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National Housing Trust Fund

HUD Issues State Allocations of \$266.8 Million for the National Housing Trust Fund in 2018

HUD's Office of Community Planning and Development (CPD) announced how \$266.8 million in national Housing Trust Fund (HTF) resources are allocated in 2018 to each state, the District of Columbia, Puerto Rico, and the Insular Areas. The total allocation is a 22% increase from the 2017 allocation and a 45% increase from the inaugural 2016 allocation.

CPD also announced the amounts states and local grantees will receive from CPD's other formula grant programs: Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

All of the allocations are at: <https://bit.ly/2wck4J4>

An NLIHC-created PDF of HTF allocations is at: [2018 HTF State Allocations](#)

More about the national Housing Trust Fund is on page 3-1 of NLIHC's *2018 Advocates' Guide* at: <https://bit.ly/2KySitp>, and on NLIHC's HTF webpage at: <http://nlihc.org/issues/nhtf>

More information about CDBG, HOME, ESG, and HOPWA is also available in NLIHC's *2018 Advocates' Guide* at: <http://nlihc.org/library/guides>

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

Wave of Local Actions Call for Increased Federal Investments in Affordable Housing during Week of Action

The 2018 *Our Homes, Our Voices* National Housing Week of Action is underway, and the activities of advocates around the country are gaining the attention of policy makers. This year's Week of Action features more than 110 events around the country, a significant increase over 2017's inaugural effort. *Our Homes, Our Voices* events have included rallies, teach-ins, site visits, tweetstorms, and meetings with elected officials. More events are planned for the last few days of the Week of Action, including today's national call-in day and tomorrow's tweetstorm. There is still time to be involved in both local and national events and actions - visit www.ourhomes-ourvoices.org to see the full list of [local events](#) and [nation-wide activities](#) in which you can participate.

Members of Congress have been participating in Week of Action events both in person and through social media. Senators Jack Reed (D-RI), Patrick Leahy (D-VT), and Angus King (I-ME) all joined advocates at local events in their states. Representatives Pramila Jayapal (D-WA) and Katherine Clark (D-MA) presented at community conversations in Seattle and Boston, respectively. Other national legislators that have been vocal in support of *Our Homes, Our Voices* include Senators Diane Feinstein (D-CA), Kamala Harris (D-CA), Ed Markey (D-MA), and Maria Cantwell (D-WA), as well as Representatives Nydia Velasquez (D-NY), Hakeem Jeffries (D-NY), Joseph Crowley (D-NY), Dave Reichert (R-WA), Stephen Lynch (D-MA), Raul Grijalva (D-AZ), Michael Capuano (D-MA) and Nanette Barragan (D-CA). Many more are expected to participate in local events today, and in tomorrow's tweetstorm.

National Events: Call-in Day and Tweetstorm

As Congress returns to session today, May 7, *Our Homes, Our Voices* will direct its attention to Capitol Hill. Senate and House Appropriations Committees will soon be voting on spending bills, and it's important that members of Congress and their staff are aware of the groundswell of support for greater federal investments in affordable housing.

NLIHC and our partners in the Campaign for Housing and Community Development Funding encourage all advocates to contact Congressional offices today, May 7, to emphasize the crucial importance of federal funding to address the shortage of affordable homes in America. Encourage your networks to call their federal elected officials today! To find the phone number for your member of Congress, use the "Contact Congress" function on the right side of www.nlihc.org or call the Congressional switchboard at 202-224-3121. A sample call script is available at: www.ourhomesourvoices.org

Tomorrow, May 8 at 2pm ET, the *Our Homes, Our Voices* Week of Action will be capped off with an #OurHomesOurVoices Twitterstorm. Sample tweets are available on the resources page of www.ourhomesourvoices.org. Plan your May 8 tweets now and promote this effort with your networks.

Communities Participating in Week of Action

Major thanks to organizers and advocates in the following communities have engaged in *Our Homes, Our Voices* Week of Action events:

- Fairbanks, AK
- Phoenix, AZ
- Los Angeles, CA
- Palm Springs, CA
- Sacramento, CA
- San Francisco, CA
- San Rafael, CA
- Santa Barbara, CA
- Dover, DE
- Miami, FL
- Tampa, FL
- West Palm Beach, FL
- Columbus, GA
- Chicago, IL
- East St. Louis, IL
- Evanston, IL
- Wheaton, IL
- Hammond, IN
- Indianapolis, IN
- Frankfort, KY
- New Orleans, LA
- Ville Platte, LA
- Portland, ME
- Baltimore, MD
- Boston, MA
- Cambridge, MA
- Sudbury, MA
- Lansing, MI

- Apple Valley, MN
- Eagan, MN
- St. Paul, MN
- Kansas City, MO
- St. Louis, MO
- St. Peters, MO
- Butte, MT
- Camden, NJ
- Jersey City, NJ
- Long Branch, NJ
- Morris Township, NJ
- Newark, NJ
- New Brunswick, NJ
- Plainfield, NJ
- Santa Fe, NM
- New York City, NY
- Rochester, NY
- Syracuse, NY
- Cincinnati, OH
- Eaton, OH
- Portland, OR
- Philadelphia, PA
- San Juan, PR
- Providence, RI
- Clarksville, TN
- Memphis, TN
- Nashville, TN
- Austin, TX
- Fort Worth, TX
- Houston, TX
- San Juan, TX
- Montpelier, VT
- Richmond, VA
- Bellingham, WA
- Centralia, WA
- Chehalis, WA
- Des Moines, WA
- Lynnwood, WA
- Seattle, WA
- Spokane, WA

