



Memo TO Members

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HAPPY THANKSGIVING!

The staff of the National Low Income Housing Coalition is thankful for all our members who work to ensure the lowest income people in America have decent, affordable homes and whose support is vital to our work.

Memo to Members will take a short break for the Thanksgiving holiday. *Memo* will return on December 5.

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NLIHC News

Engage with Leaders from Capitol Hill and New Administration at NLIHC 2017 Housing Policy Forum, April 2-4

NLIHC's 2017 Housing Policy Forum in Washington, DC, April 2-4, will provide attendees the opportunity to engage with leaders from Capitol Hill and the new Administration on the state of affordable housing in the changing post-election landscape. These and other thought-leaders, policy experts, researchers, affordable housing advocates and practitioners, and low income residents will explore emerging challenges and opportunities given the political leadership changes in Washington, DC and the best strategies for achieving positive affordable housing policy solutions.

NLIHC will invite the new HUD secretary to share his or her vision and priorities and to engage with participants about their concerns, aspirations, and recommendations. A panel of Capitol Hill insiders will share their perspectives on what lies ahead for affordable housing in the 115th Congress. The Forum will also explore the lessons learned from the first year of implementation of the national Housing Trust Fund; the intersections between housing and health, education, criminal justice reform, and other areas; ideas for addressing the needs in public housing; the latest research on vouchers and homeless assistance programs; and ways to rebalance U.S. federal housing investments to end homelessness and housing poverty, among many other topics. The third day of the Forum will provide an opportunity for participants to visit their congressional delegations on Capitol Hill.

The 2017 Housing Leadership Award recipients will be honored on the evening of April 4. J. Ronald Terwilliger, chairman emeritus and former CEO of the Trammel Crow Residential Company, will receive the 2017 Edward W. Brooke Housing Leadership Award for his outstanding contributions to the cause of rebalancing federal affordable housing policy. The Brooke Award is named for the late Senator Edward W. Brooke (R-MA), who championed low income and fair housing while in Congress and later served as the chair of NLIHC's Board of Directors. The award is presented to individuals who advocate for affordable housing on the national level. Retired Preservation of Affordable Housing President and Founder Amy Anthony will be the recipient of the 2017 Cushing N. Dolbeare Lifetime Service Award. The Dolbeare Award is named after NLIHC's founder, considered the godmother of the affordable housing movement. NLIHC presents the Dolbeare Award to individuals for their lifetime of service to affordable housing.

The NLIHC 2017 Housing Policy Forum and Leadership Reception will take place at the Washington Court Hotel in Washington, DC. Up to three individuals from the same NLIHC member organization may attend the Forum. Register at: <http://bit.ly/2dnJpnS>

A limited number of shared-lodging hotel scholarships will be awarded on a first-come-first-served basis to low income residents who are current NLIHC members and who pay their own Forum registration fee ("self-pay participants"). To ensure a broad geographic distribution, no more than two scholarships will be awarded to participants from any one state (with the exception of New York, where a donor has provided funding for six). The scholarships provide residents attending the Forum up to three nights of shared hotel lodging on April 1, 2, and 3. Scholarship recipients must commit to attending all Forum sessions, including a special resident session on Sunday, April 2 and Lobby Day on Tuesday, April 4. To apply for a scholarship, contact James Saucedo at jsaucedo@nlihc.org. Questions? Call 202-662-1530 or email jsaucedo@nlihc.org.

NLIHC Accepting Nominations for 2017 NLIHC Organizing Award

Submit your nominations to NLIHC for the 2017 Annual Organizing Award. The Organizing Award recognizes outstanding achievement during 2016 in state, local and/or resident organizing activity that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have

affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. The award will be presented at the NLIHC 2017 Housing Policy Forum, held April 2-4, 2017 at the Washington Court Hotel in Washington, D.C.

Nominations for the award are due by 5:00 pm ET on Wednesday, February 1, 2017.

An Organizing Award Committee composed of NLIHC board members and previous award winners will determine this year's honoree. Two representatives of the honored organization will receive complimentary Forum registrations, hotel accommodations, and transportation to Washington, D.C. to accept the award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Nominations should contain the following information:

- Name and contact information of the organization being nominated;
- Name and contact information of the individual or organization submitting the nomination (if different from above);
- Description of the organization's achievement in the area of state, local and/or resident organizing in 2016, and how that achievement has contributed to furthering NLIHC's mission (800-word maximum); and
- Supporting materials that describe the activity or impact, such as press clips or campaign materials (optional).

