



**Volume 23, Issue 35**  
**September 10, 2018**

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## Membership Month

### NLIHC Members Open the Door to Dialogue and Collaboration

This week, as part of NLIHC's Membership Month, we highlight the ways our members "open the door to dialogue and collaboration." Though participation in numerous NLIHC-led coalitions, campaigns and events, NLIHC's individual and organizational members join forces to grow the support for providing more decent, accessible, affordable homes for the lowest income people in America.

NLIHC members open the door to collaboration by participating in NLIHC campaigns, events and coalitions such as the multi-sector *Opportunity Starts at Home* campaign; *Our Homes, Our Voices* National Housing Week of Action; *Our Homes, Our Votes* nonpartisan civic engagement project; Disaster Housing Recovery Coalition; Campaign for Housing and Community Development Funding (CHCDF); fall and spring state partner convenings; annual Housing Policy Forum and special Resident sessions; congressional briefings and meetings; and much more.

#### NLIHC SUCCESSES 2017-18

**DISASTER HOUSING RECOVERY COALITION**  
OVER 700 MEMBERS of State and National Organizations  
Instrumental in helping FEMA contact over 22,000 HURRICANE MARIA SURVIVORS who were denied Housing Assistance due to unverified ownership

**VOTER ENGAGEMENT: "OUR HOMES, OUR VOTES"**  
Launched the campaign and website in JULY 2018  
Conducted 6 WEEKLY VOTER ENGAGEMENT WEBINARS attended by almost 750 PEOPLE

**OPPORTUNITY STARTS AT HOME CAMPAIGN**  
New MULTI-SECTOR HOUSING CAMPAIGN that launched in March of 2018  
Over 850 Letters to Congress, 75 Cross-Sector National Organizations, and 7 State Campaigns

**2018 NLIHC POLICY FORUM**  
Over 450 PARTICIPANTS from throughout the country  
Over 50 VISITS with Legislators on Lobby Day

**"OUR HOMES, OUR VOICES" WEEK OF ACTION MAY 1-8, 2018**  
130 EVENTS held in 35 STATES and 87 CITIES

JOIN TODAY! VISIT [NLIHC.ORG](http://NLIHC.ORG)

NLIHC's members open the door to dialogue with legislators and their staffs. House members incorporated recommendations from the Disaster Housing Recovery Coalition in disaster recovery legislation this spring. NLIHC and CHCDF members called on Congress to reject the administration's proposal to reduce HUD's FY18 budget by 15% and instead to significantly boost that funding, and Congress responded with a 10% increase. Members' voices were heard by a number of legislators, including Senator Cory Booker (D-NJ) and Senator Kamala Harris (D-CA), who recently introduced legislation to create a bold new renters' tax credit.

NLIHC's members also open the door to dialogue by hosting local events that engage their elected officials. Metro Housing Boston and the Citizens' Housing and Planning Association hosted a panel discussion during the *Our Homes, Our Voices* National Housing Week of Action

in which Congresswoman Katherine Clark (D-MA) participated. Housing Vermont helped organize a housing redevelopment kick-off event during the Week of Action at which Senator Patrick Leahy (D-VT) and Representative Peter Welch (D-VT) discussed the importance of affordable homes for all. These are just two of numerous examples.

You too can open the door to collaboration and dialogue by [joining NLIHC](#) and helping grow the network! Share how you are involved in collaborating with NLIHC this week or let us know you joined! Please tweet @NLIHC and use #MembersAreTheKey, #JoinNLIHC and/or #NLIHCMember. For more ideas on how to spread the word during NLIHC Membership Month, visit: <http://nlihc.org/membership-month>

Have questions about Membership Month or want to check the status of your membership? Please contact NLIHC's Field Team at: [outreach@nlihc.org](mailto:outreach@nlihc.org)

## Congress

### House Subcommittee Reviews Regulatory Burdens on Affordable Multifamily Development

The House Financial Services Subcommittee on Housing and Insurance held a hearing on September 5 to review “The Cost of Regulation on Affordable Multifamily Development.” During the hearing, industry experts identified specific regulations at the federal, state, and local levels that can increase the cost of affordable multifamily housing development – worsening the current shortage of affordable rental homes for low income residents and driving up market-rate rents.