If your community is not on the list above, please get in touch with us so that we can include your event in our Week of Action recap articles and social media posts by emailing: outreach@nlihc.org

Take Action

Join May 10 Webinar to Learn More about Proposals to Cut Housing Benefits; Sign Letter to Congress in Opposition

NLIHC and partner organizations invite you to join advocates from across the country on a May 10 [webinar](#) about new proposals from the Trump administration and Congress that would cut housing benefits by increasing rents, imposing work requirements, and setting de facto time limits for HUD-assisted households. Advocates are also urged to [sign a national letter to Congress](#), already signed by more than 1,200 organizations, opposing cuts to housing benefits for struggling families.

In addition to providing an overview of the harmful proposals, webinar panelists will discuss how advocates can effectively communicate with policymakers and the public about the negative impacts of the proposed changes and about alternative strategies to move families toward economic self-sufficiency.

The webinar will be held on May 10 at 1:00 pm ET.

Speakers include:

- Elayne Weiss, National Low Income Housing Coalition
- Will Fischer, Center on Budget and Policy Priorities
- Deborah Thrope, National Housing Law Project
- Stanley Hardy, New York City Housing Authority

[Register today!](#)

Budget and Appropriations

Trump Administration to Propose Rescissions Package that Would Cut Essential Funding

The Trump administration is expected to submit a proposal today, May 7, to rescind \$11 billion from old spending accounts. Unlike previous plans to cut funding, this request will not rescind funding from the bipartisan FY18 budget agreement reached in February (see *Memo 4/16*). This request is expected to include funding from old accounts that was approved but has not been obligated or spent, including HUD funding. This package is likely the first round of rescissions, with more to come later this year.

Once the Trump administration formally submits its rescission proposal, Congress has 45 days to consider it during which the spending in question is frozen, meaning it cannot be spent. For many federal programs, including HUD's, Congress gives the agency multiple years to obligate its funds since some projects and activities are long-term in nature. Multi-year spending authority allows agencies the opportunity to manage the funds more effectively by obligating them over time, as they are needed. Taking away money from prior-year funding would force agencies to cut back on previously planned activities just as much as taking away money from current-year funding.

While such a package may pass the House, it is less likely to pass in the Senate, where members of both parties have expressed opposition to rescinding funding that policymakers have previously enacted.

Congress

Members of Congress Raise Concerns about Trump Administration's Proposals to Cut Housing Benefits

Members of Congress sent letters to HUD Secretary Ben Carson expressing their concerns about the agency's proposals to raise rents and impose work requirements on HUD-assisted households.

In a joint letter, Senators Kamala Harris (CA) and Dianne Feinstein (CA) wrote, "These proposals would leave even more low-income people without stable housing, making it harder for them to achieve upward economic mobility, and live with dignity." They expressed concerns about their constituents in California, where high rents have left more than half of residents in Los Angeles, Riverside, and San Diego cost-burdened. The letter also includes questions for Dr. Carson regarding HUD's decision-making process related to the proposed changes and the potential impacts on low income families.

In a separate letter, Senator Tina Smith (D-MN) stated that the proposed changes would impact 4.1 million households nationally, 72,400 of which reside in her home state of Minnesota. "Under current budget levels there is already a lack of funding to address the shortage of affordable housing in this country," wrote Ms. Smith. "Your proposal would only exacerbate an already troublesome situation."

Representative Adriano Espaillat (D-NY) led the Democratic members of the New York City congressional delegation in sending a letter in opposition to the Trump proposal. The letter states, "This proposal will force tenants to choose between basic nutrition, access to health care, and any semblance of financial self-sufficiency. These are real, heartbreaking decisions that parents, grandparents, and those responsible for dependents will have to take into consideration when setting a weekly or monthly budget in the face of even greater financial restrictions because of this proposal."

Read the letter from Senators Harris and Feinstein at: <https://bit.ly/2rkBxJE>

Read the letter from Senator Smith at: <https://bit.ly/2rfSBB5>

Read the letter from Representative Espaillat at: <https://bit.ly/2rjMIHF>

Opportunity Starts at Home

Register Today to Attend the *Opportunity Starts at Home* Informational Event on May 10

The *Opportunity Starts at Home* multi-sector affordable housing campaign will be hosting an [informational session](#) on Thursday, May 10 from 3:00-5:00 pm ET at the 20 F Street NW Conference Center in Washington DC. This session is open to individuals and organizations interested in learning more about the campaign's progress, short- and long-term plans, policy goals, and ways to get involved.

Campaign staff and leaders from the campaign's Steering Committee will share insights on why they joined the campaign and why it is necessary to broaden the affordable housing movement to other sectors like education, health care, civil rights, economic mobility, and more.