Please submit your nomination online using the form at <http://www.nlihcforum.org/awards> or send your nomination by email to jsaucedo@nlihc.org.

Contact James Saucedo at jsaucedo@nlihc.org with questions.

Budget

We Want to Hear from You! Share Your Housing Success Story with Members of Congress

We have our work cut out for us in the coming years. Threats to critical affordable housing programs that serve the poorest households are real and significant. President-elect Donald Trump has proposed cutting federal spending for everything but defense over the next ten years—a plan that could decimate affordable housing programs and increase housing poverty and homelessness.

It is more important than ever for NLIHC, the [Campaign for Housing and Community Development Funding \(CHCDF\)](#), and our partners to advocate for families with the lowest incomes in our communities and to ensure their voices are heard.

NLIHC and CHCDF are preparing a national report on the broad, positive impacts of HUD and USDA affordable housing programs to share with Members of Congress. Our hope is to feature a wide range of success stories to demonstrate how these programs have helped low income families living in rural, suburban, and urban communities nationwide. The report is slated for publication in early 2017.

We encourage state and local organizations, as well as concerned individuals, to submit a success story to include in this publication. Please submit only one success story per organization.

It is important that we collect success stories from across the country—**especially if they are on our target list for the House and Senate**. See the target list at: <http://bit.ly/2fVet9o>

Submit a success story at: <https://nlihc.wufoo.com/forms/chcdf-success-story-survey/>

The deadline to submit a success story is **December 15, 2016**.

House Republicans Opt for Stopgap Spending Bill through March

House Republicans have agreed on a plan to fund the federal government through March to avoid negotiating with President Obama over a final spending package for FY17. The stopgap spending measure, known as a Continuing Resolution (CR), will allow lawmakers to delay funding decisions until President-elect Donald Trump is sworn into office on January 20. Mr. Trump's transition team had indicated to Congressional leaders that he would prefer them to pass a new CR, rather than a full-year spending package, so that he and his administration could have input on spending priorities.

House Appropriations Chair Hal Rogers (R-KY) stated, "I would have certainly liked to have finished up our bills, sure, and we were making good progress, but time is running out. And secondly, we thought it important that the new president have input on the spending plans." Mr. Rogers also stated that the CR will include many spending anomalies throughout the bill. An "anomaly," in the context of a CR, is a special provision addressing a particular program need.

Senators from both parties voiced objections to the House's proposal but did not threaten to block it from moving forward. Senate appropriator Lamar Alexander (R-TN) stated, "It's not my preference. I think that the Appropriations committees have done our job and we're ready to finish our work before Christmas. I would think the Trump administration would want to focus on the future rather than to work with us to clean up what we didn't get done this year."

Enacting another CR at FY16 levels could cause HUD and USDA Rural Housing to experience a shortfall in funding, forcing cuts to critical housing programs. More than 130,000 vouchers could be lost in FY17 if Congress ends up passing FY17 spending bills at FY16 levels.

Congress now has until December 9 to pass the short-term CR before the previous CR expires in order to avoid a government shutdown.

HUD

HUD Releases 2016 Annual Homeless Assessment Report to Congress

HUD released *The 2016 Annual Homeless Assessment Report (AHAR) to Congress* this past week. A total of 549,928 individuals were homeless on a single night in January 2016, representing a 3% decline in homelessness from January 2015 and a 15% decline from 2007. The report is based on the annual Point-in-Time (PIT) count.

Fifty-six percent of the homeless individuals counted were staying in sheltered locations, such as emergency shelters, transitional housing, or safe havens. Forty-four percent were unsheltered, living in places not meant for human habitation, such as streets, parks, vehicles, or abandoned buildings. Thirty-five percent (194,716) of the homeless population in January 2016 were in families with children. The average homeless family household consisted of 3 people. Ninety percent of homeless people in families were sheltered and 10% were unsheltered.

The number of homeless people in families with children declined by 6% from January 2015 and by 17% from January 2007.

Thirty-one percent (170,820) of the homeless population were youths under the age of 25, 21% of whom were not accompanied by a parent or guardian and were not a parent sleeping in the same place as their children. Fifty-four percent of unaccompanied homeless youth were sheltered and 46% were unsheltered. There were 9,892 homeless parenting youths under the age of 25, 5% of whom were unsheltered.