Witnesses from the National Multifamily Council, the National Association of Home Builders, and Continental Properties Company, Inc., called for reforms to decrease the regulatory and compliance burdens faced by developers. In his opening remarks, Subcommittee Chair Sean Duffy (R-WI) cited a study published in June 2018 by the National Association of Home Builders (NAHB) and the National Multifamily Housing Council (NMHC), “[Regulation: Over 30 Percent of the Cost of a Multifamily Development](#),” which found that 32.1% of the cost of multifamily development can be attributed to state, local, and federal regulations.

Erika Poethig, vice president and chief innovation officer at The Urban Institute, defended federal programs that aim to increase affordable housing options for extremely low income Americans. She highlighted fair housing policies as critical tools for remediating the legacy of redlining and other discriminatory housing practices, such as source-of-income discrimination for Housing Choice Voucher recipients. She agreed with Representative Nydia Velázquez (D-NY) who stated that “the drastic cuts that have been made to programs like HOME, CDBG, Section 202, and Project-Based Section 8 – many of which successfully combine federal funding with private sector dollars – have exacerbated the lack of affordable housing in this country.”

Testifying on behalf of the NMHC, Sue Ansel, president and CEO of Gables Residential, stated that members of the NMHC would “agree completely that it needs to be a two-pronged approach to solve this problem.” She stated that “NMHC and the National Apartment Association have long been supporters not only of reducing regulation, but also of increasing funding to a number of programs – such as CDBG, HOME, and Section 8 – that can really help increase affordable housing and help those residents of the United States that need the most help.”

The witnesses unanimously acknowledged that the vast majority of regulatory costs could be attributed to regulations at the state and municipal levels. Representative Maxine Waters (D-CA) encouraged her colleagues on the committee and the witnesses to investigate and consider ways the federal government could leverage federal funding for infrastructure development to relieve regulatory cost burdens at all levels. She also encouraged the committee members and experts to consider strategies the federal government could pursue to incentivize state and local jurisdictions to revise burdensome zoning regulations that drive up the cost of development.

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

Read the NAHB and NMHC report: <https://bit.ly/2MpprIC>

## Budget

### **THUD Bill Moves to Final Negotiations, Advocates Urge Congress to Fund HUD Programs at Highest Levels Possible**

The House of Representatives agreed by voice vote on September 6 to move a spending package that includes the FY19 Transportation-HUD (THUD) spending bill towards final negotiations with the Senate. While the House never passed its own version of the THUD bill, the Senate had attached its version to a larger package of spending bills previously passed by the House and subsequently approved by the Senate in early August. Housing advocates are urging Congress to pass the highest possible funding levels for HUD and to support a housing voucher mobility demonstration as part of the spending package.

The House THUD bill stalled after being approved by the House Appropriations Committee because of opposition from conservative lawmakers who consider the bill's funding levels too high, even though the House THUD bill does not renew all current rental assistance. Appropriators negotiating the final bill have indicated that the final funding allocation for the FY19 THUD bill is disappointing, with Senator Susan Collins (R-ME), who chairs the THUD Appropriations Subcommittee, saying the topline funding level "was not what I would have hoped."

The Campaign for Housing and Community Development Funding (CHCDF) steering committee sent a letter to the House and Senate Appropriations Committees urging lawmakers to adopt the highest funding levels possible for HUD programs and to include a voucher mobility demonstration as they negotiate a final FY19 spending package. CHCDF is an NLIHC-coordinated coalition of 70 national housing, homeless, and community development organizations working together toward the highest possible funding for such programs.

The CHCDF letter states in part:

"We appreciate that both the House and Senate Appropriations Committees have proposed increases or level funding for affordable housing and community development programs administered under the Department of Housing and Urban Development (HUD). However, given the affordable housing crisis our nation is facing, we ask that you fund affordable housing and community development programs at the higher of the levels proposed in the House or Senate bills. Additionally, we encourage you to adopt in the final bill an important provision included in the House version of the bill, the Housing Choice Voucher Mobility Demonstration program. This demonstration, recently approved by the full House with wide bipartisan support, will go a long way in achieving the full promise of the HCV program in addressing intergenerational poverty by improving families' access to safe neighborhoods with quality schools and other opportunities."

