



# Memo TO Members

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## Point of View

### Second Chances Depend on Affordable Homes: By Diane Yentel, President and CEO

(this POV is adapted from an op-ed published in Housing Wire on June 24)

Each year, more than [600,000](#) people are released from federal and state prisons, while roughly [11 million](#) more cycle through local jails. But despite serving their time, many of these formerly incarcerated individuals find themselves continuously punished for their past mistakes. This is particularly true when they seek housing—a refuge, a place where they can get back on their feet.

Resources, especially affordable housing, are already scarce in many of the communities where formerly incarcerated people return. Indeed, there is currently a [shortage of 7.2 million affordable rental units](#) that are available to extremely low income households. People with no interaction with the criminal justice system struggle to find affordable housing. Having a criminal record creates additional barriers that are often insurmountable.

Too frequently, people with criminal records are refused housing or are precluded from rejoining their families, as most plan to do. That's because housing providers have broad discretion in deciding who is permitted to live in their properties. As a result, formerly incarcerated individuals looking to make the most of their second chance instead find themselves at risk of becoming homeless or recidivating.

The very policies that were designed to protect community safety and well-being may end up doing more harm than good, and they disproportionately impact people of color and people with disabilities who are overrepresented in the U.S. criminal justice system.

Research has shown that formerly incarcerated individuals experience high rates of homelessness, and in some urban areas an [estimated 30% to 50%](#) of people on parole have no place to call home. Research has also shown that formerly incarcerated individuals who cannot find stable affordable housing are more likely to recidivate than those who do.

In a [recent study](#), people with criminal records who lived on the street were shown to have been rearrested at double the rate of their counterparts who secured housing. Those lucky enough to find housing are more likely to find employment, reconnect with family, and rebuild their lives.

As it continues to advocate and work towards broad criminal justice reform, the Obama administration has taken important steps to address the issue of housing for the formerly incarcerated. Earlier this year at NLIHC's annual policy forum, U.S. Housing and Urban Development Secretary Julián Castro announced [new guidance](#) on how the Fair Housing Act applies to policies that summarily exclude people with criminal records from housing opportunities.

HUD has also [partnered](#) with the Department of Justice to help justice-involved youth expunge, seal, or correct their criminal records so that they have better access to housing and jobs.

While we are heartened by these recent actions, we have much more to do to ensure the reentry population has access to stable affordable housing. This is especially true now that Congress is debating how to reform our criminal justice system, which could potentially result in the release of tens of thousands of people—all who will need a place to live, receive supports, and reconnect with their communities.

NLIHC has been working to bring more attention to the housing needs of people with criminal records and cosponsored a [congressional briefing](#) last week, where experts discussed why housing is so important for the

reentry population, the barriers those individuals continue to face, and recent efforts by advocates and public housing authorities to reform policies that have left people with criminal records nowhere to go.

We are also thankful for Representative Maxine Waters' (D-CA) bold leadership in introducing the [Fair Chance at Housing Act](#) (H.R. 5085), a piece of legislation that would go a long way to ensuring people with criminal records have access to federally-assisted housing, allowing them to reunify with their families, and reducing their risk of becoming homeless or recidivating.

Under the bill, public housing agencies and other owners of federally-assisted housing would have to provide applicants and tenants with an individualized review of the totality of their circumstances before they decide to admit or evict someone based on criminal records.

Currently, owners of federally-assisted housing are not required to consider mitigating circumstances, such as the completion of a drug rehabilitation program, when making a decision that excludes people from housing even though they are no threat to the community and are able to fulfill the terms of a lease.

In addition, the bill would ban "one-strike" policies, provide more support to public housing authorities actively seeking to house justice-involved individuals, and require housing providers to give written notice of their screening policies and the cause for a denial or eviction from housing.

NLIHC [strongly supports](#) the Fair Chance at Housing Act and urges its speedy passage. To holistically address this issue, more affordable housing resources are necessary. Ultimately, Congress should direct the costs savings generated from lowering incarceration rates to affordable housing in the communities where formerly incarcerated people return.