More than 9% of homeless adults were veterans, representing 39,471 homeless people. Sixty-seven percent of homeless veterans were sheltered and 33% were unsheltered. Most homeless veterans were experiencing homelessness as individuals rather than as members of families with children. Veteran homelessness declined by 17% between 2015 and 2016, with an overall decline of 46% since 2009.

More than half of the homeless population was concentrated in five states: California (28%), New York (10%), Florida (7%), Texas (5%), and Washington (4%). Between 2015 and 2016, 13 states and the District of Columbia experienced an increase in their homeless population, while homelessness declined in the 37 other states. The largest absolute increases were observed in California, Washington, the District of Columbia, Colorado, and Oklahoma. Florida, New York, Illinois, Massachusetts, and Nevada saw the largest absolute decreases. From 2007 to 2016, the homeless population increased in 16 states and the District of Columbia and declined in 27 states.

The AHAR summarizes estimates of homelessness at the national, state, and Continuum of Care (CoC) levels based on data from the annual PIT counts of sheltered and unsheltered people experiencing homelessness on a single night in January. Continuums of Care are local planning bodies responsible for coordinating homelessness services. The PIT counts, conducted by local volunteers, are a “snapshot” of homelessness.

The 2016 Annual Homeless Assessment Report (AHAR) to Congress is available at: <http://bit.ly/2g0itdv>

HUD Publishes Final Small Area FMR Rule

HUD issued a final rule on November 16 requiring public housing agencies (PHAs) in 24 designated metropolitan areas to administer their Housing Choice Voucher (voucher) programs using Small Area Fair Market Rents (Small Area FMRs). The rule also provides regulatory implementation guidance related to certain provisions of the Housing Opportunity Through Modernization Act (HOTMA) pertaining to all FMRs.

Small Area FMRs reflect rents for U.S. Postal ZIP Codes, while traditional FMRs reflect a single rent standard for an entire metropolitan region. The intent is to provide voucher payment standards that are better aligned with neighborhood-scale rental markets, resulting in relatively higher subsidies in neighborhoods with higher rents and greater opportunities and lower subsidies in neighborhoods with lower rents and higher concentrations of voucher holders. A goal of Small Area FMRs is to help households use vouchers in areas of higher opportunity and lower poverty and to reduce voucher concentrations high poverty areas.

In comments regarding both an Advance Notice of Proposed Rule Making (see *Memo*, [6/8/16](#) and [7/6/15](#)) and the proposed rule (see *Memo*, [6/20](#) and [8/22](#)), NLIHC supported the use of Small Area FMRs in certain metropolitan areas, and urged that the final rule include provisions holding existing voucher households harmless. NLIHC recommended that any metropolitan area with a vacancy rate of 5% or less not be required to comply with the Small Area FMR rule because it would result in lower voucher payment standards for many households currently relying on vouchers in low-cost neighborhoods. This may lead to landlords in such tight markets refusing to lower rents or exiting the program, leaving voucher holders unable to find suitable alternatives. The resulting lower payment standards could lead to residents becoming cost-burdened because they would have to pay more for rent in order to make up the difference between the reduced payment standard

and rent charged by landlords. In the final rule, HUD exempts any metropolitan area with a Census Bureau American Community Survey (ACS) vacancy rate of 4% or lower.

While NLIHC supports changes to the voucher regulations that enable households to use vouchers in areas of higher opportunity, NLIHC's comments on the proposed rule urge consideration of the voucher households who choose to stay in their current home and neighborhood because of important familial, social, cultural, and other ties to the neighborhood. NLIHC recommended that the final rule categorically exempt current voucher households from any reduction in the payment standard as a result of the transition to Small Area FMRs.

HUD did not include such a provision in the final rule. Instead, the final rule implements a provision of HOTMA which allows PHAs the option to hold households harmless from payment standard reductions when the FMR decreases, not just when a decrease results from the implementation of Small Area FMRs. NLIHC remains concerned that this does not adequately protect residents because the provision depends on a PHA taking a voluntary action. A PHA might choose not to hold existing voucher households harmless, preferring instead to lower payment standards and hence housing assistance payments in response to insufficient Congressional voucher appropriations.