Please call your lawmakers today and urge them to support funding affordable housing and community development programs at the highest levels possible in the FY19 THUD bill. To look up your members of Congress and their contact information, go to: <http://cqrcengage.com/nlihc/lookup?0>

Read the CHCDF letter at: <https://bit.ly/2Ngst5x>

## **GSE Reform**

### **Hensarling and Delaney to Introduce Bipartisan Housing Finance Reform Act**

House Financial Services Committee Chair Jeb Hensarling (R-TX) and Representative John Delaney (D-MD) released on September 6, a discussion [draft](#) of the latest attempt to reform the housing finance system. The draft bill would wind down secondary mortgage market giants, Fannie Mae and Freddie Mac, over a five-year period and create a mortgage insurance program run through the Government National Mortgage Association (Ginnie Mae). Ginnie Mae would become a stand-alone agency, no longer part of HUD. In return for insuring securities with an explicit government guarantee, Ginnie Mae would charge an affordability fee. Although the funds generated by this fee could contribute to an overall increase in funding dedicated to affordable housing, NLIHC is concerned that the bill would divert funding away from the national Housing Trust Fund (HTF), which is currently funded through a small assessment on Fannie Mae's and Freddie Mac's annual book of business.

Previous efforts to expand the HTF included the bipartisan 2014 Johnson-Crapo housing finance reforms, which included a provision that would have increased funding for the HTF to an estimated \$3.5 billion annually. This funding increase would have made a significant contribution to ending homelessness and housing poverty without competing with other important HUD programs for appropriated funds. The level of funding provided by Johnson-Crapo should be the starting point for any new housing finance reform legislation taken up by Congress.

The sponsors of the current Hensarling-Delaney draft [bill](#) declare that they “are committed to providing sustainable, dedicated, and transparent funding to assist in addressing underserved individuals and markets.” The sponsors also “believe that government resources, combined with other sources of public and private funding and the work of market participants, can be leveraged to provide substantial funding in support of existing programs that contribute to the development of the supply of affordable housing options for low-income individuals and communities, such as the Housing Trust Fund and the Capital Magnet Fund. Combined with other sources of government funding, including current U.S. Department of Housing and Urban Development programs such as the Housing Choice Voucher program, these programs can help provide holistic affordable housing solutions.”

The sponsors request feedback on “how to most effectively target the assistance in order to directly help individuals who are most in need,” noting that “according to one analysis, ‘approximately 23% of those receiving a subsidy under the current system are not LMI (low- or moderate-income) households.’” However, the discussion draft's affordability principles fail to acknowledge that the HTF is the most highly targeted federal rental housing capital and homeownership program. By law, at least 90% of HTF dollars must be used to support rental housing, and 75% of rental housing must serve extremely low income (ELI) households earning no more than 30% of the Area Median Income (AMI) or the federal poverty limit. The balance of either rental housing or homeowner housing may benefit households who have income no greater than 50% of AMI. In comparison, most other federal housing programs can serve households up to 80% of AMI.

Any bipartisan attempt at housing finance reform legislation should not only protect, but also significantly expand the HTF, particularly given its proven track record of effectively targeting assistance to individuals with the greatest needs.

The overview and summary of the discussion draft is at: <https://bit.ly/2Messuk>

The section by section summary of the discussion draft is at: <https://bit.ly/2x0nhIT>

The full draft bill is at: <https://bit.ly/2Nn2uJH>

More about housing finance reform is at: <https://bit.ly/2syHxjr>



## Disaster Housing Recovery

### Disaster Housing Recovery Updates – September 10

The following is a review of housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the 2017 California wildfires since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [9/4](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

#### Federal Response

##### Congress

- The House Small Business Committee held a hearing, “Surveying Storms: A Deeper Dive into SBA’s Disaster Response,” on September 5. James Rivera, associate administrator of the Small Business Administration, [reviewed](#) the agency’s performance during the 2017 storm season and answered questions from the committee members. Ranking Member Nydia M. Velázquez (D-NY) cited the Office of Inspector General [report](#) on the SBA’s disaster response to Hurricane Maria and—among other things—how SBA did not fully anticipate the need for bilingual staff and translation services. This caused some survivors to experience wait times of over 45 minutes and dropped calls.

##### FEMA

- The Government Accountability Office (GAO) issued a new [study](#) on FEMA’s response to the 2017 hurricanes and wildfires. The study shows that of the 1.1 million households that applied for housing assistance, 6,907 received TSA hotel assistance; 286 applicants received assistance through the Direct Lease or Multifamily Lease Repair programs, manufactured housing units and RVs, or permanent construction repair; and 33,016 received assistance to allow them to remain in their homes. The study acknowledges the challenges associated with FEMA’s decision to shift responsibility for housing recovery to the affected states. The GAO provides report highlights at its [website](#) and on a podcast at [Watchblog](#).
- FEMA released a series of [videos](#) illustrating the response to Hurricane Irma in Florida. The videos cover a range of topics, including volunteers, mitigation, recovery, and housing.
- FEMA [awarded](#) over \$81 million to Harris County Flood Control District to acquire 502 homes damaged by Hurricane Harvey. The flood-prone homes will be removed, and the land will be maintained as open space to benefit the natural floodplain.