## **National Housing Trust Fund**

### **Democrats Include Expansion of HTF in Draft Party Platform**

The Democratic National Committee's (DNC) drafting committee voted on its draft 2016 party platform on Friday, after having received testimony from 114 people during two recent public hearings and additional testimony submissions from over 1,000 organizations and individuals. The full DNC Party Platform Committee will review and vote on the draft platform in early July. The Platform will be finalized at the Democratic Party Convention in late July.

Although the full draft is not widely available to the public, NLIHC has learned that the Platform includes a housing plank that would commit to substantially increase funding for the national Housing Trust Fund to construct, preserve, and rehabilitate millions of affordable housing rental units. The Platform notes that such an expansion would "not only help address the affordable housing crisis, it will also create millions of good paying jobs in the process."

The draft housing plank also commits to increasing incentives for new affordable rental housing development and easing local barriers to building affordable in areas of economic opportunity. It states that Democrats will "reinvigorate federal housing production programs, increase resources to repair public housing, and increase funding for the housing choice voucher program," as well as ensure sufficient funding to end chronic homelessness and defend and strengthen the Fair Housing Act.

NLIHC's testimony to the Platform Drafting Committee is at: <http://bit.ly/291S4vT>

Former NLIHC President and CEO Sheila Crowley's testimony before the drafting committee is at: <http://bit.ly/28XsHv3>

## State HTF Resources and Important Dates Now Available Online

NLIHC has updated its national Housing Trust Fund (HTF) website, <http://nhhf.org/>, with state-specific information on HTF allocation plans. Each state page identifies the HTF advocacy point person and HTF state-designated entity (SDE) and provides important documents for each state: draft allocation plans, official notices of public hearings or public comment periods, and notable statements or letters submitted to SDEs by advocates. Resources developed by NLIHC such as state-specific model allocation plans and webinar recordings are also available. The website also provides a calendar of important dates regarding HTF implementation and allocation plans, including the date, time and location of upcoming public hearings and the deadlines for public comment.

NLIHC staff will be updating these pages on an ongoing basis.

The following is a list of notable events during the week of June 27 thru July 3 (all times listed are local):

### Monday, June 27

- Alabama: Opening of public comment period on draft HTF allocation plan. Public hearing on HTF and HOME plans: Auburn University at Montgomery, Goodwyn Hall, 7061 Senator's Drive, Room 109, Montgomery, AL 36117, 10:00 am.
- Missouri: Public hearing on draft HTF allocation plan: Kansas City Library Downtown, 14 W. 10th Street, Kansas City, MO 64105, 6:00 pm.

### Tuesday, June 28

- North Dakota: Deadline for public comments on draft HTF allocation plan.
- South Carolina: Public hearing on draft HTF allocation plan: 300 Outlet Pointe Boulevard, Columbia, SC 29210, 10:00 am.
- Michigan: Public hearing on draft Consolidated Plan, including HTF allocation plan: Michigan State Housing Development Authority Lansing Office, 735 E. Michigan Avenue, 10:00 am.
- Tennessee: Public hearing on draft HTF allocation plan: East Tennessee Development District, 216 Corporate Place, Alcoa, TN 37701, 10:00 am.
- Missouri: Three separate hearings will take place on the draft HTF allocation plan. They will be held at the following times and locations:
  - Columbia—Stoney Creek Inn, 2601 S. Providence, Columbia, MO 65203, 11:00 am.
  - Springfield—Holiday Inn Convention Center, 2720 North Glenstone Avenue, Springfield, MO 65803, 11:00 am.
  - St. Louis—Missouri Housing Development Commission, 4625 Lindell, Suite 300, St. Louis, MO 63108, 6:00 pm.
- West Virginia: Public hearing on HTF draft allocation plan: WV Housing Development Fund First Floor Training Room, 5710 MacCorkle Avenue, SE Charleston, WV, 3:00 pm.

## Wednesday, June 29

- North Dakota: Public hearing on draft HTF allocation plan: North Dakota Housing Finance Agency Board Room, 2624 Vermont Avenue, Bismarck, ND 58504, 10:00 am.
- North Carolina: Public hearing on HTF draft allocation plan: Dogwood Room, Hilton North Raleigh Midtown Hotel, 3415 Wake Forest Road, Raleigh, NC 27609, 2:00 pm.