Speakers and panelists include:

- Diane Yentel, NLIHC president and CEO
- Mike Koprowski, Opportunity Starts at Home national campaign director
- Marvin Owens, Jr., NAACP economic department senior director
- Richard Hooks Wayman, Children's Defense Fund national executive director
- Nan Roman, National Alliance to End Homelessness president and CEO
- Harry Lawson, National Education Association director of human and civil rights
- Alice Dembner, Community Catalyst director of the Substance Use Disorders Project

This is a free event to attend, but only a limited number of seats remain. To register, please visit:

<https://bit.ly/2JRlrxh>

Also, be sure to visit the campaign's website at <https://www.opportunityhome.org> and follow the campaign on all social media platforms: [Twitter](#); [Instagram](#); [Facebook](#); [LinkedIn](#)

Disaster Housing Recovery

Join Sign-On Letter Urging Senator Nelson to Include DHAP in FAA Reauthorization Act

Please join NLIHC and nearly 200 other organizations in signing onto a [letter](#) to Senate Commerce, Science and Transportation Committee Ranking Member Bill Nelson (D-FL), urging him to include provisions for the Disaster Housing Assistance Program (DHAP) in the Senate version of the FAA Reauthorization Act. The recently passed House version of this bill contained several disaster-related provisions but failed to include DHAP – a proven program to provide stable, longer-term housing assistance for hurricane survivors along with wrap-around case management services. Join NLIHC and the Disaster Housing Recovery Coalition (DHRC) in calling for Senator Nelson’s support by signing onto the letter by Tuesday, May 8 at: <https://bit.ly/2joDh0G>

DHRC Submits Comments on Florida Action Plan for Disaster Recovery

The NLIHC-led Disaster Housing Recovery Coalition (DHRC) submitted [comments](#) on May 4 on Florida’s Community Development Block Grant Disaster Recovery (CDBG-DR) Action Plan. While the road to recovery will take many years, the DHRC outlined several critical steps Florida can take to ensure that disaster recovery resources reach impacted households with the lowest incomes who are often the hardest hit by disasters and have the fewest resources to recover.

The recommendations include ways Florida can deploy housing recovery funds to ensure that all households receive the affordable and accessible housing assistance they need to get back on their feet. The letter also addresses steps to ensure that federal and state investments in public infrastructure and environmental remediation are allocated fairly and adequately to meet the needs of low income people and communities and recommendations on data and reporting transparency.

Read the DHRC comment letter at: <https://bit.ly/2HT2JpA>

Additional Updates on Disaster Housing Recovery – May 7

The following is a review of 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 [4/30](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

General Updates

The U.S. House of Representatives passed the FAA Reauthorization Act ([H.R. 4](#)) on April 27 by a vote of 393-13. This bill includes the [Disaster Recovery Reform Act](#), which contains several important disaster-related provisions. The legislation authorizes states to administer housing assistance using federal funding, allows greater flexibility for housing following a disaster, allows the president to waive duplication-of-benefit restrictions, emphasizes mitigation, and increases the assistance available to people with disabilities.

The U.S. Economic Development Administration has published the [FY2018 Disaster Supplemental Notice of Funding Opportunity](#), announcing \$587 million in grants for communities impacted by the 2017 disasters. Nonprofits and local governments are invited to submit grant applications that feature development strategies fostering economic growth and resilience. Applications will be accepted on a rolling basis.

Hurricane Maria

FEMA

Through FEMA's Public Assistance program, Puerto Rican agencies and municipalities have received over \$2 billion, including a recent grant of [\\$3.1 million](#) to the Puerto Rico Public Housing Administration for "congregate" sheltering.

Local Perspectives

In collaboration with *NPR*, *PBS Frontline* featured on May 1 an [investigation](#) into Puerto Rico's current economic and humanitarian crises. In addition to this exposé, *Frontline* and *NPR* had additional stories on the disaster [response](#) following Hurricane Maria compared to other hurricanes and the [economic situation](#) on the island prior to the hurricanes.

In an [interview](#) with *Marketplace*, Governor Ricardo Rosselló spoke about the assistance complications related to "[informal housing](#)" and about his hopes of "eradicating that informal housing component, start pushing folks into safe, formal [home] ownership."

Hurricane Irma

Local Perspective

Florida Housing has created a report, "[Impacts to Housing in Florida from the 2017 Hurricanes](#)," which compiles hurricane data from a number of sources.

Hurricane Harvey

Local Perspectives

Texas Housers, Texas Appleseed, and Texas Rio Grande Legal Aid held a [press conference](#) on April 27 to share their concerns about the most recent State Action Plan from the Texas General Land Office. The organizations assert that the plan does not promote an equitable or inclusive recovery. The press conference can be found [here](#).

The Texas State Affordable Housing Corporation and Enterprise Community Partners are joining together to create the "[Housing and Economic Assistance to Rebuild Texas](#)" program, which provides grants of up to \$50,000 and technical assistance to local nonprofits. The grants are meant to help organizations provide home repairs and other housing assistance to low income households impacted by Hurricane Harvey.

Fair Housing

NFHA Releases 2017 Fair Housing Trends Report

The National Fair Housing Alliance (NFHA) released its 2018 Fair Housing Trends Report: [Making Every Neighborhood a Place of Opportunity](#). The report examines some of the fair housing successes and challenges since the passage of the Fair Housing Act 50 years ago.

