



**Volume 23, Issue 24**

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## **Administration**

### **Trump Reorganization Proposal Includes Changes to Housing Program**

The Trump Administration released on June 21 a proposal for reorganizing and consolidating federal departments, including those that oversee and administer federal housing and community development programs.

Among many changes, the reorganization plan included a broad outline of the president's vision for mortgage finance reform, in line with a proposal drafted by Senators Bob Corker (R-TN) and Mark Warner (D-VA). In addition to calling for an end to the conservatorship of government-sponsored enterprises Fannie Mae and Freddie Mac and transitioning to private guarantors, the proposal also seems to propose shifting funding dedicated to building and preserving affordable rental homes for people with the lowest incomes through the national Housing Trust Fund to instead pay for a Market Access Fund to support homeownership and other housing activities. The Housing Trust Fund would have received \$3.5 billion annually under past bipartisan iterations of housing finance reform legislation, but funding would be capped at just \$440 million under the draft Corker/Warner bill.

The Administration's reorganization proposal also creates a Council on Public Assistance, which would be housed in the new Department of Health and Public Welfare and would have the authority to set cross-program policies, such as work requirements. The council would include representatives from all agencies that administer public benefit programs, including the U.S. Department of Agriculture (USDA), the Center for Medicare and Medicaid Services, and HUD.

HUD's Community Development Block Grants would be moved to the Bureau of Economic Growth within the Department of Commerce. It is unclear how this transition would impact the Community Development Block Grant – Disaster Recovery program, which is the primary tool used by the federal government to address the long-term housing recovery needs after a disaster.

Moreover, USDA Rural Housing Service guaranteed loan and rental assistance programs would be shifted to HUD.

Read the full proposal here: <https://bit.ly/2MNCtQA>

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## **Congress**

### **House Passes Farm Bill Imposing Work Requirements**

On June 21, the House passed H.R. 2, the Agriculture and Nutrition Act of 2018, more commonly known as the "Farm Bill," by a vote of 213-211. If enacted, the Farm Bill would increase food insecurity for millions of families through funding cuts, stricter work requirements, and bureaucratic hurdles within the Supplemental Nutrition Assistance Program (SNAP). The bill now heads to the Senate, which plans to take up its own bipartisan version that does not include similar work requirements.

The SNAP program already imposes work requirements and allows states to apply further conditions for assistance. The House Farm Bill would create an even stricter policy with additional bureaucratic hurdles aimed at further restricting the number of families that can receive food assistance. Under the bill, SNAP recipients would have to prove each month that they worked, participated in a work training program for at least 20 hours a week, or qualified for an exemption. This requirement would leave workers who lack sick leave, caregivers,

and people with disabilities at risk of losing their SNAP assistance. Families already struggling to make ends meet would have even fewer resources to meet their other basic needs, including housing.

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## **House Committee to Vote on Legislation that Sets Troubling Precedent for Housing Assistance**

The House Financial Services Committee will vote on June 27 on the “Fostering Stable Housing Opportunities Act” (HR 2069), introduced by Representative Mike Turner (R-OH). NLIHC opposes the bill as currently written and urges members of the Committee to address the bill’s significant flaws.

Representative Turner’s bill aims to provide housing assistance to youth aging out of the foster system, but it provides no additional resources to do so. Instead, the bill diverts already underfunded housing resources away from other low income seniors, people with disabilities, families with children, people experiencing homelessness, and other individuals in critical need of assistance to afford to keep a roof over their heads.

Moreover, the bill imposes new burdens – the first ever for individuals who rely on federal housing assistance – including work, education, and training and self-sufficiency requirements. While the bill provides a grace period for individuals who are unable to meet these requirements, the legislation sets a troubling and unacceptable precedent. Federal housing programs help prevent homelessness and housing poverty, and requiring households to meet new eligibility requirements is counterproductive to this purpose.

NLIHC and other national leaders sent a letter to Mr. Turner outlining our concerns. NLIHC will continue to work to improve the bill and will keep NLIHC members and partners updated.