## Thursday, June 30

- Ohio: Public hearing on draft HTF allocation plan: Vern Riffe Center Room 1932, 77 S High St, Columbus, OH 43215, 11:00 am.
- Kentucky: Public hearing on drafting an HTF allocation plan: Transportation Cabinet Conference Center, 200 Mero Street, C101, Frankfort, 1:00 pm.
- West Virginia: Public hearing on draft allocation plan: Fairmont-Morgantown Housing Authority Main Office, 103 12th Street, Multi-Purpose Room Fairmont, WV, 3:00 pm.

## Friday, July 1

- New Mexico: Deadline for public comments on draft allocation plan.

The state NTF resources and calendar of key dates can be found at: <http://bit.ly/28SEBVd>

## Bill Would Require Treasury to Study Ending Fannie and Freddie Conservatorship Annually

Representative French Hill (R-AR) introduced the “GSE Review and Reform Act” (H.R. 5505) that would require the U.S. Department of Treasury to study ways of ending the conservatorship of government sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, on an annual basis. The bill updates the “Consumer Financial Protection Act of 2010,” which required Treasury to perform a one-time study in 2011.

The bill would require the study to analyze the federal government’s role in housing finance, the structure of housing finance to support the availability of 30-year fixed rate mortgages, and the impact of reforms on the rental market, among other things. When Treasury was working on its initial report, advocates reached out to the agency to underscore the need to maintain funding for the national Housing Trust Fund under any housing finance reform (see *Memo*, [1/14/11](#)).

“There has been no progress toward moving these federally dependent GSEs out of the conservatorship,” Mr. Hill said when introducing H.R. 5505. “My bill would force Treasury to study this issue and present its recommendations to Congress at least once a year, creating engagement on the best path forward on housing finance reform to end taxpayer exposure and ensure access to mortgage credit for Americans.”

Learn more about the bill at: <http://1.usa.gov/28PfaB2>

Read Representative Hill’s press release at: <http://1.usa.gov/28ZLfsy>

## **Congress**

### **House Republicans Release Tax Reform Plan That Opens the Door to MID Reform**

House Speaker Paul Ryan (R-WI), Ways and Means Committee Chairman Kevin Brady (R-TX), and other Ways and Means Republicans unveiled the sixth and final plank of the House Republican's A Better Way policy agenda last week. The final plank provides a "Blueprint" for their ideas on tax reform. The intent of the Blueprint is to allow the Ways and Means Committee to "turn its attention to the work of building the tax reform legislation that will encapsulate the policies and provisions reflected in the Blueprint" and to allow House Republicans "to work with America's next president to hit the ground running on pro-growth tax reform in 2017."

According to the Blueprint, the ideas are centered around three basic themes: simplicity and fairness, jobs and growth, and a service-first IRS. The proposal is portrayed both as "a dramatic reform of the current income tax system" and as "a move toward a consumption-based approach to taxation." The Blueprint envisions tax reform that is revenue neutral as compared to the current policy baseline, which assumes that certain temporary tax relief provisions – costing \$400 billion over the next decade – that are scheduled to expire under current law would instead be made permanent. Revenue neutrality would be achieved under the plan "in part by including the positive revenue effects from the economic growth that would result from a simpler, more pro-growth tax code," a reference to dynamic scoring.

The Blueprint would retain only two major deductions, including the mortgage interest deduction (MID). But the Republicans note in the Blueprint the need for an "evaluation of options for making the current-law mortgage interest provision a more effective and efficient incentive." The text also notes a need, when considering possible modifications to the MID, to ensure that existing mortgages are not affected by any changes in the tax code and that no changes will affect re-financings of existing mortgages.

NLIHC looks forward to working closely with the Ways and Means Committee to offer proposals to make the MID a more effective and efficient incentive. The United for Homes Campaign, led by NLIHC and endorsed by more than 2300 organizations and state/local elected officials, proposes to reduce the portion of a mortgage eligible for a tax break from \$1 million to \$500,000 and convert the deduction to a 15% non-refundable credit, helping millions of low and moderate income homeowners who currently don't benefit from the MID. These two changes would save more than \$200 billion over ten years to invest in expanding affordable rental housing programs like the national Housing Trust Fund and Housing Choice Vouchers.

The Republican Blueprint stays silent on the Low Income Housing Tax Credit (LIHTC) program, only noting that the Ways and Means Committee should "generally eliminate special-interest deductions and credits to provide lower rates for businesses."