If a PHA chooses not to hold the payment standard constant when there is a reduction in the FMR, the final rule offers the PHA the option of setting a payment standard between the pre-reduced payment standard and a new payment standard based on the lower FMR. The rule also allows the PHA exercising this option to further reduce the payment standard over time to bring the payment standard down gradually to the reduced FMR-based standard.

NLIHC expressed the concern that many landlords might exit the voucher program when payment standards in low-rent neighborhoods sharply decline. This would have an adverse impact on future households, as well as on households currently relying on the voucher program. NLIHC recommended that the final rule incrementally limit how far Small Area FMRs could fall below current metropolitan FMRs. NLIHC suggested that Small Area FMRs be set no lower than 95% of the metropolitan FMR in its first year of implementation, no lower than 90% the second year, and so on in 5% increments. The final rule limits the annual decrease in either Small Area FMRs or regular FMRs to no more than 10% of the area's FMR in the prior fiscal year.

In order to help more voucher households successfully use a voucher in higher-cost, higher-opportunity areas, whether or not an area is designated an Small Area FMR area, NLIHC recommended that PHAs be able to set an exception payment standard up to 120% of the FMR without requesting HUD approval. In addition, NLIHC suggested that PHAs be able to request HUD approval of payment standards greater than 120% of the FMR, up to 150% of the FMR.

The final rule allows PHAs that are not in Small Area FMR areas to establish exception payment standards for a ZIP code area up to 110% of the relevant Small Area FMR by notifying HUD. HUD may provide an exception payment standard for Small Area FMR PHAs for an entire ZIP code area in accordance with conditions to be provided in a future *Federal Register* notice.

The final rule also implements HOTMA provisions that allow any PHA, not just those in Small Area FMR areas, to establish without seeking HUD approval an exception payment standard of up to 120% of the FMR if required as a reasonable accommodation for a household that includes a person with a disability. A PHA may establish an exception payment standard greater than 120% of the FMR if required as a reasonable accommodation with HUD approval.

NLIHC commented that the proposed formula for determining areas required to comply with Small Area FMRs did not reach metropolitan areas that need it the most, those that have significant concentrations of vouchers in ZIP codes with racial and ethnic concentrations of poverty. NLIHC recommended that the formula be modified as suggested by the Center on Budget and Policy Priorities (CBPP). The final rule maintains the three proposed

criteria but requires the percentage of voucher households living in concentrated low income areas relative to all renters within the area to be at least 25% (CBPP recommended 40%).

Some of the other key provisions of the final rule that were in the proposed rule are:

- PHAs not required to comply with the Small Area FMR rule may choose to use Small Area FMRs.
- Additional Small Area FMR areas will be designated every five years.
- Small Area FMR designations are permanent.
- The use of 50th percentile FMRs is eliminated because they have not resulted in sufficient movement of voucher holders to areas of higher opportunity. The final rule provides transition provisions for PHAs currently using 50th percentile FMRs.
- Current and future properties with project-based vouchers (PBVs) are exempt from using Small Area FMRs. However PHAs in Small Area FMR areas may apply Small Area FMRs to future PBV projects.
- Vouchers used to subsidize the rent of a manufactured home space are exempt from Small Area FMRs.

Based on the revised formula, 24 metro areas will be required to use Small Area FMRs:

- Atlanta-Sandy Springs-Marietta, GA
- Bergen-Passaic, NJ
- Charlotte-Gastonia-Rock Hill, NC-SC
- Chicago-Joliet-Naperville, IL
- Colorado Springs, CO
- Dallas-Plano-Irving, TX
- Fort Lauderdale-Pompano Beach-Deerfield Beach, FL
- Fort Worth-Arlington, TX
- Gary, IN
- Hartford-West Hartford-East Hartford, CT
- Jackson, MS
- Jacksonville, FL
- Monmouth-Ocean, NJ
- North Port-Bradenton-Sarasota, FL
- Palm Bay-Melbourne-Titusville, FL

- Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
- Pittsburgh, PA
- Sacramento--Arden-Arcade--Roseville, CA
- San Antonio-New Braunfels, TX
- San Diego-Carlsbad-San Marcos, CA
- Tampa-St. Petersburg-Clearwater, FL
- Urban Honolulu, HI
- Washington-Arlington-Alexandria, DC-VA-MD Metro Area
- West Palm Beach-Boca Raton-Delray Beach, FL

HUD's five-page summary of the rule is at: <http://bit.ly/2fnZrfK>

The final rule is at: <http://bit.ly/2gksIMN>

The *Federal Register* notice indicating which areas must comply with the Small Area FMR rule is at: <http://bit.ly/2fKuMdi>

HUD Issues Guidance on Small PHA Flexible Use of Capital and Operating Funds

HUD's Office of Public and Indian Housing (PIH) issued Notice PIH 2016-18 providing guidance regarding the ability of small public housing agencies (PHAs) to use capital funds and operating resources in a flexible manner for any activities eligible under the Capital Fund Program (CFP) and Operating Fund Program (OFP), regardless of which fund the money comes from. Eligible small PHAs are those that own or operate fewer than 250 public housing units and that are not considered "troubled."