See NLIHC’s letter at: <https://bit.ly/2yCqu5q>

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## **House Committee to Hold Hearing on Lead and Mold Remediation in HUD-Assisted Housing**

The House Financial Services Committee will hold an oversight hearing on the federal government’s approach to lead-based paint and mold remediation in public and subsidized housing. The hearing will take place on June 26 at 10:00 am ET in Room 2128 of the Rayburn House Office Building and will be broadcasted live. The witnesses are:

- Acting Deputy HUD Inspector General Jeremy Kirkland
- Karen McKeown, state health officer and administrator in the Division of Public Health at the Wisconsin Department of Health Services
- Jeffery K. Patterson, CEO of the Cuyahoga Metropolitan Housing Authority, representing the Council of Large Public Housing Authorities
- Rachel Fee, executive director of the New York Housing Conference Inc.
- Emily A. Benfer, visiting scholar and senior fellow at the Solomon Center for Health Law and Policy at Yale Law School
- Julie Brewen, CEO of Housing Catalyst

View the live hearing at: <https://bit.ly/2KbERBW>

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## **HUD Secretary Carson to Testify before House Financial Services Committee**

The House Financial Services Committee will hold a HUD oversight hearing on June 27 at 10:00 am ET. HUD Secretary Ben Carson will be the hearing's sole witness. The hearing will take place in Room 2128 of the Rayburn House Office Building and will be broadcast live. View the live hearing at: <https://bit.ly/2Md9qob>

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## **Budget and Appropriations**

### **Senate Rejects Rescissions Package that Included Cuts to Affordable Housing**

The Senate rejected, by a 48-50 vote, the "[The Spending Cuts to Expired and Unnecessary Programs Act](#)" on June 20. The bill would have cut \$15 billion in previously approved funding, including cuts of almost \$40 million from public housing, \$40 million from rural rental assistance, and \$141 million from the Capital Magnet Fund.

The rescission package specifically targeted funding for the Resident Opportunity and Self-Sufficiency (ROSS) program, which allows public housing authorities (PHAs) to hire service coordinators to help public housing residents access resources in their communities. The proposed cuts to the rural rental assistance program would have prevented USDA from fully renewing all existing contracts, causing significant harm to rural residents. The rescission to the Capital Magnet Fund would have reduced private-sector investments in affordable housing and community development.

Because of procedural rules, the Senate had to vote on the bill before June 22 to be able to approve it by a simple majority. After that date, the bill would need 60 votes to pass. The House voted in favor of the bill on June 7.

NLIHC and other national leaders sent a [letter to Congress](#) opposing the bill.

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### **House Committee Passes Harmful FY19 Budget Resolution**

The House Budget Committee passed, by a 21-13 vote, its FY19 budget resolution that would maintain the 2017 tax cuts that largely benefit corporations and the wealthy, while repealing the Affordable Care Act (ACA) and making deep cuts in health care and basic assistance for struggling families. The budget would make nearly \$6 trillion in cuts over a decade to entitlements and non-defense discretionary programs, which include affordable housing programs. The resolution now awaits a vote on the House floor.

The ACA, with its expansion of the Medicaid program, has become a vital tool in helping address homelessness in America. Often suffering from serious physical and mental health issues, chronically homeless individuals are heavy users of expensive emergency health, hospital, and even criminal justice systems and services. Advocates argue that Medicaid expansion combined with supportive housing can reduce chronic homelessness in a deficit-neutral way by combining affordable and permanent housing with case management, primary and mental health care, substance-abuse treatment, and employment and other services that help people achieve stability and independence rather than being forced to rely on more expensive, less effective interventions.

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## Disaster Housing Recovery

### Members of Congress Urge FEMA to Set Up Disaster Housing Assistance Program

Massachusetts Senators Elizabeth Warren (D) and Edward Markey (D) sent a [letter](#) on June 21 to FEMA Administrator Brock Long admonishing him for not standing up the Disaster Housing Assistance Program (DHAP) for Hurricane Maria survivors. The entire Massachusetts congressional delegation also sent a [letter](#) on June 13 to Mr. Long calling for the implementation of DHAP.

Both letters come as FEMA's Transitional Shelter Assistance (TSA) program - which provides hotel accommodations for survivors – is set to expire on June 30. FEMA has the option to enter into an interagency agreement with HUD to provide safe, decent, and affordable rental homes for disaster survivors through DHAP.