The Blueprint on Tax Reform can be found at <http://abetterway.speaker.gov/>

More information on United for Homes, including an opportunity to join and endorse the campaign, is available at: <http://nlihc.org/unitedforhomes>

### **Senators Introduce Bipartisan Housing Modernization Bill, Companion to H.R. 3700**

Senate Banking Subcommittee on Housing, Transportation, and Community Development Chair Tim Scott (R-SC), Ranking Member Bob Menendez (D-NJ), and Senators Chris Coons (D-DE) and Roy Blunt (R-MO) introduced broad housing assistance reform legislation on June 22. The "Housing Opportunity Through Modernization Act" (S. 3083) is the Senate companion bill to legislation (H.R. 3700) that the House already

approved unanimously in February. Advocates continue to urge the Senate to pass the bill by unanimous consent (See *Memo*, [5/2/16](#)).

As does H.R.3700, S. 3083 would make several important changes to the operation of housing assistance programs:

- Improves the project-basing of vouchers to increase housing options while ensuring housing choice.
- Changes income reviews to allow residents to hold onto 100% of increased earnings for longer periods.
- Imposes housing assistance limits for households with incomes above 120% of the poverty level.
- Streamlines income deductions while requiring hardship exemptions for negatively impacted families.
- Allows for expedited inspection processes for units to be rented to voucher holders to quicken local efforts to house families and individuals.
- Updates the Housing for Persons with AIDS (HOPWA) distribution formula.

“Our low income and working class families need solutions, not political bickering, and I am proud to help introduce this bipartisan legislation to address challenges with our nation’s affordable housing programs,” Senator Scott said. “This is a win-win – we are strengthening work incentives, improving access to better schools and working to reduce homelessness while streamlining programs to cut costs and protect taxpayers. I want to thank Senators Menendez, Blunt and Coons for their efforts, and to the House of Representatives for passing this important bill unanimously earlier this year.”

“In a state like New Jersey, finding an affordable place to call home can be terribly difficult – especially for lower income families,” said Senator Menendez. “That’s why I’ve fought for years to expand affordable housing opportunities especially in neighborhoods with quality schools, reliable transportation, and access to good jobs. I’m pleased that we’ve been able to craft a bill that builds on what works in our federal approach to affordable housing, and makes smart changes in areas that need improvement. I’m optimistic we’ll be able to get this bi-partisan legislation over the finish line.”

Read Senator Scott’s press release is at: <http://1.usa.gov/28PjwrW>

Learn more about the bill at: <http://1.usa.gov/28SGHpU>

## **Senate Hearing on Native Communities’ Access to Rural Development Programs**

The Senate Committee on Indian Affairs held an oversight hearing on June 22 to address the issue of accessibility of the U.S. Department of Agriculture’s (USDA) Rural Development programs to native communities throughout the nation.

Committee Chair John Barrasso (R-WY) opened the hearing by acknowledging the poverty in which many rural tribal communities live. He also pointed out that, of the USDA’s \$137.5 billion invested in rural housing since 2009, only \$1.3 billion had gone to rural tribal housing needs. Senator Barrasso stated that “a comment we hear from tribes regarding rural community development is that, when a tribe identifies the right [USDA] program to address their needs, the process is a bureaucratic nightmare.”

Lafe Haugen of the Northern Cheyenne Tribal Housing Authority offered his perspective on holes in USDA rural housing programs. He spoke of the challenges native communities face in his home state, citing that “of the ten housing programs the USDA offers [in Montana], tribes only really qualify for the 504 Grant program

that provides minimal home repairs for the elderly.” Mr. Haugen explained that the “rest of the programs require extensive documentation ranging from cumbersome environmental process to the issue of foreclosure,” making them largely inaccessible for tribal communities seeking assistance. He explained that similar accessibility issues had been addressed in HUD’s housing assistance programs and questioned why the same couldn’t be done in USDA programs.

Watch the archived hearing and read witness testimony at: <http://1.usa.gov/28Tg9Uc>

## **Budget**

### **Congress Likely to Pass Stopgap Funding Measure**

Given Congress’s inability to move all twelve federal spending bills, House Democratic Whip Steny Hoyer (D-MD) stated that Congress will have to pass a stopgap spending measure, known as a continuing resolution (CR), to fund the federal government beyond September 30, when the fiscal year ends. While both parties agree that the prospect of a CR seems likely, Members of Congress disagree over how long the CR should extend.

