

From: Commonwealth Magazine <amiddle@massinc.org>
Sent: Monday, February 04, 2019 10:37 AM
To: Margaret Moran
Subject: The Codcast: The life (and death) stories that drive Andrea Campbell



The life (and death) stories that drive Andrea Campbell

Monday, February 4, 2019

Andrea Campbell's twin brother Andre died seven years ago while awaiting trial in the custody of the state Department of Correction, and she says that has everything to do with how she wound up on the Boston City Council.



The 36-year-old Mattapan resident says government needs to share more stories. By that she means we can often gain greater clarity about how to approach public policy issues through stories that put a human

face on the often dry matters of city and state. Campbell, who is starting her second year as City Council president, leads by example and unspools some of her own life story on this week's Codcast.

It is, by turns, both heart-wrenching and inspiring, and when you hear it it's easy to see how she connects her life experience with the issues that drive her work as a Boston city councilor. Campbell has been a relentless advocate for public schools - and for ensuring all students get the sort of education she received at Boston Latin School. She's been outspoken on criminal justice reform issues and, most recently, on the need for greater diversity in the city's police and fire departments.

Campbell's life growing up in Roxbury and the South End was one of almost constant upheaval and trauma. But if there's one moment in all of it that drove her to run for office and remains her North Star now that she's there, it's the death of her twin brother.

While Andre and an older brother both cycled in and out of the criminal justice system, as their father had before them, Campbell's life trajectory could not be more different. After graduating from Boston Latin, she went on to Princeton for undergraduate studies, and got a law degree from UCLA.

The hurdles she and her brothers faced came early. When she and Andre were eight months old, their mother was killed in an auto accident on her way to visit their father in prison. He wound up serving eight years behind bars, so Campbell's first years were spent bouncing between relatives and foster homes, without a mother she never really knew and with a father behind bars.

While she found refuge and lots of mentoring and support through the Boston Public Schools she attended, Andre had a very different experience before his life came to a tragically early end in state custody at age 29.

"So the question that fuels my work every day is, how do two twins in this city have such different life outcomes?" Campbell asks during our conversation.

She hasn't figured out all the answers, but Campbell says she's piecing together the story.

"Growing up, I would just often look at my brothers and say, get it together and go to school," she says. "I almost felt as if I was a mother figure. Do your work. It was more complex than that, and you don't see that until you gain some level of maturity."

With that maturity she says, "I no longer blame individual people. I look at systems as a whole" and "how they don't show up for the most vulnerable, and the inequities in those systems. And I try to peel that apart a little bit, using not just my story but the stories of many others in the communities I serve."

In the case of Andre and her older brother, Campbell says she saw how their experience as black boys growing up in Boston differed from hers. "I wasn't stopped by the police on the way home from school. I remember that happening to my brothers even though they were not involved in anything," she says.

Having a gun pulled on him on the streets, getting stopped by the police, the anger he felt from their father - it all added up to a level of trauma for Andre that Campbell says the system never adequately helped her brother deal with.



"I use my stories and others to highlight those inequities and then push the system to show up differently with respect not just to those families that feel left out, but all of us. Because if the system is failing some of us, it's failing all of us, and we should all either be ashamed or grapple with that," she says.

Campbell has quickly impressed political watchers, starting with her defeat of 32-year incumbent **Charles Yancey** in 2015 to win the District 4 seat representing Mattapan and parts of Dorchester. As for the coming chapters of her story, Campbell's name pops up in any discussion of potential mayoral aspirants, something she bats away - but doesn't write off.

"I see a lot of work right here that I need to focus on," Campbell says, pointing out she's up for reelection this fall along with all of the council. "If there's something else down the line, I'm not closed to it. I'm just not setting my intention there just yet."

--MICHAEL JONAS



BEACON HILL

Gov. **Charlie Baker** thought Imam **Shaykh Yassir Fahmy** gave a powerful speech at a recent vigil, and on Friday Baker went to the **Islamic Society of Boston Cultural Center** to [hear him again](#). According to officials there, it was the first time a sitting Republican Massachusetts governor visited a local mosque. (*WGBH News*)

William Smith of the Pioneer Institute [calls](#) Baker's drug pricing proposal "Orwellian." (*CommonWealth*)

MUNICIPAL MATTERS

Gateway Cities have [seen a big rise in housing prices](#), which is both good and bad for their revival, says MassINC research director **Ben Forman**. (*Boston Globe*)

A *Globe* editorial [slams](#) Boston city councilors **Michael Flaherty** and **Ed Flynn** for NIMBY-fueled hypocrisy in opposing a proposal to build 1,300 units of housing at the site a former Boston Edison plant in South Boston while also joining the citywide chorus saying we need more housing.



The developers of **Dot Block** in Dorchester [change their plan](#) to expand the amount of green and open space. (*Dorchester Reporter*)

The town of **Braintree** [is appealing](#) a decision by state environmental officials to grant an air-quality permit for a proposed natural gas compressor station in **Weymouth**. A pipeline which would connect the proposed compressor station would pass through Braintree. (*Patriot Ledger*)

Bourne town leaders [want to increase](#) the local hotel and motel room occupancy tax from four to six percent in an effort to boost tourism. Similar efforts have passed in **Wareham** and **Provincetown**. (*Cape Cod Times*)

WASHINGTON/NATIONAL/INTERNATIONAL

George Soros [pens a Globe op-ed describing the grave threat](#) to free societies he sees in China's use of artificial intelligence and data gathering.