The letter from Ms. Warren and Mr. Markey counters the reasons offered by FEMA for not working with HUD to set up DHAP. “Further review of FEMA's policies and the facts on the ground both in Puerto Rico and in Massachusetts,” the senators write, “has revealed [FEMA's] assurances to be empty and misleading - providing further evidence that FEMA and the Administration have turned their back on the victims of Hurricane Maria.”

The senators contend that FEMA's Individuals and Households Program (IHP) lacks many services included in DHAP for helping survivors get back on their feet. Through DHAP, individuals work with HUD professionals at public housing agencies (PHAs), who understand the local housing market and are able to directly coordinate housing payments. IHP simply provides money to eligible evacuees without helping them secure affordable housing. DHAP would also allow evacuees from Puerto Rico to secure temporary housing in the continental U.S., while IHP provides housing assistance only on the island.

The senators also expressed concern that FEMA is systematically denying assistance to otherwise eligible residents in Puerto Rico due issues with ownership titles. Nearly 60% of requests for FEMA assistance in Puerto Rico were denied, while the denial rate in Texas after Hurricane Harvey is about 31%.

The senators argue that the provision of stable housing through the Housing Choice Voucher program and DHAP is the most cost-effective way to keep families from experiencing homelessness.

Read Senators Warren and Markey's letter at: <https://bit.ly/2lr5epL>

Read the Massachusetts congressional delegation letter at: <https://bit.ly/2MJT1Jc>

Read NLIHC's overview of the Disaster Housing Assistance Program at: <https://bit.ly/2LJdAot>

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### Senator Nelson Calls for Vote on Disaster Housing Bills

Senator Bill Nelson (D-FL) wrote a [letter](#) to Senate leadership asking for two bills concerning disaster housing assistance to be brought up for a vote. The “Disaster Housing Assistance Act” (S.2880) would require FEMA to provide disaster housing assistance to survivors of recent disasters to be extended until February, 2019. Another bill introduced by the senator, the “Disaster Displacement Act” (S.2066), would provide additional Housing Choice Vouchers to areas that have seen an influx of disaster victims. These bills come in response to FEMA's Temporary Sheltering Assistance (TSA) program ending on June 30 for survivors of Hurricane Maria. Read the letter at: <https://bit.ly/2MBMGzk>

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## **Representatives Introduce Legislation to Create Independent Commission on Hurricane Response in Puerto Rico**

Representatives Nydia Velázquez (D-NY), Kamala Harris (D-CA), Kirsten Gillibrand (D-NY), and Bennie Thompson (D-MS) have introduced [legislation](#) to establish an independent, bipartisan commission to investigate the federal government’s response to Hurricane Maria in Puerto Rico. The bill was proposed in light of a recent Harvard study that estimated the death count from the hurricane to be over 4,600, far higher than official death toll of 64.

The commission would examine federal preparedness, the adequacy of the death-toll methodology, and funding levels. It would also compare efforts in Puerto Rico to other U.S. jurisdictions after the 2017 hurricanes. So far, Congress has allocated about \$32 billion in aid to the island, of which \$3.2 billion has been disbursed, far short of the estimated \$94.4 billion in damages.

Read the proposed legislation at: <https://bit.ly/2JVMHQZ>

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## **Senate Committee Directs HUD to Report on Implementation of Disaster and Emergency Management Office**

In its FY19 funding [bill](#), the Senate Committee on Transportation, Housing and Urban Development (THUD) directs HUD to report to the House and Senate appropriations committees on the steps it will take to operationalize its Office of Disaster and Emergency Management. HUD was given 30 days from enactment of the bill to show how it will improve its overall response to emergencies and disasters.

As part of FEMA’s 2011 “National Disaster Recovery Framework,” HUD is required to coordinate recovery and preparedness activities with federal, state, and local partners and to facilitate the delivery of federal funding to implement sustainable and resilient housing solutions for disaster-affected areas. The office was established by HUD to address this requirement, but little progress has been made towards implementation.