Democrats and some Republicans would like the CR to run from October 1 through early December to be followed by an omnibus spending bill to cover the rest of FY17. Some Republicans, particularly members of the conservative Freedom Caucus, would prefer the CR to run through next March to avoid lame-duck session deal making. But House Labor-HHS-Education Appropriations Subcommittee Chair Tom Cole (R-OK) stated, “There will be some arguing for March, and I think that’s a big mistake and unfair to the next president, whoever that is.”

The outcome of the November elections will likely have a significant impact on how each party proposes to fund the federal government for the rest of the fiscal year.

## **HUD**

### **HUD Announces Members of MTW Advisory Committee**

Fifteen individuals were selected to serve as members of the new Moving to Work (MTW) demonstration Advisory Committee. The “Consolidated Appropriations Act of 2016” requires HUD to establish a research advisory committee to give HUD advice regarding specific policy proposals and research methods as 100 additional public housing agencies (PHAs) are added to the MTW demonstration over the next seven years (see *Memo*, [5/9](#)).

The committee members announced on June 21 include five PHA staff, two former and one current public housing resident, three university-based researchers, two researchers from consulting firms, and two HUD researchers. HUD anticipates the committee will begin work later this summer. In the fall, HUD will publish a notice inviting PHAs to apply for MTW status in the first expansion group. Selection of the initial group is expected to take place in the spring or summer of 2017.

The members of the MTW Advisory Committee are listed in a HUD media release at <http://1.usa.gov/28NkpnY>

### **HUD Announces Actions Relating to Native Americans**

HUD recently announced three actions relating to Native Americans: the release of an improved Tribal government-to-government consultation policy, the release of a draft plan to establish a Tribal Intergovernmental Advisory Committee, and the impending release of a draft report on housing needs in Indian country.



The tribal consultation policy announced on June 23 recognizes the right of Indian tribes to self-government and supports tribal sovereignty and self-determination. The policy guide is intended to enhance communication and coordination between HUD and federally recognized Indian tribes. It outlines guiding principles and procedures for HUD employees regarding Indian and Alaska Native tribes. The policy was revised after regional consultations with tribes and a national comment period to discuss and inform the policy.

The purpose of the proposed Tribal Intergovernmental Advisory Committee is to facilitate communication between HUD and tribal leaders regarding all HUD programs, make recommendations to HUD regarding current program regulations, provide advice when HUD develops American Indian and Alaska Native housing priorities, and encourage peer learning and capacity building among tribes and non-tribal entities. HUD announced the proposal on June 23 and seeks comments by July 23.

Lastly, HUD announced it will release a draft report on July 7 detailing the findings and recommendations of a study of housing needs in Indian Country mandated by Congress. Only tribal leaders, Indian housing officials, and tribal Institutional Review Boards will receive a draft of the report, and only they will be able to offer comments. According to a letter dated June 20 from HUD Assistant Secretary for Policy Development and Research Katherine O'Regan, HUD will accept comments until August 23.

The Tribal Government-to-Government Consultation Policy is at: <http://1.usa.gov/28VM7PN>

The plan to establish a new Tribal Intergovernmental Advisory Committee is at: <http://1.usa.gov/28SfRPU>

The letter announcing the report on housing needs in Indian Country is at: <http://1.usa.gov/290mprb>

## Research

### **Harvard Joint Center for Housing Studies Releases *State of the Nation's Housing 2016***

The Joint Center for Housing Studies of Harvard University released *The State of the Nation's Housing 2016* on June 22. This year's report highlights the changing demographics driving the demand for housing, the continuing decline in homeownership, the increasing tightness of the rental market, and the role of federal policy in addressing these issues. The report emphasizes the struggles of the nation's lowest income renters.

According to the report, the homeownership rate declined to 63.7% in 2015, while the share of households who rent grew to 36.3% - the highest level since the 1960s. Between 2005 and 2015, the number of renter households grew by 9 million, the largest growth ever recorded over a ten-year period. Rental vacancy rates fell to 7.1%, as production has failed to keep pace with demand. As a result, rents for primary residences increased 3.6% in nominal terms in 2015.