The report includes data on housing discrimination complaints from the past several decades for historical perspective. Since NFHA first started gathering data in 1996, more than a half-million housing discrimination complaints have been processed. Since accessibility requirements for new buildings went into effect in 1991, litigation by the Department of Justice (DOJ) and nonprofit fair housing organizations (FHOs) like NFHA have helped create more than 70,000 accessible multifamily housing units. FHOs, DOJ, and others have also fought redlining and discrimination in mortgage lending, resulting in almost \$1 billion in compensation to individuals and communities since 1988.

In 2017, agencies filed 28,843 complaints of housing discrimination. The majority of these complaints were related to discrimination based on disabilities (57%), with another 19% based on race and 9% based on family status. As in previous years, FHOs processed the vast majority of these complaints (71.3 %). Discrimination is most common in the rental market, partly because rental transactions take place more frequently and because testing for bias is more straightforward in the rental market than in homeowner lending or sales. The report also highlights specific cases from 2017, including the Supreme Court ruling in *Bank of America, et al. v City of Miami* that upheld a city's right to sue banks for harmful practices.

While the fair housing movement has seen a number of successes over the past 50 years, NFHA also identifies several current and looming challenges. The federal government's refusal to fully enforce the Fair Housing Act continues to be a major obstacle, especially after the Trump administration's recent decision to effectively suspend the 2015 Affirmatively Furthering Fair Housing (AFFH) rule. Redlining, lending discrimination, and access to credit are still major barriers for people of color attempting to buy homes and build wealth. While some state and local jurisdictions have expanded protected classes, federal law does not explicitly prohibit discrimination on the basis of sexual orientation, gender identity, veteran or active-service member status, and other characteristics. NFHA also notes that recovery after the 2017 disaster season may present new fair housing challenges. The report provides lessons learned and guidance for moving forward.

Read the full report at: <https://bit.ly/2HNzk0c>

HUD

HUD Files Legal Brief Supporting Resident's Right to Remain in their Homes with Enhanced Vouchers

HUD filed an [amicus brief](#) through the U.S. Department of Justice to the Court of Appeals in the Third Circuit supporting a tenant's position that the enhanced voucher (EV) statute requires owners to have good cause to not renew a lease. HUD has long interpreted the EV statute to provide tenants with the right to remain in their homes at the end of a lease term. A trial court had ruled that good cause is not required, and the Third Circuit upheld that decision two to one. In response to the dissenting judge, however, the Third Circuit granted a rehearing, scheduled for May 16.

Enhanced Vouchers (EVs) are provided to tenants living in properties with private, project-based assistance when a "conversion action" takes place, such as when a project-based Section 8 contract expires and the owner decides to "opt out" and not renew the contract. Prepayment of certain unrestricted HUD-insured mortgages (generally Section 236 and Section 221(d)(3) projects) is another type of conversion action.

Enhanced Vouchers have two special features that make them "enhanced" for residents:

1. A household receiving an EV has the right to remain in their previously assisted home, and the owner must accept the EV as long as the home continues to be used as a rental property. Instead of accepting an EV, a

household may move right away with a regular voucher. If a household accepting an EV chooses to move later, its EV converts to a regular voucher.

2. An EV pays the difference between a tenant's required contribution toward rent and the new market-based rent charged by the owner after the housing conversion action, even if that new rent is greater than the PHA's basic voucher payment standard. A PHA's regular voucher payment standard is between 90% and 110% of the Fair Market Rent (FMR). EV payment standards must be adjusted in response to future rent increases.

The brief provides a statutory history of the EV statute, which is at Section 8(t) [42 U.S.C. §1437f(t)]. In 2000, the statute was amended to include the clause, "the assisted family may elect to remain." HUD's interpretation of that clause has been reflected in policy guidance since 2001, including Notice PIH 2001-41 and Chapter 11 of the *Section 8 Renewal Policy: Guidance for the Renewal of Project-Based Section 8 Contracts*.

Pine Street Associates declined to renew Theodore Hayes's project-based assistance contract on January 17, 2009. Later that year, the apartment was sold to Phillip Harvey, who entered into a lease with Mr. Hayes, agreeing to accept an EV. In early 2015, Mr. Harvey notified Mr. Hayes that he would not renew the lease when it expired in April. In response to a lawsuit brought by Mr. Hayes, Mr. Harvey asserted that the statute did not limit his ability to evict Mr. Hayes when the lease expired. The district court agreed with the owner.

On appeal, the Third Circuit affirmed the district court decision two to one. The dissenting judge explained that the "may elect to remain" clause by its plain text provides an assisted household with the right to remain, and that language necessarily limits a landlord's ability to evict tenants at will at the end of a lease. The judge added that the majority's interpretation of the statute as only obligating HUD to provide EVs rendered Congress's addition of the "may elect to remain" language meaningless if the owner retained unfettered authority to decline to renew a tenant's lease. The judge added that the majority's interpretation was at odds with a Ninth Circuit decision and with the decisions of every district court that had previously considered the question. As a result, the Third Circuit granted a rehearing and invited HUD to file an amicus brief.