Eligible small PHAs may use any amount of their capital fund grant for operating fund activities if the PHA does not have debt service payments, significant capital needs, or emergency needs. Debt service payments include any annual contributions pledged for payment of bonds or notes through the Capital Fund Financing Program (CFFP). Significant capital needs include replacing a roof, HVAC, plumbing, sewerage, and kitchen or bathroom fixtures. Emergency needs include work that requires a significant investment of capital funds which, if deferred, is likely to result in an emergency situation. Eligible small PHAs may also use any amount of their operating fund grant for eligible capital fund activities.

A PHA is designated as "Overall Troubled" if it has an overall Public Housing Assessment System (PHAS) score of less than 60%. A PHA is designated "Capital Fund Troubled" if it has a CFP indicator PHAS score of less than 50%. Either designation renders a small PHA ineligible to use its capital or operating funds in a flexible manner. However, if a small PHA has an overall Section Eight Management Assessment Program (SEMAP) score less than 60%, it may use its capital and operating funds in a flexible fashion because SEMAP applies only to a PHA's Housing Choice Voucher program.

Notice PIH 2016-18 is at: <http://bit.ly/2fWKxhQ>

Fair Housing

HUD Issues Final Equal Access Rule for Native American and Native Hawaiian Programs

HUD issued a final rule on November 17 that applies the provisions of the 2012 Equal Access in Housing rule to Native American and Native Hawaiian programs to ensure that all individuals and families have access to those programs regardless of actual or perceived sexual orientation, gender identity, or marital status.

A proposed rule for Native American and Native Hawaiian programs was published on May 9 (see *Memo*, [5/16](#)) that would incorporate HUD's February 3, 2012 Equal Access rule (see *Memo*, [2/3/12](#)). The Equal Access rule requires HUD-assisted and HUD-insured housing programs to be available to individuals and families regardless of their sexual orientation, gender identity, or marital status. In the preamble to the 2012 Equal Access rule, which did not apply to Native American and Native Hawaiian programs, HUD committed to consulting with tribes before applying the Equal Access requirements to Native American and Native Hawaiian programs. HUD used a "Dear Tribal Leader Letter" to obtain comments.

The final rule adopts the proposed rule with one minor change clarifying that all loans insured by HUD, not only loans insured by the Federal Housing Administration, are subject to the Equal Access provisions. As proposed, the final rule also incorporates the Gender Identity rule issued by HUD's Office of Community Planning and Development (see *Memo*, [10/3](#)).

The final rule amends regulations for: Native American Housing Activities (24 CFR part 1000), Community Development Block Grants for Indian Tribes and Alaska Native Villages (24 CFR part 1003), Section 184 Indian Home Loan Guarantee Program (24 CFR part 1005), Native Hawaiian Housing Block Grant Program (24 CFR part 1006), and Section 184A Loan Guarantees for Native Hawaiian Housing (24 CFR part 1007).

The final rule is at: <http://bit.ly/2fZfy3q>

HUD Publishes Final Rule on VAWA Housing Protections for Domestic Violence Survivors

HUD published in the *Federal Register* on November 16 the final Violence Against Women Act (VAWA) rule providing housing protections for domestic violence survivors. HUD released an advance version of the final VAWA rule on October 24 (see *Memo*, [10/31](#)). The provisions of the final rule will take effect on December 16.

The final rule includes core protections across HUD programs covered by VAWA that ensure individuals are not denied assistance, evicted, or have their assistance terminated because of their status as survivors of domestic violence, dating violence, sexual assault, or stalking, or for being affiliated with a victim.