The report indicates that an increased supply of new rental units in the production pipeline "may help ease these conditions, although most new units are intended for the upper end of the market." For the lower end of the market, the supply is largely driven by the downward filtering of older units. However, the 4.6% increase in rental units costing under \$800 per month between 2003 and 2013 through filtering was more than offset by the permanent loss of 7.5% of units in a similar price range. Using NLIHC data from *The GAP 2016*, the report highlights the acute shortage of rental units affordable and available to the lowest income renters. In 2014, only 31 rental units were affordable and available for every 100 extremely low income (ELI) renter households, earning 30% or less of the area median income (AMI). Only 57 rental units were affordable and available for every 100 very low income (VLI) rental households, earning 50% or less of AMI.

The growing tightness in the rental market economically burdens more renters. The number of cost burdened renter households, those paying more than 30% of their income on rent and utilities, increased from 20.8 million in 2013 to 21.3 million in 2014. Moreover, 11.4 million of these households were severely cost burdened,

paying more than 50% of their income on rent and utilities. The lowest income renters are the most likely to be severely cost burdened. Among renter households earning less than \$15,000 annually, 72% were severely cost burdened.

Cost burdened households are forced to cut back on basic necessities and are particularly at risk of eviction. The study found that lower income households with a severe housing cost burden spent 41% less on food compared to similar households without a severe cost burden. The report also shows that more than 1 million ELI households missed at least one rental payment in 2013 and more than 900,000 were under threat of eviction in that year.

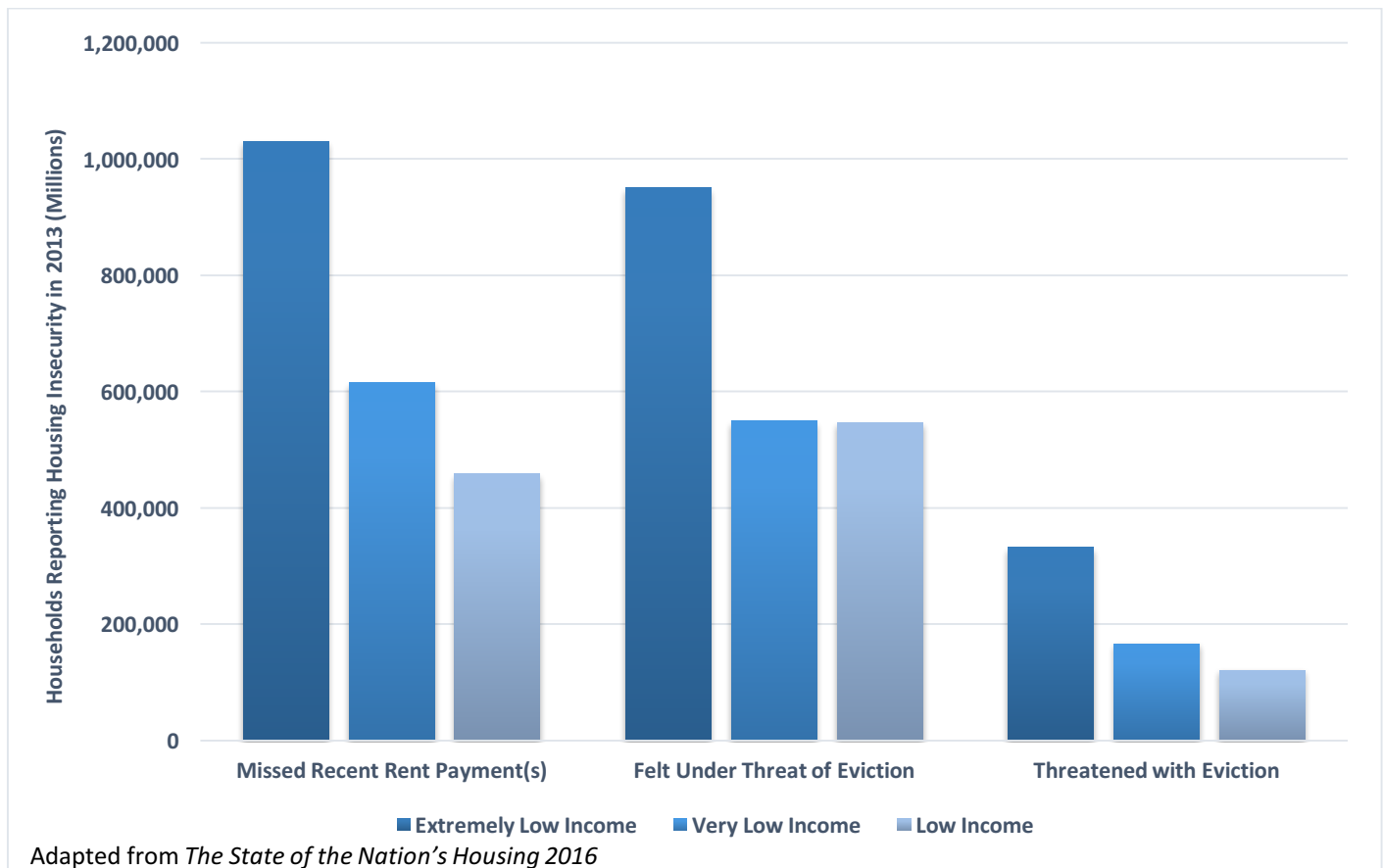
The report points to a weak federal response to the affordable housing crisis, putting greater pressure on state and local governments to act. Localities have responded with measures ranging from housing trust funds to inclusionary zoning ordinances. The report indicates that between the 1970s and 2010 local zoning ordinances resulted in the production of 129,000 to 150,000 affordable units. However, states and localities have been unable to meet the rapidly growing need for affordable housing. The report's authors argue it is impossible to address the nation's housing needs without significant federal policy intervention. The report concludes by highlighting the essential role of federal affordable housing interventions such as the Housing Trust Fund and the HOME program, while also emphasizing the importance of preserving lower cost units in the private market.