HUD's brief cites report language from the House committee that inserted the "may elect to remain" clause. The clause was added to "clarify that the assisted families continue to have the right to elect to remain in the same unit of their project if that project is eligible to receive enhanced vouchers." Senate report language explained that the purpose of EVs is to "allow tenants to continue to maintain their homes where the owners of their rental units have raised rents after rejecting renewal of project-based contracts." The Conference Report stated that the new language would "protect existing residents of Federal-assisted housing from being forced to move from their homes."

HUD also reasons that owners of units that received Section 8 project-based rental assistance contracts received extensive financial assistance from the federal government in the form of years-long assistance payments and/or subsidized mortgages and insurance. Therefore, the federal government's long-term investment in a property that later receives EVs justifies placing a limit on an owner's right to displace households. HUD also cites Senate report language indicating that it created the EV program in part "to protect the [government's] massive previous investment in public housing."

More information about EVs is on page 4-52 of [NLIHC's 2018 Advocates' Guide](#).

RAD Project Failed to Follow Relocation Requirements

HUD's Office of Inspector General (IG) found that the Spokane Housing Authority failed to follow the Rental Assistance Demonstration (RAD) permanent relocation requirements when converting the 50-unit Parsons Apartments from public housing to Section 8 Project-Based Rental Assistance. The Authority did not properly

plan for and execute permanent resident relocation. As a result, two of five households that moved during the IG's study period were required to permanently relocate without the households' written consent.

Two of the many tenant protections that public housing leaders fought to secure when HUD proposed and Congress approved the demonstration program in 2012 were the residents' right to return to their former public housing homes and a prohibition of re-screening when residents did return after improvements were made through RAD. These crucial rights were informed by residents not being able to return after improvements made by the HOPE VI program in the late 1990s and early 2000s.

RAD implementation requirements are detailed in Notice PIH 2012-32 REV3. According to the Notice, a household can only voluntarily move from their public housing development after RAD conversion. In addition, in order to permanently relocate a household, a public housing agency (PHA) must obtain a household's written consent to receive permanent relocation assistance. If the RAD conversion plan entails permanent relocation and a household does not provide written consent, then the PHA must alter its conversion plan and accommodate the household in the converted development.

The RAD Notice also requires a PHA to complete a relocation plan checklist and submit it to HUD as part of its Financing Plan. The checklist has a field to describe relocation plans, whether for temporary or permanent relocation. Spokane's checklist indicated that there would not be permanent relocation.

The Parsons Apartment RAD received Low Income Housing Tax Credits (LIHTCs); therefore, the PHA undertook resident income verification for LIHTC purposes. Two households were found to be over-income and the PHA required them to permanently move without obtaining voluntary, written consent.

The IG also found that the Spokane Housing Authority lacked controls to ensure that its property management staff applied the RAD relocation requirements. The staff were experienced with LIHTC processes but did not know now about the RAD right to return and prohibition of re-screening. Authority executives did not effectively monitor how property management staff processed RAD relocations.

The IG report is at: <https://bit.ly/2vUKtuE>

More about RAD is on page 4-15 of NLIHC's [2018 Advocates' Guide](#).

Federal Home Loan Banks

Deadline to Comment on AHP Regulations Extended to June 12

The Federal Housing Finance Agency (FHFA) has [extended the deadline](#) for commenting on [proposed changes to the regulations](#) for the Affordable Housing Program (AHP) administered by the eleven Federal Home Loan Banks (FHLBs). The new deadline is June 12. The extension was provide to correct an error in the calculation of a proposed regulatory outcome requirement in the proposed rule. See [Memo, 3/12](#) for a description of some of the features of the proposed changes to the AHP regulations.

NLIHC will comment in opposition to the proposed reduction in a FHLB's current minimum 65% contribution to the Competitive Application Program, which primarily addresses affordable rental housing developments, to 50% in a proposed new General Fund. NLIHC will also suggest FHFA reduce from 50% to 20% or 25% the minimum number of units in an AHP-assisted project that would have to be reserved for people with disabilities, homeless people, and other "underserved populations" in order to meet a new, proposed outcome scheme.

Research

U.S. Housing Stock Grows Slowly

A research brief by Jenny Schuetz and Cecile Murray of the Brookings Institution, “Unpacking the ‘housing shortage’ puzzle: How does housing enter and exit supply?,” shows that net additions to the U.S. housing stock have slowed over time. Additions slowed significantly from a rate of approximately 5% between 1985 and 1987 to less than 2% between 2011 and 2013. Among the four census regions, the South and West had the highest net increases, while the Northeast had the lowest net increase.

Nationwide, 70% of additions to the housing stock between 1985 and 2013 came from new construction, with the remainder coming from reconfiguration of existing buildings, restoration of previously damaged structures, and conversion of non-residential structures. In central cities, about 25% of new additions came from reconfiguration of existing buildings, compared to less than 10% in suburbs.

The three most common ways homes were lost from the stock were demolitions, reconfiguration of buildings to include fewer units, and the relocation of mobile homes. The other sources of loss were damaged homes being taken off the market and conversion of housing into non-residential uses. Central cities were more likely to lose housing through damage than suburbs and nonmetropolitan areas, and nonmetropolitan areas were more likely to lose mobile homes.