The final rule is at: <http://bit.ly/2eGkKgD>

Research

Study Finds Low Income Housing Has No Effect on Nearby Home Values

A study by Cheryl Young of Trulia found that low income housing funded by the Low Income Housing Tax Credit (LIHTC) did not impact the value of nearby homes. Her analysis included 3,083 LIHTC developments in 20 of the least affordable housing markets. Her study disproves the belief that low income housing necessarily reduces nearby home values.

LIHTC provides tax credits to investors who provide capital for housing affordable to households earning less than 50% or 60% of their area median income (AMI). Young examined changes in nearby home values before

and after a LIHTC development was completed. She compared the value of homes within 2,000 feet of LIHTC developments to homes located between 2,001 and 4,000 feet from the developments. She focused on the years of 1996 to 2006, prior to the housing crash. She found that, in most cases, home value changes were similar for homes at both distances, indicating that the low income housing did not influence them.

There were few exceptions. In Boston, Young found that homes closest to LIHTC developments experienced a drop in value relative to homes between 2,001 and 4,000 feet away. She suggests that the concentration of LIHTC developments in certain neighborhoods could explain that effect. Conversely, she found a positive impact of LIHTC development on the value of homes less than 2,000 feet away in Denver. She attributes that impact to the high demand for real estate in some neighborhoods in downtown Denver where the LIHTC developments were completed.

There Doesn't Go the Neighborhood: Low-Income Housing has No Impact on Nearby Home Values is available at: <http://on.trulia.com/2g1opmN>

Criminalization of Homelessness Increases in U.S. Cities

A report by the National Law Center on Homelessness and Poverty (NLCHP) found an increase in the criminalization of homelessness over the past 10 years in U.S. cities. NLCHP recommends more sensible, humane, and effective policies to address homelessness that range from repealing laws that criminalize homelessness to expanding access to affordable housing.

Local governments increasingly face dwindling resources, particularly for affordable housing, to contend with homelessness. Rather than focus on the root causes of homelessness, many cities have enacted laws that make life-sustaining activities for the homeless, such as sleeping in public spaces, illegal. These laws represent a clear intent to remove the homeless from public spaces, despite the lack of other options for homeless individuals.

NLCHP surveyed the ordinances of 187 cities for the last 10 years. Among these cities:

- Thirty-three percent prohibit camping in public citywide, and 50% prohibit camping in particular public places.
- Eighteen percent prohibit sleeping in public citywide, and 27% prohibit sleeping in particular public places.
- Thirty-nine percent prohibit living in vehicles.
- Forty-seven percent prohibit sitting and lying down in particular public places.
- Twenty-seven percent prohibit panhandling citywide, and 61% prohibit panhandling in particular public places.
- Thirty-two percent have citywide prohibitions on loitering, loafing, and vagrancy, and 54% have similar prohibitions for specific public places.

The prevalence of these laws, particularly citywide prohibitions, have dramatically increased over the past 10 years. Since 2006, citywide bans on loitering, loafing, and vagrancy increased by 88%, on sitting and lying down in certain public places increased by 52%, on panhandling grew by 43%, on camping increased by 69%, and on sleeping in public increased by 31%.