*The State of the Nation's Housing 2016* is available at <http://bit.ly/28QIWIN>

Diane Yentel, president and CEO of NLIHC, participated on a panel discussion for the report's release. The archived webcast is available at <http://www.jchs.harvard.edu/>

## Fact of the Week

### Extremely Low Income Households Especially at Risk of Eviction



Source: Joint Center for Housing Studies of Harvard University. (2016). *The State of the Nation's Housing 2016*. Cambridge, MA: Author. Retrieved from <http://bit.ly/28QIWIN>

Notes: Extremely income households have incomes up to 30% of the area median income (AMI); very low income households earn 31–50% of AMI; low income households earn 51–80% of AMI. Rent payments were missed within the previous three months.

## From the Field

### Affordable Housing Development Incentives Will Be Decided by Los Angeles Voters

The Los Angeles City Council voted to place an affordable housing ballot initiative before voters in November. Voters will decide whether proposed developments will receive allowances for exceeding height, density, and other zoning restrictions if the developers commit to producing a certain percentage of their housing units as affordable and to meeting certain workforce standards. This key ballot initiative, known as the Build Better LA Initiative, is advanced by a coalition of more than 50 labor and housing organizations, including the Southern California Association of Non-Profit Housing (SCANPH), an NLIHC state partner.

To gain access to the ballot, Build Better LA collected 94,238 petition signatures between February and June, considerably more than the 61,487 needed to qualify. After signatures were verified by the Los Angeles city clerk, the City Council had three weeks to decide between passing the measure outright or placing it on the

ballot in November, 2016 or March, 2017. The City Council elected to place the initiative on the November 8 ballot at their meeting on June 21.

Affordable housing advocates are excited about the potential for this proposal to generate new affordable homes. The proposed legislation will require that for any development larger than 10 units, 5% of new apartments must be affordable at the extremely low income threshold, meaning rents set at 30% of gross income for households earning 30% of area median income. An additional 6% must be priced as affordable at the very low income rent threshold (50% of area median income) or 15% at the low income rent threshold (80% of area median income). There are also alternatives for developers who do not wish to build the required affordable housing in the same property as market rate housing, as is common of local inclusionary zoning ordinances. If a developer chooses to build the affordable units off-site, the number of affordable units required increases by 1.25% if they are built within two miles of the primary development, and increases by 1.5% if built between two and three miles away. Additionally, developers can pay a substantial in-lieu fee to the city's Affordable Housing Trust Fund (AHTF) rather than developing the affordable housing themselves.