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## **Flawed Disaster Recovery Reform Act Passes Senate Homeland Security Committee**

The “Disaster Recovery Reform Act of 2018” has passed the Senate Committee on Homeland Security and Governmental Affairs, despite significant flaws with the bill. NLIHC’s Disaster Housing Recovery Coalition (DHRC) is deeply concerned that the bill authorizes states to administer disaster housing assistance programs, without providing sufficient oversight and safeguards to ensure that the housing needs of disaster survivors are met. For this reason, DHRC opposes these provisions in the bill and urges Congress to instead activate the Disaster Housing Assistance Program.

While the bill requires states to submit housing strategies for approval by the president, it provides no standards that state housing strategies must meet for approval or disapproval. The bill indicates that states must have a “demonstrated ability” to manage disaster housing programs, but provides no guidance on how this will be determined. It does not require states to collect and make public data relating to program outcomes or how federal dollars are spent.

NLIHC will continue to engage members of Congress on this legislation, which may go to the Senate floor for a vote in the coming weeks. The House already passed its version of the bill, including these harmful provisions.

See the Disaster Housing Recovery Coalition letter opposing these harmful provisions at: <https://bit.ly/2KoNIWQ>

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## **Additional Updates for Disaster Recovery – June 25**

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 6/18). NLIHC also posts this information at our On the Home Front blog.

### **Federal Response**

#### **Congress**

Representative Bennie Thompson (D-MS), ranking member of the Committee on Homeland Security, sent a [letter](#) to the president and CEO of the American Red Cross (ARC) expressing his concerns regarding reports about ARC's lack of organization and inadequate resources to deal with the aftermath of Hurricane Harvey. Mr. Thompson requested that ARC, which is [chartered](#) by Congress, provide a written response to several questions aimed at ensuring the organization has assessed its shortcomings and implemented changes.

#### **USDA**

USDA has [extended the moratorium](#) on property foreclosures in presidentially declared disaster (PDD) areas impacted by Hurricane Maria until September 17, 2018. This moratorium extension applies to new and already-initiated foreclosures.

#### **FEMA**

The deadline for survivors of Hurricane Maria to apply for individual assistance from FEMA was June 18. A [Slate article](#) found that about 60% of applications in Puerto Rico had been denied, many because families without titles to their properties could not prove homeownership.

### **Local Perspectives**

The Center for Puerto Rican Studies at Hunter College has released a [report](#), *The Housing Crisis in Puerto Rico and the Impact of Hurricane Maria*. The policy brief examines the Puerto Rican housing crisis since the island's economic recession began in 2006 until the 2017 landfall of Hurricane Maria.

Tom Perez, chair of the Democratic National Committee (DNC), wrote an [op-ed](#) for *Univision* about barriers to recovery facing Puerto Ricans in Florida and on the island. Meeting with families in central Florida who expressed gratitude for the hospitality they have received in the state, Mr. Perez said, "Unless there are concrete actions by the federal government to extend housing assistance and grant more resources, their future is as uncertain as the day Hurricane Maria made landfall."

Habitat for Humanity is seeking an advocacy and government relations [consultant](#) in Puerto Rico to support its advocacy work on the island.

The Federal Home Loan Bank of Dallas (FHLB) has set aside \$500,000 of its 2018 Affordable Housing Program funds for the Disaster Rebuilding Assistance [program](#). Through member institutions, the FHLB provides funds for the repair and rehabilitation of owner-occupied housing affected by disasters. The county or parish in which the homeowner resides must have been approved for FEMA's Individual Assistance no earlier than March 12, 2017.



The National Center on Law & Elder Rights hosted a June 20 webinar on “Assisting Older Homeowners After a Natural Disaster.” The webinar slides can be reviewed [here](#), and an issue brief on the subject is available [here](#).

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## **Opportunity Starts at Home**

### **U.S. Conference of Mayors ‘Supports and Affirms’ *Opportunity Starts at Home***

At its 86<sup>th</sup> annual meeting, the United States Conference of Mayors (USCM) passed a [resolution](#) to “support and affirm” the [Opportunity Starts at Home](#) multi-sector affordable housing campaign. “Communities across the country are challenged by ongoing federal disinvestment in affordable housing,” states the Resolution. “The research is clear that housing is inextricably linked to nearly every measure of having a quality life.”