##### Local Perspectives

- Texas Housers, an NLIHC state partner and Disaster Housing Recovery Coalition member, released “[A Costly and Unequal Burden](#)” – an analysis of the City of Houston’s revisions to its floodplain management code. The policy brief recommends a three-pronged approach to prioritizing public funding for flood mitigation in low income neighborhoods, including grants to households choosing to rebuild and elevate homes and the creation of a buyout program for households desiring to move out of flood-prone areas.
- A *New York Times* [article](#) featured stories of low income and minority residents affected by Hurricane Harvey, highlighting the unequal recovery effort, particularly with regard to housing.

- Diane Yentel, NLIHC president and CEO, wrote an [op-ed](#) on a federal judge’s ruling that FEMA can evict thousands of Hurricane Maria survivors still living in hotels or motels. The op-ed was published in the *Orland Sentinel* on September 5. Read the full op-ed, “Trump’s Katrina? For housing, response to Hurricane Maria worse” at: <https://bit.ly/2oIFgzC>

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## Opportunity Starts at Home

### NAACP President Explains Why *Opportunity Starts at Home* is a Priority

The [Opportunity Starts at Home](#) multi-sector affordable housing campaign recently released a [video interview](#) with [Derrick Johnson](#), president and CEO of the NAACP. In the interview, Mr. Johnson explains the importance of housing to the civil rights community, why racial inequities cannot be tackled without addressing housing, and why affordable housing is a priority for the NAACP. Under Mr. Johnson’s leadership, the NAACP joined the Steering Committee of the *Opportunity Starts at Home* campaign.



Derrick Johnson,  
President and CEO of the  
NAACP

Mr. Johnson explains that housing does not exist “in a vacuum.” He discusses the impact of housing segregation and discrimination and affirms the need for federal policies that “enforce fair housing in a way in which all citizens are experiencing equal protection under the law.” “One’s ZIP code should not determine their life’s future,” he said.

Discussing the importance of the *Opportunity Starts at Home* campaign, Mr. Johnson explains that “political will is built primarily through coalitions. No one organization can hold the magic wand to a solution. All of us bring value and voice to the table.”

The [NAACP](#), founded in 1909, is the nation’s largest and most widely recognized civil rights organization. Mr. Johnson has been president and CEO since 2017, formerly serving as vice chairman of the NAACP National Board of Directors and as the state president of the Mississippi State Conference NAACP.

To watch the full interview, [click here](#).

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

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## Our Homes, Our Votes

### Voter Registration Deadlines Approach: The Time to Act is Now!

Low income renters register to vote and go to polls at dramatically lower rates than higher income homeowners. This disparity can—and must—be addressed through active nonpartisan voter registration campaigns. The more low income renters and their allies vote, the more likely candidates for elected office will make affordable housing a priority! Voter registration deadlines vary from state to state—and many are coming up soon. To find the voter registration deadlines in your state, click here: <https://bit.ly/2PCNIB9>

NLIHC’s [Our Homes, Our Votes website](#) has tools and resources to help organizations engage in nonpartisan voter registration efforts. The [resources](#) walk you through how to fit voter registration into your agency’s



regular activities with residents, plan voter registration efforts, and bring voter registration drives into the communities you serve.

Registering to vote is easy and takes just a few minutes—and in some states it can be done online. It is critically important that individuals make sure they are registered *at their current address*. This best practice for all voters is especially important this year as voter registration laws have changed in some states.

Housing organizations, resident leaders, and all of us can play an important role in making sure everyone gets their voices heard at the polls by helping to register voters. To help someone register to vote, go to: <https://bit.ly/2FfsUIZ>

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## Research

### **Housing Assistance Council Report Showcases Threat to Rental Housing in Rural America**

The Housing Assistance Council (HAC) released "[Rental Housing for a 21st Century Rural America: A Platform for Preservation](#)" on September 6. The report examines the current state and future prospects of the U.S. Department of Agriculture's (USDA) rental housing portfolio, which provides more than 415,000 affordable homes to low income people living in rural areas. Many of these properties are projected to lose their affordability provisions in the coming decades, and no new properties have been financed in several years. HAC consulted with an array of stakeholders to better understand USDA Rural Development housing programs and potential strategies to preserve and increase the supply of affordable rural rental homes.