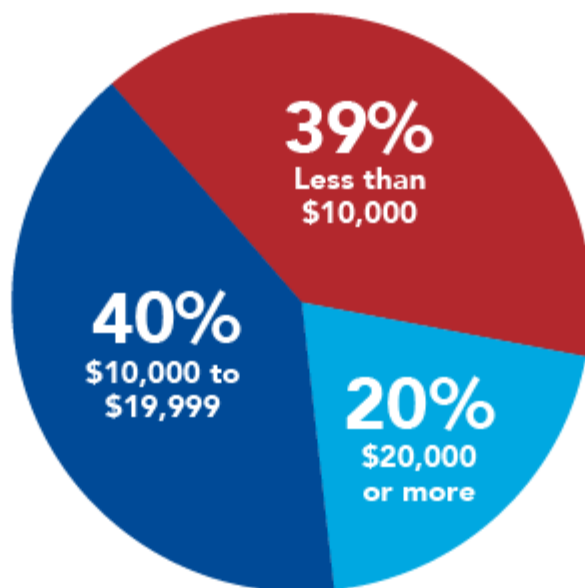
The authors urge policymakers to pursue policies that accommodate more housing production to help reduce housing costs. Many local governments still have zoning that prioritizes low-density, single-family housing rather than higher density housing. The article recommends municipalities update their zoning laws, building codes, and property taxes to incentivize the development of high-density housing near employment and transportation centers.

“Unpacking the “housing shortage” puzzle: How does housing enter and exit supply?” is available at: <https://brook.gs/2w84RIS>

Fact of the Week

Eight Out of Every Ten HUD-Assisted Households Have Annual Incomes Below \$20,000

Seventy-Nine Percent of HUD-Assisted Households Have Average Annual Incomes Below \$20,000



Source: HUD Picture of Subsidized Households 2017.
Note: Figures do not add to 100% due to rounding.

Source: HUD Picture of Subsidized Households, 2017

From the Field

Denver Class-Action Lawsuit against “Homeless Sweeps” Proceeds to Trial

The City Council of Denver passed and Mayor Michael Hancock (D) signed into law a controversial camping ban, known as the “Unauthorized Camping Ordinance,” in May 2012. The camping ban prohibits people experiencing homelessness from sleeping, sitting for extended periods of time, or storing personal belongings in any public place in the city, such as parks, benches, and sidewalks. Violations of the ban carry a maximum penalty of \$999 or one year in jail. Advocates have filed a class action lawsuit challenging the City’s recent “homeless sweeps” and the confiscation of homeless person’s personal property. The lawsuit will soon proceed to trial.

HUD’s latest [Annual Homeless Assessment Report \(AHAR\) to Congress](#) lists Denver among the major-city Continuums of Care with the largest numbers of homeless individuals (an estimated 4,000 in Denver), the largest numbers of unaccompanied homeless youth, and the largest numbers of homeless veterans.

Those in favor of the anti-camping law contend that the city has enough shelter beds for all of Denver’s homeless individuals and that the ordinance is a public health and safety measure aimed at bringing homeless people in off the streets. Homeless advocates, however, argue that the ordinance – like others in numerous municipalities across the country - represents a criminalization of homelessness. Advocates argue that criminalizing homelessness is an inhumane approach to addressing homelessness that exacerbates the trauma of living without a home. Some say that criminalizing homelessness represents a violation of Fourth Amendment constitutional protection against unwarranted search and seizure and the Fourteenth Amendment’s equal protection clause.

Those critical of the camping ban further argue that the City of Denver does not invest adequately in shelter and services for those experiencing homelessness. They argue the ban criminalizes essential acts of survival necessary for life on the streets, such as sharing food, laying on the ground, or covering one's body with a blanket or piece of cardboard while sleeping. Enforcement of the camping ban empowers police officers to issue "move along" orders requiring people who appear homeless to move from well-lit and safe downtown areas to less-safe, out-of-sight locations in the city's outlying parks and neighborhoods. The City has deputized parks employees in addition to police officers and has even employed the labor of prison inmates to enforce the camping ban.

Advocates at Denver Homeless Out Loud (DHOL) report that enforcement of the camping ban has escalated recently compared to the years immediately following its passage, as Denver has increasingly become a destination city for tourists and young professionals (an estimated 1,000 people move to Denver every month) and is experiencing a rapid increase in new development. DHOL leaders say that the increased enforcement of the camping ban has done nothing to provide housing for people experiencing homelessness, but instead has pushed homeless individuals to the edges of the city and into neighboring suburbs.

Daily "homeless sweeps" to enforce the camping ban now take place across the city, often resulting in the confiscation of personal property. Those belongings are then transported to a designated storage facility located on the outskirts of the city open Monday-Friday for only two hours each day. Individuals who arrive at the storage facility to claim their confiscated property are asked to provide state-issued IDs, which homeless people sometimes do not possess, and to describe minute details about the property in question. To challenge the homeless sweeps and property confiscation, DHOL advocates and civil rights attorney Jason Flores-Williams filed a class action lawsuit on behalf of homeless individuals.