The USCM is the official non-partisan organization of the 1,408 cities in the U.S. with populations of 30,000 or more. Each city is represented in the Conference by its mayor. During the Conference’s annual meetings, standing committees recommend resolutions they believe should be adopted by the organization, with each city casting one vote. The positions adopted at the annual meeting collectively represent the views of the nation’s mayors and are sent to the U.S. president and Congress.

The USCM Resolution concludes: “Be it resolved, that the U.S. Conference of Mayors, through the Committee on Community Development and Housing, supports and affirms the goals of the Opportunity Starts at Home campaign.”

The campaign is pleased to receive this powerful endorsement and looks forward to further collaboration with the USCM. Read the full Resolution [here](#).

Also, be sure to follow the campaign on all social media platforms: [Twitter](#); [Instagram](#); [Facebook](#); and [LinkedIn](#).

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## **HUD**

### **HUD Releases Advance Notice to Amend Disparate Impact Rule**

HUD released an advance notice of proposed rulemaking in the Federal Register on June 20, seeking public comment on possible amendments to HUD’s 2013 final rule implementing the Fair Housing Act’s disparate impact standard to ensure the rule is consistent with the U.S. Supreme Court decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities* (see *Memo*, [6/29/15](#)). Comments are due on August 20, 2018.

For many years HUD interpreted the Fair Housing Act to prohibit housing practices that have a discriminatory effect, even if there was no intent to discriminate. Eleven courts of appeals agreed. There were minor variations, however, in how the courts and HUD applied the discriminatory effects concept. Therefore, the February 15, 2013 regulation was issued to establish uniform standards for determining when a housing practice with a discriminatory effect violates the Fair Housing Act (see *Memo*, [2/8/13](#)).

The final rule standardized a three-step “burden-shifting” approach that HUD has used and that a majority of appeals courts have applied.

- First, the party complaining that there is a discriminatory effect has the burden of proving that a practice caused, or predictably will cause, a discriminatory effect.
- Second, if the complaining party makes a convincing argument, then the burden of proof shifts to the defending party, which must show that the practice has a “legally sufficient justification,” meaning it is necessary to achieve a substantial, legitimate, nondiscriminatory interest that cannot be served by another practice that has a less discriminatory effect.
- Third, if the defending party is successful, the complaining party can still succeed by demonstrating that the defending party’s substantial, legitimate, nondiscriminatory interest could be served by another practice that has a less discriminatory effect.

Read the advance notice of rulemaking at: <https://bit.ly/2lqfXAT>

More about disparate impact is on page 7-1 of NLIHC’s *2018 Advocates’ Guide* at: <https://bit.ly/2IcZlWK>

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## **GAO Finds Flaws in HUD Lead Mitigation Efforts**

The U.S. Government Accountability Office (GAO) released a report evaluating HUD’s lead grant and rental assistance programs. The study found that HUD lacked standards and proper oversight for identifying and mitigating lead hazards, which could be increasing child exposure to unsafe conditions.

The study’s objective was to determine ways that HUD could improve its reporting and remediation standards for lead-based paint in its public housing and Housing Choice Voucher programs. The GAO recognized four main areas in which HUD could make improvements: lead grant programs, oversight, inspections, and performance assessment and reporting.

The GAO found that HUD lacked specific frameworks or time frames that would allow it to better disperse its limited resources. HUD also lacked proper oversight to ensure that PHAs comply with lead paint regulations and that PHAs are properly identifying children with elevated blood lead levels. In addition, a less strict lead inspection standard for the Housing Choice Voucher program than the public housing program leads to voucher-assisted children living in units more likely to be affected by lead poisoning. HUD also lacks performance measures to assess the effectiveness of its lead prevention and mitigation efforts.

GAO makes nine recommendations for HUD to improve program compliance, reevaluate its lead inspection standard in the voucher program, and increase oversight and reporting processes.