The Section 515 direct loans are an important source of funding for affordable housing in rural areas but often lose their affordability protections once the loans mature or are prepaid. HAC estimates that 74 properties per year are projected to leave the program because of maturing mortgages in the next ten years, accounting for a total of 892 properties with 21,452 rental units. After 2028, the number grows dramatically, with 2,782 properties (81,819 units) projected to leave the program in just five years between 2028 and 2032.

The annual average household income of the tenants in Section 515-financed properties is only \$13,600, and the majority of residents are seniors and people with disabilities. Because the rental assistance subsidy is tied to the Section 515 loan and is often the only housing option for the lowest income people in rural areas, preserving this source of affordable housing is crucial. HAC's assessment provides a variety of preservation strategies and policy recommendations for USDA, owners and purchasers, tenants, and public interest groups.

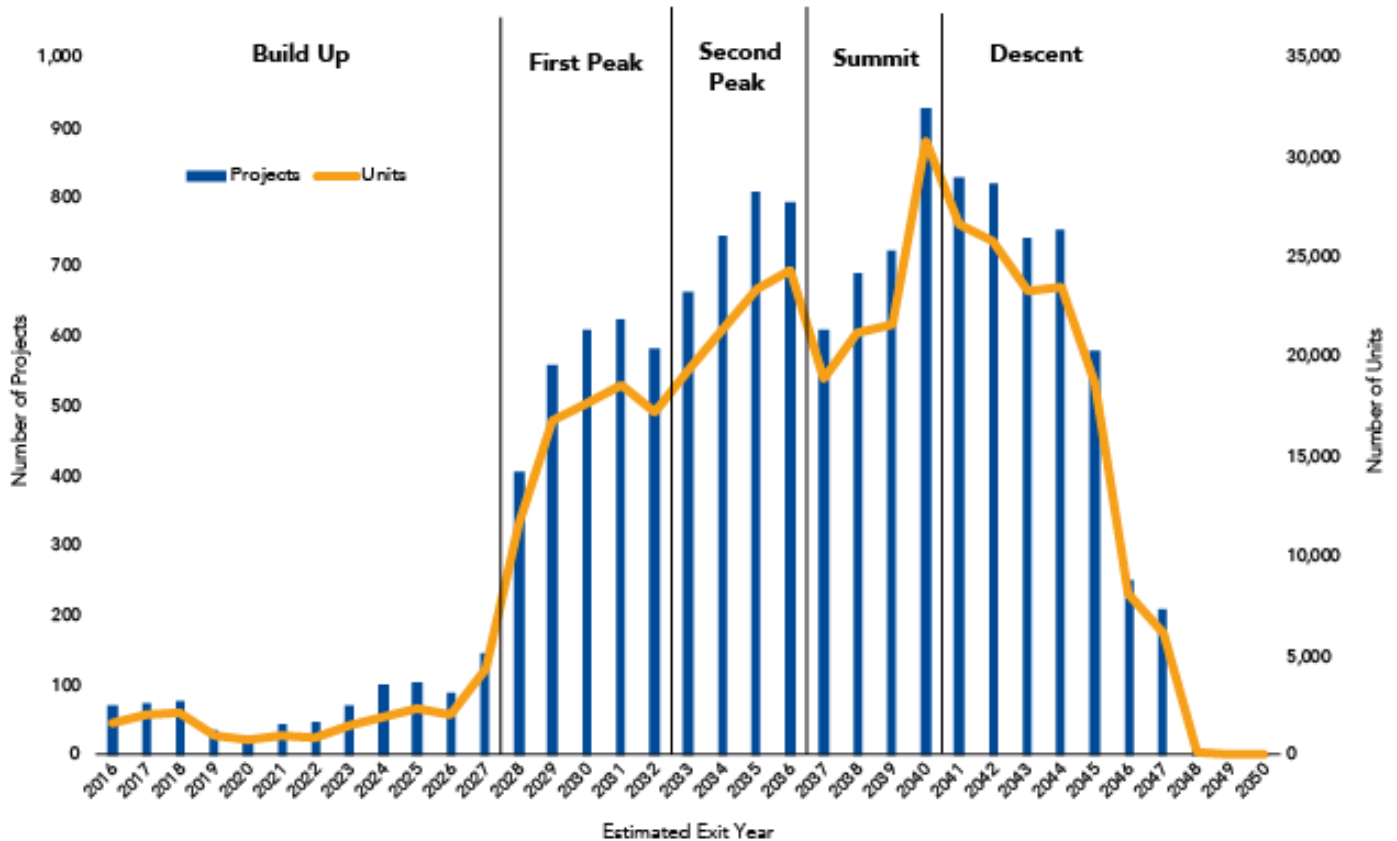
Read the full report at: <https://bit.ly/2Q8QoT4>