The lawsuit has been granted standing in the U.S. District Court of Colorado, allowing the case to move forward despite objections from the City. Certification of class action status by U.S. District Court Judge William Martinez means that every person experiencing homelessness in Denver is a plaintiff in the case against the City. Lawyers on both sides of the case sought immediate summary judgements that would have avoided a full trial, but those requests were dismissed. Proceedings began May 2 with a pre-trial hearing. Advocates and homeless individuals shared a meal and rallied in front of the courthouse prior to the hearing.

The presiding judge in the pre-trial hearing agreed to a motion presented by advocates requesting permission for homeless individuals to enter the courthouse without state-issued IDs, as the lack of IDs could have prevented some homeless individuals from participating in the hearing. The largely procedural pre-trial hearing did not result in any substantive conclusions. The case now moves to a full trial, the date for which will be announced in the coming weeks.

"This class action lawsuit takes the reality of daily life as a homeless person—and the dispossession homeless people often face—to the federal courts, asking simply that the court recognize homeless people's constitutional rights," said Terese Howard, an organizer with DHOL. "This case is one of masses of poor and homeless people standing up as a class against an unjust system, saying, 'No more!'"

For more information, contact DHOL at: info@denverhomelessoutloud.org

NLIHC in the News

NLIHC in the News for the Week of April 29

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

- "America Can't Afford Ben Carson's Housing Cuts," *Bloomberg*, May 1 at: <https://bloom.bg/2JKaH5h>

- “What homeless crisis? HUD Secretary Ben Carson wants to raise rents on the poorest of the poor,” *Los Angeles Times*, April 27 at: <https://lat.ms/2rlwWXw>
- “Robbing the poor of public housing,” *The Hill*, April 27 at: <https://bit.ly/2KDXX15>
- “HUD Secretary Ben Carson's proposal to triple rents for poorest households would hurt single mothers the most,” *SFGate*, April 27 at: <https://bit.ly/2rlmsHw>
- “HUD Secretary Ben Carson Proposes Rent Increase on low-Income People in Public Housing - EBONY,” *Ebony*, April 27 at: <https://bit.ly/2FJzvrr>

NLIHC News

Now Available: Videos of Sessions from NLIHC 2018 Housing Policy Forum

For those who were unable to attend the NLIHC 2018 Housing Policy Forum: Building the Movement in Washington, DC, March 19-21, or for those attendees who would like to revisit parts of the Forum, video recordings of all the plenary sessions are now available online at: <http://www.nlihcforum.org/forum-videos>

The following video-recorded sessions are now available for viewing:

- **“Building the Movement,”** featuring Diane Yentel, NLIHC president and CEO.
- **“The State of Fair Housing on the 50th Anniversary of the Fair Housing Act,”** featuring Richard Rothstein, author of *The Color of Law* and research associate at the Economic Policy Institute; James A. A. Cadogan, director of the NAACP Legal Defense and Educational Fund’s Thurgood Marshall Institute; Don Chen, director of equitable development, Ford Foundation; Jorge Soto, director of public policy, National Fair Housing Alliance; and Marla Newman, first vice-chair of the NLIHC board of directors and director of community development, Winston-Salem, NC.
- **“The Fate of American Public Housing,”** featuring Ben Austen, author of *High Risers: Cabrini-Green and the Fate of American Public Housing*.
- **“Presentation of the 2018 Organizing Awards,”** featuring Michael Carbone, former executive director, North Dakota Coalition for Homeless People and Lot Diaz, VP for housing and community development, Unidos US, and NLIHC board member.
- **“Successful Local Organizing and the 2018 Housing Week of Action,”** featuring Kalila Jackson, senior staff attorney, Metropolitan St. Louis Equal Housing Opportunity Council; Randy Dillard, leader, Community Action Safe Apartments; Steve Glaude, president and CEO, Coalition for Nonprofit Housing and Community Economic Development; Sharon Cornu, consultant, Non-Profit Housing Association of Northern California; and Rachael Myers, executive director, Washington Low Income Housing Alliance, and NLIHC board member.
- **“The 2018 Political Landscape,”** featuring Charlie Cook, editor and publisher of *The Cook Political Report* and columnist for the *National Journal*.
- **“Opportunity Starts at Home,”** featuring U.S. Senator Sherrod Brown (D-OH); Diane Yentel, NLIHC president and CEO; Nan Roman, National Alliance to End Homelessness president and CEO; and other advocacy leaders.
- **“Keynote by U.S. Senator Cory Booker (D-NJ)”** with Diane Yentel, NLIHC president and CEO.

The video-recorded sessions are at: <http://www.nlihcforum.org/forum-videos>

NLIHC Seeks 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) 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.

NLIHC Welcomes 101 New Members in First Quarter of 2018

Welcome to the following 23 organizations and 78 individuals who joined NLIHC as new members in the first quarter of 2018. We thank you all for your support of NLIHC and for your contributions toward ending homelessness and housing poverty in America.