Read the full report at: <https://bit.ly/2lmVf4D>

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## **Research**

### **Harvard Joint Center for Housing Studies Releases *State of the Nation’s Housing 2018***

The Joint Center for Housing Studies of Harvard University (JCHS) released [\*The State of the Nation’s Housing 2018\*](#) on June 19. This year’s release marks the 30th anniversary of this annual report, which examines national trends in housing market conditions. Since the study’s inaugural release in 1988, the number of households burdened by housing costs in America has risen by nearly 14 million. The lack of affordability, high housing cost burdens, and inadequate federal assistance are serious issues for the lowest income renters.

The report documents the dramatic increases in rents compared to incomes in the U.S. since 1960, during which median earnings increased 5% while rents rose 61%. The number of low income families increased by 6 million nationally since 1988, while the number of apartments renting below \$800, affordable to households making \$32,000 or less, declined by more than 2.5 million between 1990 and 2016.

According to the report, the share of renter households declined slightly from 2016 to 2017, from 36.6% to 36.1%. The share of renters decreased in more affordable metro areas in the South, but remained elevated in larger, high-cost metro areas. Multifamily construction is higher than at any point since the 1970s and construction is slightly outpacing demand. Vacancy rates were up 0.3% in the first quarter of 2018 compared to a year earlier.

Despite an overall softening of the overall rental market, however, the market is not serving the lowest income households. In 2016, only 35 available rental units were affordable for every 100 extremely low income (ELI) renter households, those earning less than the poverty level or 30% of the area median income (AMI). There is a nationwide shortage of more than 7.2 million rental homes affordable and available to ELI renter households.

Near-record numbers of renter households remain cost-burdened, paying more than 30% of their income for housing. In 2016, approximately 20.8 million households were cost-burdened and 11.0 million were severely cost-burdened, spending more than half of their incomes on housing. According to the report, 80% of renters making less than \$30,000 per year are cost-burdened. The lowest income cost-burdened households are left with few resources for other necessities like food, transportation, and healthcare. For these cost-burdened renter households, an emergency expense or unexpected loss of income could result in eviction and homelessness. After a decline of 14% between 2010 and 2016, the homeless population increased by 3,800 people in 2017.

Despite the increasing need, federal rental assistance is grossly insufficient. Only one out of every four very low income (VLI) renter households, those at or below 50% AMI, receives housing assistance. From 1987 to 2015, the number of VLI households grew by 6 million, while the number receiving housing assistance increased by only 950,000. The share of these households receiving assistance declined from 29% to 25%.

The report also discusses the state of homeownership in the U.S. The national homeownership rate increased to 64.2% by the fourth quarter of 2017 from a 50-year low of 62.9% in the second quarter of 2016. The current homeownership rate is comparable to that of the late-1980s and mid-1990s. Though the homeownership rate appears to have stabilized, other challenges remain. Issues such as tight credit, limited inventory, potential increases in interest rates, and student debt could constrain further growth in homeownership, especially for low and moderate income households. Homeownership rates for younger households and black households are near 30-year lows, and the ownership disparity between black and white homeowners is growing.