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## Fact of the Week

### Major Loss of Section 515 Rural Multifamily Housing Properties Projected in Coming Decades

#### Maturing USDA Section 515 Rural Multifamily Loans Estimated Loss of Properties and Units to Loan Maturity, 2016 - 2050



Source: Housing Assistance Council. (2018). *Rental Housing for a 21st Century Rural America: A Platform for Preservation*. <https://bit.ly/2M8v8cH>

Source: Housing Assistance Council. (2018). *Rental Housing for a 21st Century Rural America*. <https://bit.ly/2M8v8cH>

## From the Field

### City of Denver Increases Funding for Affordable Housing

The Denver City Council recently authorized an expansion of its affordable housing fund from \$15 to \$30 million annually. It is estimated that this additional funding will allow for the creation and preservation of roughly 6,200 additional below-market homes over the next 10 years. The increase in funding will primarily come from the city's general fund and through increased taxes on marijuana, which is legal for recreational use in Colorado.

The funding increase is in response to pressure from councilmembers and local housing advocates to ramp up the program in response to the city's continuing population growth and increasing housing affordability crisis. Half of the new funding will go to the Denver Housing Authority, allowing the agency to take on \$105 million

in new debt to accelerate redevelopment construction projects and land purchases. The funding will also support the development of new housing projects, the preservation of existing affordable housing, and the creation of new housing assistance programs.

Since the launch of the fund in 2017, Denver has made concerted efforts to increase affordable housing and relieve housing insecurity. Prior to its expansion, the fund committed \$24 million in subsidies for the construction of housing designated for low and moderate income people. The fund also committed \$4 million toward preserving the affordability of income-restricted apartments whose restrictions were due to expire and, without preservation, could be converted to market-rate units. Finally, the fund has provided \$3.8 million to pilot programs like the Temporary Rental and Utility Assistance program, which provides short-term assistance to residents struggling with rent and utility costs. The City plans to continue soliciting new ideas for affordable housing and housing assistance with these funds.

Read more about the fund expansion at: <https://dpo.st/2wwVEXm>

Read more about the affordable housing fund at: <https://dpo.st/2Cij5dd>

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## Vouchers

### **CBPP Suggests Policy Changes to Improve Voucher Access to Higher Opportunity Areas**

The Center on Budget and Policy Priorities (CBPP) released a policy paper, *Federal Policy Changes Can Help More Families with Housing Vouchers Live in Higher-Opportunity Areas*. The paper offers four sets of policy changes to the Housing Choice Voucher (HCV) program that could provide voucher households with greater access to low-poverty neighborhoods. CBPP notes that 315,000 children in households using vouchers live in extreme-poverty neighborhoods, suggesting the program is not adequately delivering on its potential to expand children's access to good schools in safe neighborhoods, which research demonstrates encourages upward economic mobility.

The HCV program enables low income households to afford housing in the private market. Voucher recipients contribute 30% of their adjusted income toward housing costs and the voucher program pays the remaining costs up to a payment standard set by public housing agencies (PHAs).

The U.S. House of Representatives recently passed a bill to establish a Housing Choice Voucher Mobility Demonstration (see *Memo*, [7/16](#)). If passed by the Senate, the demonstration would provide \$30 million to PHAs for mobility support services such as landlord outreach, housing search assistance, and post-move support to help low income families use their vouchers in low-poverty, higher-opportunity neighborhoods. The bill would also provide \$20 million for new vouchers for families with children.

Assuming eventual passage by the Senate, the first set of policy recommendations urges HUD to share preliminary findings of the demonstration before the final report is issued five years after the start of the demonstration. Preliminary findings could encourage PHAs involved in the demonstration to implement promising practices. CBPP also recommends that Congress fund 500,000 new vouchers combined with mobility services for households with young children.

