assistance through the Disaster Housing Assistance Program (DHAP).

Read Diane Yentel's op-ed calling for DHAP at: <https://bit.ly/2vB78fl>

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## **Additional Updates on Disaster Housing Recovery – April 30**

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [4/23](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

### **General Updates**

FEMA released a draft [Individual Assistance Program and Policy Guide](#), which is open for public comment through June 7, 2018. This is a policy resource for all Individual Assistance (IA) programs that FEMA administers. NLIHC's Disaster Housing Recovery Coalition (DHRC) will be coordinating and submitting comments on an improved IA program.

Those affected by the 2017 hurricanes are now eligible for a new [Exceptional Circumstances Special Enrollment Period](#) for healthcare coverage.

### **Hurricane Maria**

#### **Local Perspective**

The Kaiser Family Foundation released a new [report](#) regarding health care issues in Puerto Rico and the U.S. Virgin Islands six months following Hurricane Maria.

### **Hurricane Irma**

#### **Local Perspective**

While tourism may have recovered in the Florida Keys, many residents have been [left behind](#). Seven months after Hurricane Irma, many families are still living in improvised conditions. Tourism is critical to the Keys' economy, but low income workers are being priced out of the market. Building resilient homes is [expensive](#), and coastal cities often avoid rebuilding affordable homes or public housing.

### **Hurricane Harvey**

#### **Local Perspectives**

Houston homeowners have [spoken out](#) about their negative experiences with the Partial Repair and Essential Power for Sheltering (PREPS) program. The General Land Office (GLO) runs this FEMA-funded program, which provides just enough in repairs to make homes livable. Many homeowners were disappointed with the repairs, and both advocates and homeowners are unclear about the GLO's criteria for the program.



[Two neighborhoods near Beaumont, TX](#) have received disparate responses following Hurricane Harvey. In a small, predominately white, middle-class town just outside the city, contractors were busy making repairs on houses. Many families had FEMA trailers, and signs provided helpful information regarding community resources. On Pine Street, where predominately black residents live among empty lots where homes were bought out after past floods, destroyed houses sat empty, and only one family had a FEMA trailer. More transparent data are needed to better understand such discrepancies.

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## Research

### **Few Affordable Rental Homes for Families with Children are Available in High Opportunity Neighborhoods**

A new report by Nancy McArdle, Maura Baldiga, and Dolores Acevedo-Garcia issued by Brandies University's School of Social Policy and Management, "Low-Income Families with Children Face Affordability/Unit Size/Neighborhood Opportunity Tradeoff in Housing Search," examines the siting of lower-cost rental housing homes that can accommodate large families in relation to neighborhood opportunity. The paper finds that lower-cost, large units, defined as units with three or more bedrooms, are disproportionately located in low-opportunity neighborhoods, making it difficult for families to access high-opportunity areas.

Using American Community Survey (ACS) data, the researchers determined the size, cost, and location of rental homes. To measure neighborhood opportunity, the researchers used the Child Opportunity Index, which aggregates different metrics for educational, health, and economic opportunity. Across the 100 largest metros, 25.4% of large rentals are in the lowest opportunity neighborhoods and only 15.8% are in the highest opportunity neighborhoods. An even greater percentage of lower-cost, large units are in lower-opportunity neighborhoods. Forty-three percent of large units renting for less than \$750 per month were located in the lowest opportunity neighborhoods, while only 7% were in high-opportunity neighborhoods. The siting patterns of large, lower-cost rentals vary significantly by metropolitan area. Northeastern metros are more likely to have lower shares of large units in higher-opportunity areas.

Large, lower-cost rentals are more often located in lower opportunity neighborhoods for several reasons. First, the desirable amenities typically found in high-opportunity neighborhoods are often priced into rents, which makes them unaffordable to low income people. Second, lower-cost and subsidized housing tends to be concentrated in low-opportunity areas, potentially because of the NIMBY (Not In My Back Yard) phenomenon. As a result, low income households face difficult tradeoffs between affordability, adequate space, and opportunity.