New Organizational Members

- Axis At Lakeshore Community Tenant Association, West Bridgewater, MA
- Central Florida Commission On Homelessness, Orlando, FL
- Central Virginia Legal Aid Society, Inc., Richmond, VA
- Cleveland Neighborhood Progress, Cleveland, OH
- District 6 Community Planners, San Francisco, CA
- Funders Together to End Homelessness, Boston, MA
- Haymarket Neighborhood Association, Lincoln, NE
- Idaho Voices For Children, Boise, ID
- Joint Resident Council, Inc., Roanoke, VA
- LIHTC Advisors, Seattle, WA
- Louisville Metro Government, Office of Housing, Louisville, KY
- Maloney Properties, Inc., Wellesley Hills, MA
- Manufactured Home Owners Association of New Jersey, Jackson, NJ
- Medgar Evers Tenant Association, Brooklyn, NY
- Metropolitan St. Louis Equal Housing Opportunity Council, Saint Louis, MO
- Minneapolis Public Housing Authority, Minneapolis, MN
- Moab Area Housing Task Force, Moab, UT
- National Alliance of HUD Tenants, Jamaica Plain, MA
- National Manufactured Home Owners Association, Saint Paul, MN
- Park Pacific Tower Senior Community Organization, Long Beach, CA
- Providence HomeShare, Denver, CO

- Saint Nicholas Tenants Association, New York, NY
- Southeast Michigan Nonprofit Housing Corporation, Marysville, MI

New Individual Members

- Nadia Abdelbaki, Harrisburg, PA
- Alena Anderson, Imperial, PA
- Andrea Asprelli, Brooklyn, NY
- Mitchel Blum-Alexander, Beverly Hills, MI
- Michael Borsellino, Ann Arbor, MI
- Shirley Brockman, Roosevelt, NY
- Amanda Browder, Midlothian, VA
- Marian Brown, Belleville, IL
- Sherise Brown, Atlanta, GA
- Angele Burns, Danville, IL
- Stephanie Carrington, Richmond, VA
- William Cerf, Manchester, NH
- Jerome Champion, Los Angeles, CA
- Troy Christensen, Tacoma, WA
- Don Cornejo, Berkeley, CA
- Yanira Cortes, Newark, NJ
- John Ducey, Washington, DC
- Kevin Dwarka, Brooklyn, NY
- Angelik Edmonds, Marietta, GA
- Susan Edwards, San Rafael, CA
- Philip Eide, Jackson, MS
- Mellisa Estrada, Coeur D Alene, ID
- Jacqueline Eubanks, Lynchburg, VA
- David Ferrier, West Sacramento, CA
- Amy Foster, Saint Petersburg, FL
- Kenneth Gaby-Biegel, Cedar Knolls, NJ
- John Girdwood, Flint, MI
- David Goldstein, New York, NY
- Meghan Goodwin, Takoma Park, MD
- Dennis Greer, Houston, TX
- Margaret Griffin, Princeton, NJ
- Marisa Guijarro, Richmond, VA
- Jenna Hampton, Waco, TX
- Shaun Haugen, Austin, TX
- Lawrence Hui, New York, NY
- Shanteny Jackson, Richmond, VA
- Deborah Jordan, Dayton, OH
- Joyce Kaiser, Bettendorf, IA
- Stanley Keasling, West Sacramento, CA
- Glenn Killey, Nashville, TN
- Renee Koubiadis, Bordentown, NJ
- Domenick Lasorsa, Washington, DC
- Leslie Lutge, Pleasanton, CA

- Cynthia Lutz, Irving, TX
- Jessica Mangold, Richmond, VA
- Janis McQuarrie, Boston, MA
- Oksana Mironova, New York, NY
- Alexis Morris, Jacksonville, FL
- Rasta Muhammad, Syracuse, NY
- Stacie O'Connor, Des Moines, IA
- Josephine O'Connor-Miller, Des Moines, IA
- Mary Paden, Arlington, VA
- Jennifer Pata, Charlotte, NC
- Antonio Perez, Milwaukee, WI
- Cody Persell, Kansas City, MO
- Jonathan Petty, Washington, DC
- Susan Popkin, Washington, DC
- Deandre Powell, Richmond, CA
- Kate Rainey, Austin, TX
- Velimir Rasic, Houston, TX
- Jon Rocha, Chino Valley, AZ
- Sergio Sanchez, Oviedo, FL
- Mila Santana, Austin, TX
- Joshua Scholer, Boise, ID
- Patrice Shelton, Richmond, VA
- Mary Skees, Belleville, IL
- Mike Thais, Memphis, TN
- Brien Thane, Bellingham, WA
- Carrie Thomas, Elkridge, MD
- Tia Thomas, Dayton, OH
- Linda Thompson, Washington, DC
- Sherrell Thompson, Richmond, VA
- Rebecca Tone, Marlton, NJ
- Toni Torquato, La Jolla, CA
- Vanessa Vaile, Yuma, CO
- Stephanie Watkins-cruz, Carrboro, NC
- Lyman Whelan, Sharon, CT
- Evian White, Miami, FL

Where to Find Us – May 7

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

- 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, Maryland on May 24
- US SIF Forum for Sustainable and Responsible Investment Annual Conference, [Investing for a Sustainable World](#), Washington, DC on June 1

- [NFHA National Conference](#), 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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Sonya Acosta, Policy Intern, x241
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