The second set of recommendations is to provide incentives to encourage PHAs to engage in mobility efforts. One incentive would be a new administrative fee structure that would provide location-based payments, as outlined in a 2016 proposed rule. This would compensate PHAs that incur additional costs providing services to help families use their vouchers in high-opportunity areas, while risking lower fee-payments from HUD if it takes families longer to find a willing landlord in a high-opportunity area. Another incentive would give greater

weight to the types of neighborhoods in which voucher households live when assessing PHA performance through the Section 8 Management Assessment Program (SEMAP).

While not an incentive, this section of the paper urges HUD to effectively implement Affirmatively Furthering Fair Housing (AFFH) requirements, nudging PHAs to consider whether their HCV-related actions reduce segregation by assisting protected-class households live in less segregated neighborhoods.

The third set of policy recommendations includes effectively monitoring implementation of the Small Area Fair Market Rent (SAFMR) rule that currently applies to PHAs in 24 metro areas (see *Memo*, [11/21/16](#)) while also encouraging PHAs in other areas to use SAFMRs. Based on rents in a ZIP Code rather than throughout a metro area, SAFMRs can increase the value of a voucher in a high-rent area, making it more feasible for a household to use a voucher there.

CBPP recommends that HUD monitor and enforce a 2015 rule change that requires PHAs to ensure that lists of landlords willing to accept vouchers include areas that do not have a high concentration of poverty or minority households. Another recommendation calls on HUD to encourage PHAs to establish a minimum time limit greater than 60 days for a voucher household to search for and secure an apartment, and then to provide additional time beyond the minimum if necessary.

The fourth set of recommendations addresses jurisdictional barriers to households' ability to live in higher-opportunity areas. CBPP encourages HUD to facilitate PHAs within the same region to form a consortium or to consolidate so that households with a voucher can more seamlessly move between PHA jurisdictions, giving them easier access to lower-poverty and higher-opportunity areas. Such a move would also reduce the amount of paperwork for families seeking to change jurisdictions as well as for the PHAs that could have a single funding contract with HUD and provide voucher utilization data and other measures to HUD as a single entity.

Finally, CBPP urges HUD to revise its administrative fee policy regarding moving with a voucher from one PHA to another, known as "porting" a voucher. Currently, both the "initial" PHA and the "receiving" PHA have to split the administrative fee payment, thereby receiving lower payments when a household chooses to move with a voucher. To remove this barrier, CBPP suggests HUD provide greater funding to both the initial and receiving PHAs.

*Federal Policy Changes Can Help More Families with Housing Vouchers Live In Higher-Opportunity Areas* is available at: <https://bit.ly/2wJt2uO>

More information about vouchers is on [page 4-39](#) of NLIHC's *2018 Advocates' Guide*.

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## **Event**

### **Next NeighborWorks Training Institute to be Held in Pittsburgh, December 3-7**

NeighborWorks America will bring its national [NeighborWorks Training Institute](#) (NTI) to Pittsburgh the week of December 3-7. NTI courses, lasting from one-to-five days each, are an excellent opportunity for skill-building and networking.

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.

In addition to professional courses, the NTI will offer a symposium, "[Looking Back to Move Forward: 40 Years of Community-Led Transformation \(ML931\)](#)" on December 5.

Read more about the NTI at: <https://bit.ly/2oMGTfB>

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 September 2

The following are some of the news stories that NLIHC contributed to during the week of September 2.

- “Trump’s Katrina? For housing, response to Hurricane Maria worse,” *Orlando Sentinel*, September 5 at: <https://bit.ly/2oIFgzC>
  - “Inside Politics: Idaho Democrats support labor,” *Magicvalley.com*, September 6 at: <https://bit.ly/2wQbPQE>
  - “Giving Hope Event Raises Funds for Low-Income, Working Families,” *Chicago Tribune*, September 3 at: <https://trib.in/2wS97cD>
  - “Housing costs still climbing as Wilmington attempts to help residents acquire affordable housing,” *Port City Daily*, September 3 at: <https://bit.ly/2oPRruB>
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## NLIHC News

### NLIHC Issues 2017 Annual Report

NLIHC issued its [2017 Annual Report](#) on September 6. The report features NLIHC’s year of movement-building and responding to disasters and threats, both natural and political. Print-ready and interactive versions of the report are available at: <https://bit.ly/2wL6Lgr>

The year-in-review showcases NLIHC’s:

- Leadership of the first-ever [Our Homes, Our Voices](#) National Housing Week of Action with more than 60 events and activities in 25 states around the country.
- Launch of a new “[Our Homes, Our Votes](#)” nonpartisan voter registration and mobilization project to engage more low income renters and affordable housing advocates in the electoral process.
- Response to the 2017 hurricanes and wildfires and its establishment of the Disaster Housing Recovery Coalition (DHRC) of more than 700 national and local organizations collaborating to improve the federal disaster recovery response.
- 2017 Housing Policy Forum on advancing solutions in the changing political landscape at which HUD Secretary Ben Carson, U.S. Representative Maxine Waters, and many affordable housing experts, advocates, practitioners, and resident-leaders engaged with the forum’s hundreds of attendees.
- Media engagement efforts, resulting in more than 3,500 news stories (print, online, radio, and television) relying on NLIHC’s expertise and citing our research publications, [Out of Reach](#) and [The Gap: A Shortage of Affordable Homes](#).
- Continued support of NLIHC’s 62 state partners around the country and leadership of important national advocacy coalitions like the Campaign for Housing and Community Development, the national Housing Trust Fund (HTF) Policy Committee, and the Housing and Criminal Justice Reform Task Force.

- Policy victories with our partners and allies, like thwarting the administration’s efforts to slash federal funding to affordable housing programs and protecting the HTF and the Low Income Housing Tax Credit program from serious threats to both programs.
- And much more.

“This past year proved once again the power of NLIHC’s phenomenally dedicated partners, members, and donors,” states NLIHC President and CEO Diane Yentel in the introduction to the report. “Together, we can achieve socially just public policies that ensure the lowest income people in the U.S. have decent, affordable homes. Together, we *can* end homelessness and housing poverty in America.”

Read the full report at: <https://bit.ly/2wL6Lgr>

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## **NLIHC Welcomes New Fall Graphic Design Intern**

Gloria Yang is NLIHC’s new communications and graphic design intern. She is pursuing a bachelor degree in graphic design with a concentration in book arts at the Maryland Institute College of Art. Gloria believes that inspiration comes from daily life and that design is a tool to make people’s lives more creative. She is eager to contribute to the NLIHC communication and graphic design team and to learn more about real-world design. Please join us in welcoming Gloria to the Coalition.

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## **Where to Find Us – September 10**

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

- Interagency CRA & Disaster Recovery Listening Session, Houston, TX, on September 20
  - [Non-Profit Housing Association of Northern California’s Building Momentum conference](#), San Francisco, CA, on September 21
  - [NACCED Annual Conference](#), Minneapolis, MN, on September 24
  - [Foundation for a Healthy St. Petersburg \(FHSP\) Housing Meeting](#), St. Petersburg, FL, on September 27
  - [Southern California Association of Non-Profit Housing Annual Conference 2018](#), Los Angeles, CA, on September 28
  - [11<sup>th</sup> Annual Tenant and Tenant Association](#), Washington, DC, on September 29
  - [Federal Reserve Bank of Philadelphia: Reinventing Our Communities: Investing in Opportunity](#), Baltimore, MD, on October 1
  - [2018 Governor's Conference on Housing and Economic Development](#), Atlantic City, NJ, on October 3
  - [Georgia ACT Affordable Housing Conference](#), Atlanta, GA, on October 10
  - [Utah’s 14<sup>th</sup> Annual Homelessness Summit](#), Salt Lake City, UT, on October 25
  - [Maine Affordable Housing Coalition Conference](#), Portland, ME, on November 14
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## **NLIHC Staff**

Sonya Acosta, Policy Analyst, x231

Andrew Aurand, Vice President for Research, x245

Victoria Bourret, Housing Advocacy Organizer, x244



Josephine Clarke, Executive Assistant, x226  
Dan Emmanuel, Senior Research Analyst, x316  
Ellen Errico, Creative Services Manager, x246  
Justin Godard, Housing Advocacy Organizer, x233  
Ed Gramlich, Senior Advisor, x314  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
Joseph Lindstrom, Manager, Field Organizing, x222  
Lisa Marlow, Communications Specialist, x239  
Sarah Mickelson, Senior Director of Public Policy, x228  
Khara Norris, Director of Administration, x242  
Dina Pinsky, Research Intern, x249  
Catherine Reeves, Development Coordinator, x234  
Lauren Ricci, Policy Intern, x241  
Debra Susie, Disaster Housing Recovery Coordinator, x227  
Elayne Weiss, Senior Policy Analyst, x243  
Chantelle Wilkinson, Housing Campaign Coordinator, x230  
Renee Willis, Vice President for Field and Communications, x247  
Gloria Yang, Communications & Graphic Design Intern, x250  
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