The authors recommend a few ways to address these challenging tradeoffs. Broadly speaking, policymakers should take steps to reduce housing costs and create economic opportunity where possible. Policymakers should also provide greater support for childhood-related programs in low-opportunity areas and expand access to such programs already available in high-opportunity neighborhoods. The authors specifically recommend adoption of Small Area Fair Market Rents to improve mobility for voucher holders and of zoning reforms that facilitate the production of large, lower-cost housing units in high-opportunity neighborhoods.

*Low-Income Families with Children Face Affordability/Unit Size/Neighborhood Opportunity Tradeoff in Housing Search* is at: <https://bit.ly/2Jq0RFe>

The report includes an online database at: <https://bit.ly/2r0iFPB>

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## Study Examines Why Growing Numbers of Renters are Choosing Single-Family Homes

A report by the Turner Center at the University of California Berkeley, [\*The Rise of Single-Family Rentals after the Foreclosure Crisis\*](#), examines the growing number of renters of single-family detached homes. A recent survey of single-family renters indicates their choice was influenced by their preferences for privacy, parking, home size, a yard, and private laundry. The majority of them hope to become homeowners within the next five years but face financial barriers to doing so. More than half had previously owned a home, 26.5% of whom had been through foreclosure.

Nearly 200 single-family renters from 115 metropolitan areas completed a survey about their search for housing. In-depth interviews were conducted with 19 of them. Forty-three percent of the survey's respondents identified greater affordability, convenience, or access to better neighborhoods as the reasons for renting. For some interviewees, renting gave them greater flexibility for moving to job opportunities or dealing with other life-events like divorce, while others enjoyed lower maintenance costs associated with renting. More than half of the respondents said their choice of a single-family home was influenced by their preferences for a private laundry, privacy, adequate parking, a yard, a larger home, and space for storage. Neighborhood factors, like school quality and safety, were also influential, especially among respondents with children.

Eighty percent of the respondents hoped to become homeowners within the next five years. Nearly two-thirds of these respondents identified the investment value and wealth-building potential of homeownership as factors in their desire to be homeowners. More than half identified the desire to have more control over their living space and approximately one-third wanted to protect themselves against future rent increases or eviction. More than 64% of those wanting to own a home could not afford a down payment or closing costs and more than 50% had insufficient credit scores.

The report's authors recommend alternative approaches to homeownership, including shared equity programs. They also recommend policies to support renters, including a [renters' tax credit](#) and longer-term leases.

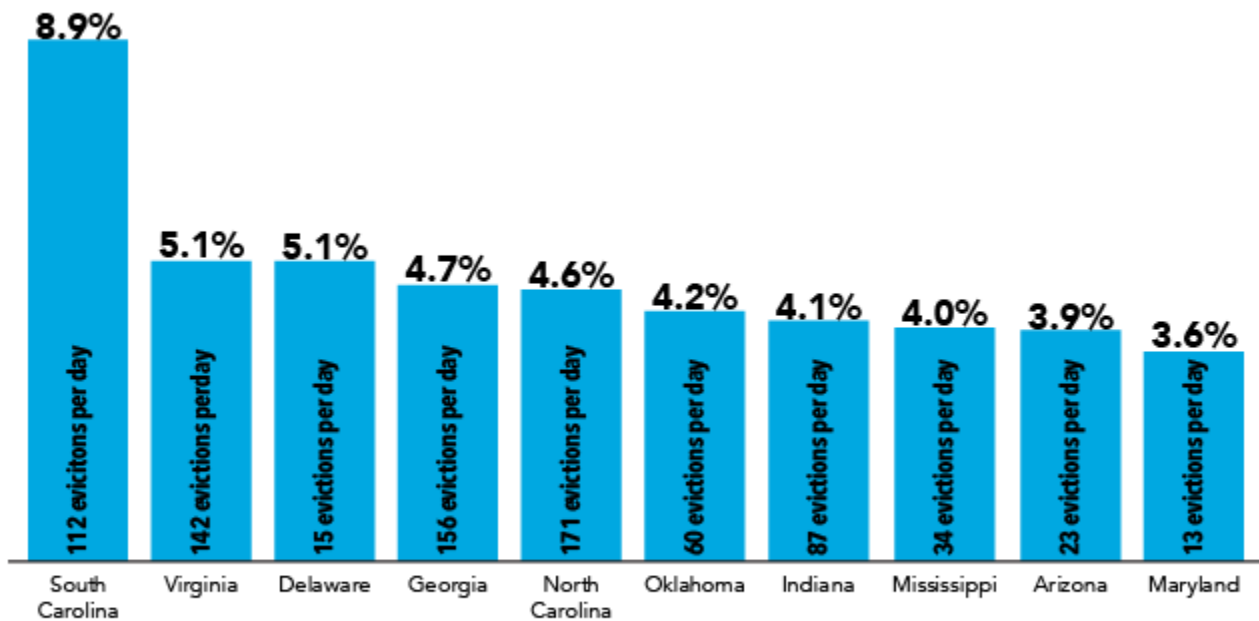
*The Rise of Single-Family Rentals after the Foreclosure Crisis* is available at: <https://bit.ly/2Fbqbw6>