The proposed legislation also incentivizes local hiring practices for all developments that receive density bonuses and zoning exceptions. For any new developments built under this proposal, 30% of all construction hours must be provided by workers who live in the city of Los Angeles. Ten percent of such construction workers' hours must be performed by "Transitional Workers" who live within 5 miles of the proposed development. A Transitional Worker is defined as one who lives in a designated Economically Disadvantaged Area and faces multiple barriers to employment which include, among others, being homeless or a single parent. All proposed developments must also commit to paying a prevailing wage. The employment requirements of the proposal have been a successful means for bringing labor and housing advocates together to provide momentum for passing the initiative.

Build Better LA goes to the ballot before a similar direct-legislation initiative that aims for the opposite result. The Neighborhood Integrity Initiative seeks to prevent the City Council from having any authority to approve exceptions or changes to local zoning codes and would place a two-year moratorium on most forms of large construction. The proposed moratorium does, however, exclude 100% affordable housing developments. The anti-development Neighborhood Integrity Initiative has intentionally delayed their petition gathering so that they can have their proposal on the March 2017 ballot, seeking a smaller voter turnout to boost the likelihood of passage. The dueling ballot initiatives have compelled Mayor Eric Garcetti (D) to commit to an overhaul of the city's zoning codes, which have not been updated for several decades.

"The November election can be a turning point for affordable housing development in Los Angeles," said Alan Greenlee, Executive Director at SCANPH. "The Build Better LA Initiative creates a path that ensures development of homes at all income ranges throughout the city by providing certainty for developers who want to develop vibrant and diverse communities."

For more information about the Build Better LA Initiative, contact Alan Greenlee at: [agreenlee@scanph.org](mailto:agreenlee@scanph.org)

SCANPH's fact sheet on the Build Better LA Initiative proposal is at: <http://bit.ly/28YftgJ>

## **Events**

### **Webinar on Protecting Tenants in RAD Communities**

The National Housing Law Project (NHLP) will hold a webinar focused on protecting tenants in communities where their public housing is being converted to project-based vouchers (PBV) or Section 8 project-based rental assistance (PBRA) through the Rental Assistance Demonstration (RAD). The webinar will be held on Wednesday, June 29 at 2:00 pm ET.

Tenants who live in properties converting through RAD have important rights, such as the right to remain at the property after RAD conversion, continued rights to establish and operate a resident organization, and continued rights of a resident organization to receive resident participation funding.

The webinar will explore how tenant leaders, tenant advocates, and legal services attorneys can secure these tenant rights at each stage of a RAD conversion. The webinar will draw upon the experiences of tenant advocates in RAD-converting communities nationwide.

[Click here](#) to see which communities have one or more public housing properties going through a RAD conversion.

The webinar presenter will be Jessie Cassella, Abascal legal fellow at NHLP.

Register for the webinar [here](#).

More information about RAD is at <http://bit.ly/1Yfa0E9> and on page 4-13 of NLIHC's *2016 Advocates' Guide* at: <http://bit.ly/22QZiEm>

## **NLIHC News**

### **NLIHC Welcomes New Field Intern Madeline McHale**

Madeline McHale joins NLIHC as a Field Intern for the summer. Madeline is originally from Seattle, WA, but attends Connecticut College in New London, CT, where she is studying Sociology and Dance. Madeline is a scholar in the Holleran Center for Public Policy and Community Action where she has studied homelessness and perspectives on housing affordability through research and volunteer opportunities in the New London community. Last summer, Madeline worked as an intern at the Seattle King County Coalition on Homelessness and is excited to learn about housing policy at a national level – and to explore DC! Please join us in welcoming Madeline to the NLIHC team!

## **Staff**

Malik Siraj Akbar, Communications Specialist, x239  
Andrew Aurand, Vice President for Research, x245  
Ariel Chu, Graphic Design Intern, x250  
Josephine Clarke, Executive Assistant, x226  
Zoe Chapin, Research Intern, x229  
Dan Emmanuel, Research Analyst, x316  
Ellen Errico, Graphic Design and Web Manager, x246  
Ed Gramlich, Senior Advisor, x314  
Isaac Harris, Field Intern, x249  
Sarah Jemison, Housing Advocacy Organizer, x244  
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