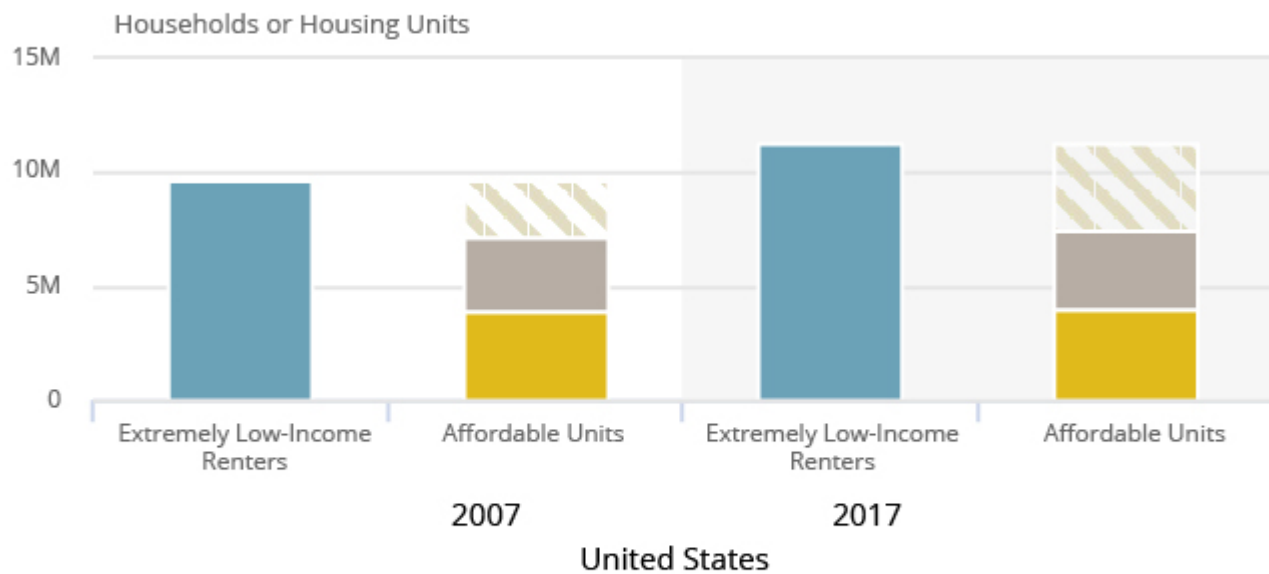
*The State of the Nation's Housing 2018* can be found at: <https://bit.ly/2I2W7EG>

Read NLIHC's press release on the report at: <http://nlihc.org/press/releases/10890>

## Fact of the Week

### Shortage of Affordable Homes for Lowest Income Renters Has Grown Significantly in Last Ten Years

#### In Most Metros, Lowest-Income Renters Increasingly Outnumber the Supply of Units They Can Afford



● Affordable and Available ● Affordable but Unavailable ● Deficit of Affordable Units



Notes: \* denotes metro boundary definition change between 2007 and 2016. Extremely low-income renter households earn no more than 30% of area median income. Affordability is defined as paying no more than 30% of income for rent and utilities on a household-size adjusted basis.

Source: JCHS tabulations of National Low Income Housing Coalition, *The Gap: A Shortage of Affordable Homes 2018*

Source: JCHS tabulations of NLIHC's *The Gap: A Shortage of Affordable Homes 2018*

## From the Field

### District of Columbia Advocates Celebrate Increased Funding for Housing Programs in FY19 Budget

The Council of the District of Columbia voted on May 29 to approve its FY19 budget, increasing funding for housing programs that support extremely low income households. The spending plan provides expanded funding beyond Mayor Muriel Bowser's (D) initial proposal, constituting a big victory for housing advocates. While some programs enjoy increases from their FY18 allocations, in many cases the Council worked to restore funding against cuts proposed in Ms. Bowser's budget. The Coalition for Nonprofit Housing and Economic Development (CNHED), an NLIHC state coalition partner, organized in partnership with other community organizations to secure these increases. Most notably, the budget provides \$100M for the Housing Production Trust Fund, increases investments in the project-based Local Rent Supplements Program, and increases investments in Permanent Supportive Housing.

The Housing Production Trust Fund (HPTF) is the primary tool the city uses for producing and preserving affordable housing. The HPTF funds homes for low to moderate income households and is required to spend

40% of its dollars on projects for extremely low income households (households living at or below 30% of area median income). The Council approved funding the HPTF at \$100M, which is level funding from the amount budgeted for FY18. This is a noteworthy ongoing investment, but advocates indicate it will not be enough funding to support the housing needs of extremely low income renters in DC who face a shortage of more than 30,000 homes.

The spending plan increases funding for the project-based Local Rent Supplement Program (LRSP), a program which supports extremely low income households by providing rental support to households and ongoing subsidies to property owners. This program is particularly important in DC where nearly 40,000 extremely low income residents are severely cost burdened and spend over half of their income on rent and utilities. The increased funding for LRSP will create 75 new vouchers for tenants and 163 new subsidies for affordable homes.

The council also increased funding for Permanent Supportive Housing (PSH), a proven intervention for individuals experiencing chronic homelessness. The final budget allocates \$8.35M to create 349 new singles PSH homes. This is a significant increase over the previous year's allocation of 240 homes.