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## Fact of the Week

### South Carolina, Virginia, and Delaware Lead the Nation in Eviction Rates

#### States With the Highest Eviction Rates, 2016



Source: The Eviction Lab at Princeton University, a project directed by Matthew Desmond and designed by Ashley Gromis, Lavar Edmonds, James Hendrickson, Katie Krywokuski, Lillian Leung, and Adam Porton. The Eviction Lab is funded by the JPB, Gates, and Ford Foundations as well as the Chan Zuckerberg Initiative. More information is available at [evictionlab.org](https://evictionlab.org/).

Source: The Eviction Lab at Princeton University: <https://evictionlab.org/>

## From the Field

### Hawaii Commits \$570 Million in New Funding for Affordable Homes

The Hawaii state legislature has taken a major step to expand rental housing options for low and moderate income households by passing a package of \$570 million in new investments to state housing development programs. The new funding, much of which will be made available to developers through an excise tax exemption, will produce an estimated 25,000 rental homes. House Bill 2748 (HB2748) passed both chambers on April 24 and now heads to Governor David Ige (D) for his signature.

Much of the new housing production will be achieved through a \$200 million appropriation to the state's Rental Housing Revolving Fund, which provides equity gap financing through grants and loans to developers who will build housing affordable at or below 80% of the area median income (AMI). The Rental Housing Revolving Fund had a balance of \$156 million at the end of 2017, so this action amounts to a doubling of the funds available for housing production. An additional \$10 million is provided to the Dwelling Unit Revolving Fund, which provides interim construction financing for rental housing development.

HB2748's largest allocation comes from \$360 million of excise tax exemptions for developers of rental housing. The bill authorizes a budget of \$30 million for these tax breaks each year for the next twelve years. Developers using this tax credit must provide rents affordable to households at 140% of AMI, with 20% of all overall program funding set aside for housing with rents affordable at or below 80% of AMI. Legislators who

advocated for this tax exemption speak to the importance of supporting middle income households who do not have enough wealth for Hawaii's expensive housing market but are not eligible for subsidized housing programs. This argument ignores the fact that Hawaii's extremely low income households—those living at or below 30% of AMI—have [the highest rates of housing cost burdens and the most severe shortage of housing](#) among all income groups on the islands.

To address the crisis for Hawaiians with the lowest incomes, HB2748 also includes \$50,000 appropriated to the Hawaii Housing Finance and Development Corporation to study the housing needs of very and extremely low income households. The needs assessment will specifically focus on Hawaiians with disabilities, those who are functionally challenged, and those who have no income at all. Additionally, funding to support people who are homeless are expected to be announced prior to the legislature's adjournment in early May.

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## Event

### CHAM Brings Housing Asset Management Conference to Chicago, June 11-13

The Consortium for Housing and Asset Management (CHAM) will host its 2018 Annual Conference in Chicago, IL, June 11-13. Affordable housing thought-leaders from across the country will explore emerging topics and trends in asset management. CHAM is a collaboration of Enterprise Community Partners, the Local Initiatives Support Corporation, and NeighborWorks America that works to better enable community-based organizations and other providers of affordable rental housing to responsibly own and professionally manage their housing. CHAM provides training, a professional designation, and annual conferences on current trends and issues. Register for the event at: [www.cham.us](http://www.cham.us)

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## NLIHC in the News

### NLIHC in the News for the Week of April 22

The following are some of the news stories that NLIHC contributed to during the week of April 22:

- “HUD Secretary Ben Carson to propose raising rent for low-income Americans receiving federal housing subsidies,” The Washington Post, April 25 at: <https://wapo.st/2jenUba>
  - “HUD Unveils Plan To Increase Rent On Millions Receiving Federal Housing Assistance,” National Public Radio, April 25 at: <https://n.pr/2Hx1g8r>
  - “The hourly wage needed to rent a two-bedroom home in every state,” Yahoo!Finance, April 25 at: <https://yhoo.it/2r5q9Su>
  - “A FEMA program has sheltered thousands of Puerto Ricans since Hurricane Maria. But now the evacuees fear its days are numbered,” Los Angeles Times, April 23 at: <https://lat.ms/2HXoXb6>
  - “They fled Puerto Rico; now they're 'homeless',” CNN.com International, April 20 at: <https://cnn.it/2r5uW6h>
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## NLIHC News

### NLIHC's *The Gap: A Shortage of Affordable Homes* Report Now Available in Spanish

NLIHC has released a Spanish version of its 2018 edition of *The Gap: A Shortage of Affordable Homes* report ([\*La Brecha: Escasez de Viviendas de Alquiler Asequibles\*](#)). Based on American Community Survey data, *The Gap/La Brecha* documents the gap between the number of renter households and rental units that are affordable and available to them, as well as housing cost burdens, by income groupings in every state and the largest 50 metropolitan areas. The report shows that America is experiencing an extreme shortage of affordable homes, especially for those with the lowest incomes.

*The Gap/La Brecha* report finds a shortage of over 7 million affordable and available rental homes for extremely low income (ELI) renter households. There are just 35 affordable and available units for every 100 ELI renter households nationwide. The report finds that approximately 8 million ELI households spend more than half of their extremely modest incomes on housing and utilities, making them severely housing cost-burdened and leaving them inadequate resources to cover other essential needs like food, transportation, health care, education, and emergencies.

The 2018 edition of *The Gap/La Brecha* also features NLIHC research on the demographic, racial, economic, and other characteristics of extremely low income renters in America. The report shows, for example, that extremely low income renters are more likely than other renters to be seniors or disabled or to have children, indicating their potentially greater vulnerability to hardship. Forty-six percent of extremely low income renter households are seniors or disabled, compared to 26% of other renter households. Among extremely low income renter households that are severely housing cost-burdened, 40% are disabled or seniors, 44% are in the labor force, and another 4% are in school. The report dispels a number of common myths too often associated with “poor people.”

Read or download *La Brecha* at: <https://bit.ly/2Khov8e>

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### NLIHC Seeks A Housing Advocacy Organizer

NLIHC is accepting applications for the position of housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members 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 NLIHC membership, state coalition partners, and other advocates on “calls to action” and other organizing efforts in support of socially just affordable housing policy that ensures the lowest income people in the U.S. have decent, affordable homes.

The position requires strong written and oral communication skills 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 proven organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy is 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 submit by email ([rwillis@nlihc.org](mailto:rwillis@nlihc.org)) a cover letter with salary requirements, resume, and two writing samples to Renee Willis, vice president for field and communications, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005.

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## Where to Find Us – April 30

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

- Metro Housing Boston OHOV Panel, Boston, MA on May 1
  - Housing Alliance of Delaware’s Day for Housing Event, Dover, DE on May 3
  - Provider Alliance to End Homelessness, Los Angeles, CA on May 17
  - [Conference on Ending Homelessness](#), Yakima, WA, May 22-23
  - [2018 Denver Housing Summit](#), Denver, CO on May 24
  - [Maryland Association of Housing and Redevelopment Agencies \(MAHRA\) Annual Conference](#), Ocean City, MD on May 24
  - [NFHA National Conference](#) Panel, Washington, DC on June 12
  - [Virginia Housing Alliance Annual Luncheon](#), Richmond, VA on June 14
  - [Florida Housing Coalition Annual Conference](#), Orlando, FL on August 27
  - [Federal Reserve Bank of Philadelphia](#): “Reinventing Our Communities: Investing in Opportunity,” Baltimore, MD on October 1
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## NLIHC Staff

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