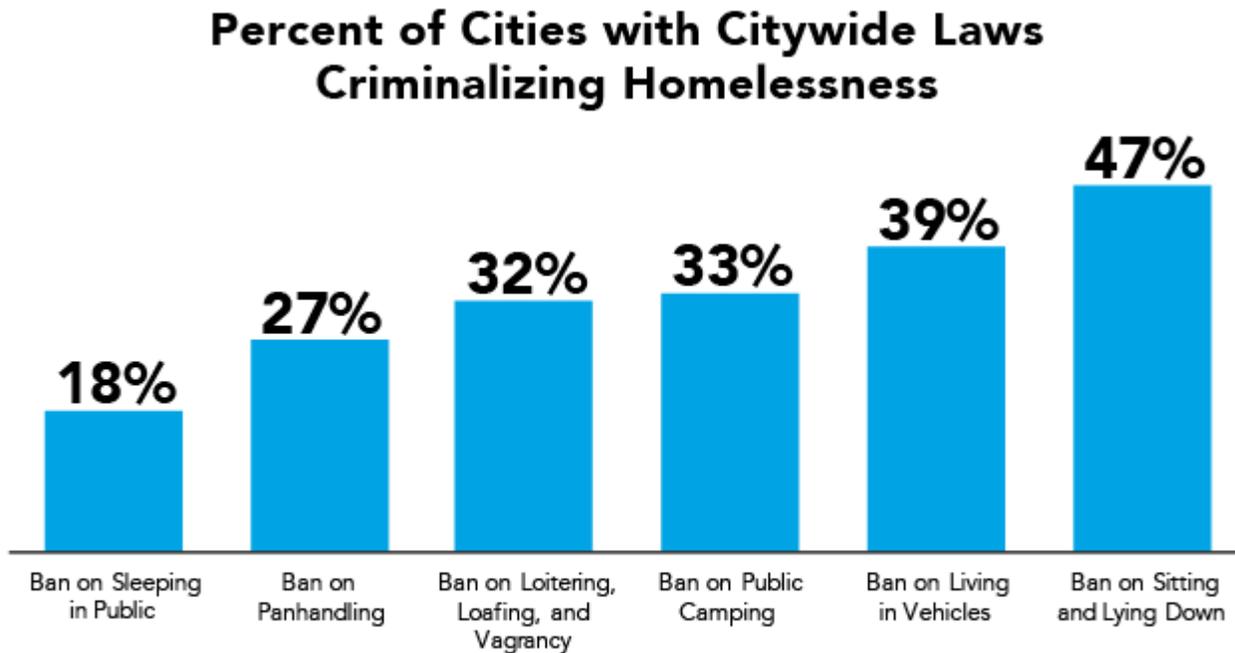
The report recommends repealing laws that criminalize homelessness and training law enforcement officials on how to respond to a homeless person with a mental health crisis to reduce the likelihood of them going to jail

rather than getting treatment. The report identifies the lack of affordable housing as the key issue driving homelessness. The report recommends strengthening tenant protections, increasing the minimum wage, and expanding the supply of housing affordable to the lowest income households.

Housing Not Handcuffs: Ending the Criminalization of Homelessness in U.S. Cities is available at: <http://bit.ly/2fTafUJ>

Fact of the Week

Percent of Cities with Citywide Laws Criminalizing Homelessness



Source: National Law Center on Homelessness and Poverty. (2016). *Housing Not Handcuffs: Ending the Criminalization of Homelessness in U.S. Cities*. Washington, D.C.: Author.

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From the Field

Pittsburgh Housing Summit Focuses on Human Rights and Housing in 21st Century

The University of Pittsburgh hosted a *Pittsburgh Housing Summit: Human Rights and Housing in the 21st Century* on November 10-12. The conference featured an array of lectures, discussion panels, workshops, films, spoken word performances, and a bus tour to meet with resident-run grassroots organizations leading change in Pittsburgh neighborhoods.

Speakers and panelists from around the world presented on human rights and housing and explored local initiatives focused on empowering communities and residents. Desiree Fields, an urban geographer from the University of Sheffield, presented on the global implications of the 2008 housing crisis. Ernesto Lopez-Morales, associate professor of urban planning at the University of Chile, presented on the purposeful and political nature of gentrification and the importance of avoiding a colonial perspective when analyzing housing on a global

scale. Max Rameu, a community organizer and author of *Take Back the Land*, and Rob Robinson, an organizer with the National Economic and Social Rights Initiative, talked about new “radical” approaches in organizing and empowering local residents.

The neighborhood bus tour gave participants a look at the current and historical contexts of human rights and housing in Pittsburgh as the city expands its urban revitalization initiatives. Participants interacted with local organizations to hear about the issues facing residents. The Northside Coalition for Fair Housing raised resources to buy properties in response to mass evictions, putting control in the hands of community members. The Latino Beechview community members are working towards “building bridges between black and brown youth.” The Hill District continues to battle against mass evictions and the demolition of affordable housing in the name of “urban renewal.” All are working on alternative approaches to neighborhood revitalization.

Among the many conference workshops was one on the “Resident Rights and Remedies,” which highlighted local agencies providing assistance to residents facing housing discrimination, as well as some of the legal avenues such residents can pursue. Speakers included directors of regional and statewide human rights and legal organizations. Other workshops featured personal stories of resident displacement, policies that lead to displacement, possible policy alternatives, strategies for community organizing, and films on the intersection of human rights and housing.

The Universal Declaration of Human Rights Housing explicitly identifies housing as a human right, calling for everyone to have access to affordable and adequate homes. The summit was dedicated to those who have been displaced in Pittsburgh and throughout the world: “To all those who have been exiled from this place in the name of *progress*, we will not let your stories be forgotten.... To future generations, we dedicate ourselves to leaving you a better world.”