“Thanks to our relentless advocacy efforts, we were able to achieve several fixes and increases in the FY19 budget,” said Steve Glaude, president and CEO of CNHED. “While there is more work to do, today we are celebrating the advances that this budget represents.”

For more information about advocacy and victories concerning the District of Columbia budget, contact Awesta Sarkash, director of advocacy for CNHED at [asarkash@cnhed.org](mailto:asarkash@cnhed.org).

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## Event

### **NeighborWorks Training Institute Takes Place August 20-24 in Louisville, KY**

The next [NeighborWorks Training Institute](#) (NTI) will be held in Louisville, KY, the week of August 20-24. Pre-event registration closes July 30. NTI courses, lasting from one-to-five days each, are an excellent opportunity for professional development, skill-building and networking. This NTI will also feature a one-day symposium on August 22 on “[Sharing Leadership to Create Inclusive Communities](#).”

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: <https://bit.ly/2s8plMY>

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

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## **NLIHC in the News**

### **NLIHC in the News for the Week of June 17**

The following are some of the news stories that NLIHC contributed to during the week of June 17.

- “A lawsuit won’t begin to solve the lack of affordable housing in D.C.,” *The Washington Post*, June 22 at: <https://wapo.st/2ltIs0i>
- “Affordable Housing, Young Podcasters, Single Mom with Cancer,” *Oregon Public Broadcasting*, June 21 at: <https://bit.ly/2tvUY3c>
- “How much renters pay to live in the most expensive neighborhoods in 9 major US cities — and in the most affordable,” *Money - MSN.com*, June 20 at: <https://bit.ly/2MbODBB>
- “D.C. residents must earn \$34.48 an hour to afford a two-bedroom home, report says,” *The Washington Post*, June 20 at: <https://wapo.st/2Iglxxx>
- “No Surprise: Housing Rising Faster Than Wages,” *Jefferson Public Radio*, June 19 at: <https://bit.ly/2Ir47PT>
- “City living is notoriously expensive — but you can find the most affordable neighborhoods in 9 major US cities using this interactive map,” *Business Insider*, June 16 at: <https://read.bi/2MQGjsj>

## NLIHC News

### NLIHC to Host Congressional Briefing on *Out of Reach* 2018

NLIHC will host a Congressional briefing, today, June 25, 1:00pm to 2:00pm ET, on “*Out of Reach: What State and Local Data Tell Us About The National Affordable Housing Crisis*” in the Congressional Visitor Center Room SVC 215.

One of the biggest barriers for families struggling to make ends meet is the severe shortage of affordable rental homes. During the briefing, speakers will share key information policymakers need to address this growing affordable housing crisis, impacting millions of the lowest income seniors, people with disabilities, families with children, people experiencing homelessness, and other individuals with extremely low incomes.

Speakers will share findings from [Out of Reach: The High Cost of Housing](#) and [The Gap: A Shortage of Affordable Rental Homes](#). The *Out of Reach* report documents the “housing wage” – or the hourly wage a full-time worker must earn in order to afford a rental home – in every state, metro area, and county. *The Gap* report estimates the shortage of affordable housing in every state and congressional district.

Invited speakers are:

- Diane Yentel, president and CEO, National Low Income Housing Coalition
- Andrew Aurand, senior vice president of research, National Low Income Housing Coalition
- Ted Hicks, board member and resident, Arlington Partnership for Affordable Housing

## Where to Find Us – June 25

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

- [A Home for Everyone 2018](#), Green Bay, WI, on July 17
- [Homes for All #RenterPower2018 Assembly](#), Atlanta, GA, July 18-22

- [Oklahoma Coalition for Affordable Housing’s 2018 Affordable Housing Conference](#), Oklahoma City, OK, August 21-22
  - [Florida Housing Coalition Annual Conference](#), Orlando, FL, on August 27
  - [NACCED Annual Conference](#), Minneapolis, MN, on September 24
  - [Federal Reserve Bank of Philadelphia: Reinventing Our Communities: Investing in Opportunity](#), Baltimore, MD, on October 1
  - [Utah’s 14<sup>th</sup> Annual Homelessness Summit](#), Salt Lake City, UT, on October 25
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## **NLIHC Staff**

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