For more information about the Pittsburgh Housing Summit, visit <http://housingsummitpgh.org> or contact the event organizers at housingsummit@pitt.edu.

Resources

HUD and Census Bureau Release 2015 American Housing Survey Summary Tables

HUD and the Census Bureau released interactive national summary tables from the 2015 American Housing Survey (AHS) on Thursday, November 17. The national AHS is a biennial survey that returns to the same housing units to collect information on each home’s structural quality, cost, neighborhood, and residents living in it. In previous years the AHS tracked changes to the same housing units from 1985 to 2013. A new sample of homes was selected in 2015. The 2015 AHS includes additional information on housing counseling, arts and culture, the health and safety of homes, and food security. The 2015 AHS includes a sample of subsidized housing units that give researchers and practitioners the ability to compare the subsidized housing stock with homes in the private market.

HUD and the Census Bureau expect to release the 2015 AHS data for metropolitan areas and the national and metropolitan microdata files in January 2017.

The 2015 AHS national summary tables are available at: <http://bit.ly/2gmKM9H>

Events

NLIHC Webinar on the Changing Post-Election Landscape for Affordable Housing

Join NLIHC President and CEO Diane Yentel for an overview of the changing post-election political landscape for affordable housing funding and policy and how advocates should respond. The webinar will take place Friday, December 2 at 1 pm ET. Register at: <http://bit.ly/2fU0p45>

Read Ms. Yentel's summary of what to expect under the new Administration at: <http://bit.ly/2g3chEt>

Panel Discussion on Importance of Affordable Housing for People with Criminal Records

The Sargent Shriver National Center on Poverty Law will host a panel discussion on the importance of ensuring access to affordable housing for individuals with criminal records. The event will be held Wednesday, November 30 at 6 pm ET at 1111 19th Street NW, 3rd floor, Washington, DC 20036.

Register for the free event at: <http://bit.ly/2fqLsZw>.

More NLIHC News

Please Contribute to NLIHC on #GivingTuesday!

Thanksgiving and #GivingTuesday are around the corner. We at the NLIHC are so thankful for you, our members, supporters, partners and allies. Now, more than ever, we need your support! Your donation supports our research, advocacy, organizing and education to advance housing solutions for the poorest families. Please participate in NLIHC's giving challenge on #GivingTuesday, November 29.

In addition to making a donation on #GivingTuesday, we encourage you to:

1. Tweet out why you are giving to NLIHC, and include a picture if you can;
2. Post to your Instagram, Facebook and Twitter accounts; and
3. Use the hashtags #GivingTuesday and #NLIHC and tag [@NLIHC!](https://twitter.com/NLIHC)

Together, we can end homelessness and housing poverty.

NLIHC Seeking Policy Intern for Spring

NLIHC is seeking applications for our spring policy intern position. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The policy intern assists the NLIHC policy team by tracking new legislation, attending and summarizing Congressional hearings for the *Memo to Members* newsletter, participating in visits to Congressional offices, updating the Congressional database, and developing materials for use in lobbying the House and Senate to accomplish NLIHC's mission. Experience or classwork in policy, advocacy, or government affairs a plus.

Spring interns are expected to work 25 hours a week from mid-January to early May. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify that you are interested in the spring policy internship.

Interested students should send their materials to: Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

Tell Us What You Think about *Memo to Members*

NLIHC is in the process of reformatting *Memo to Members*, and we would like your input. Please take a few minutes to complete a brief survey on *Memo* located here: <https://www.surveymonkey.com/r/PGGDPXG>

The responses from the survey will help us reformat *Memo to Members* in a way that will be most useful to you.

Please complete the survey by **Thursday, December 15, 2016**.

Feel free to contact Ellen Errico, NLIHC's creative services manager, at eerrico@nlihc.org with questions or comments. We appreciate your time and feedback.

NLIHC Staff

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Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Ed Gramlich, Senior Advisor, x314
Stephanie Hall, Field Intern/MSW Practicum Fellow x230
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Lisa Marlow, Communications Specialist, x239
Sarah Mickelson, Director of Public Policy, x228
Youness Mou, Graphic Design Intern, x250
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Jacob Schmidt, Policy Intern, x241
Pia Shah, Communications Intern, x252
Christina Sin, Development Coordinator, x234
Elayne Weiss, Senior Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228