Billionaire **Tom Steyer**'s [impeachment crusade is landing in Massachusetts](#) with television ads set to begin airing today that urge viewers to contact Rep. **Richard Neal** to push him to obtain President Trump's tax returns in his powerful new position as chairman of the House Ways & Means Committee and begin impeachment proceedings. (*Boston Globe*)

US Rep. **Jim McGovern** [says](#) his campaign committee will no longer accept donations from corporate political action committees. (*Daily Hampshire Gazette*)

Lots of members of the state's all-Democratic congressional delegation [say](#) Virginia's Democratic governor, **Ralph Northam**, should resign. (*Boston Herald*)

ELECTIONS

Three Boston political hands [are the ones behind the "Draft Beto" movement](#) that's trying to get defeated Texas Senate candidate **Beto O'Rourke** to jump into the 2020 Democratic race for president. (*Boston Globe*)

Sen. **Barry Finegold** [topped the list](#) of campaign spenders for House and Senate seats last year, shelling out \$357,469 on his successful bid for a return to the state Senate. (*Lowell Sun*)

BUSINESS/ECONOMY

The \$10 million effort to build a manufacturing space, warehouse, taproom, and beer garden for **Great Marsh Brewing Company** in **Essex** [received a \\$5 million tax-exempt bond](#) from **MassDevelopment**. (*Gloucester Daily Times*)

With the labor market stretched thin, **Richard Kazis** [says](#) Massachusetts needs to get workforce development right. (*CommonWealth*)

EDUCATION

Former **Chelsea** history teacher **Frank DeVito** [withdrew his application](#) to create the **Equity Lab Charter School** in **Lawrence** after accusations that he faked letters of support, which DeVito denies. (*Eagle-Tribune*)

New state and federal background checks for child care workers [have leaders in the field worried](#) that thousands of people with minor legal scrapes years ago could be banned from working in a field that already struggles with high turnover. (*Boston Globe*)

A few Massachusetts schools [announced a delayed start](#) for classes today because of last night's Super Bowl, and a couple of schools will be closed all day. (*Boston Herald*)

HEALTH/HEALTH CARE

Despite technological advances that help the visually impaired, **Greg Donnelly** of the Carroll Center for the Blind says continued investment in braille is necessary. (*CommonWealth*)

ARTS/CULTURE

A *Berkshire Eagle* editorial [praises](#) North Adams Mayor **Thomas Bernard's** call for reviving the historic Mohawk Theater downtown.

TRANSPORTATION

Matt Cole, the president of Cubic Corporation, the firm building a new fare system for the MBTA, [says his goal](#) is to integrate all types of transportation systems on one fare card. (*CommonWealth*)

Early read on Tuesday traffic: Unseasonably warm weather on tap with [a very high chance of confetti and blocked roadways](#) through the Back Bay and downtown Boston. (*Boston Herald*)

ENERGY/ENVIRONMENT

Quincy [is considering](#) creating a new **Department of Natural Resources**. The new department would reorganize the city's parks, forestry, recreation, conservation, and cemetery divisions under one umbrella. (*Patriot Ledger*)

In February 2016 **Columbia Gas's** pipes in **Taunton** [spiked dangerously high](#). More than two years later, after the company's over-pressurized pipe network in the **Merrimack Valley** led to fires and explosions, the Department of Public Utilities levied a \$75,000 fine for the incident in Taunton. (*WBUR News*)

The last **Andover** business forced to close because of the September 13 Columbia Gas fires, **Yella Grille**, recently reopened. (*Eagle-Tribune*)

Scientists at the **Massachusetts Institute of Technology** predict that global warming [will change](#) the color of the sea, with some parts becoming greener and others becoming bluer. (*WBUR News*)

The 35-day federal government shutdown led the **New England Fishery Management Council** [to keep in place some 2018 rules](#) for recreational fishing. That means Gulf of Maine cod is still off-limits for recreational anglers. (*Gloucester Daily Times*)

CASINOS

Wynn Resorts CEO **Matt Maddox** [is telling investors all is on track](#) for the company's planned June 23 casino opening in Everett -- even though a state investigation of the firm's suitability to hold the license has not been completed. (*Boston Globe*)

CRIMINAL JUSTICE/COURTS

A *Berkshire Eagle* special report [examines how](#) having just one **prison for women** in western Massachusetts contributes to an unfair and unequal criminal justice system.

Baker administration officials [have reversed course](#) and told local police chiefs they won't challenge court orders to reinstate **gun licenses** for some individuals whose permits had been revoked. (*Boston Globe*)

A commission formed to devise strategies to increase diversity in the **State Police** ranks [is facing criticism](#) for not going far enough in its recommendations. (*Boston Globe*)

MEDIA

The **Washington Post** took out [a super costly TV ad](#) during the Super Bowl to promote the crucial role a free press plays in a vibrant democracy. The ad could have cost as much as \$10 million, [sparking backlash](#) from the co-chair of a union representing *Post* workers, who decried the spending amidst the paper's cutback of health insurance and pension benefits. (*USA Today*)

Spotify [is in talks to acquire Gimlet](#), a podcast company, for a reported \$230 million. (Nieman Journalism Lab)

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- The affordable housing crisis in rural areas and tribal lands and advocacy strategies to achieve real solutions.'
- YIMBY and achieving development without displacement
- The growing *Opportunity Starts at Home* multi-sector affordable housing movement
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- Federal fixes to ensure equitable disaster housing recovery
- And more

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Sent: Wednesday, February 20, 2019 4:35 PM
To: Garrett Anderson
Subject: Housing 'already in a recession'

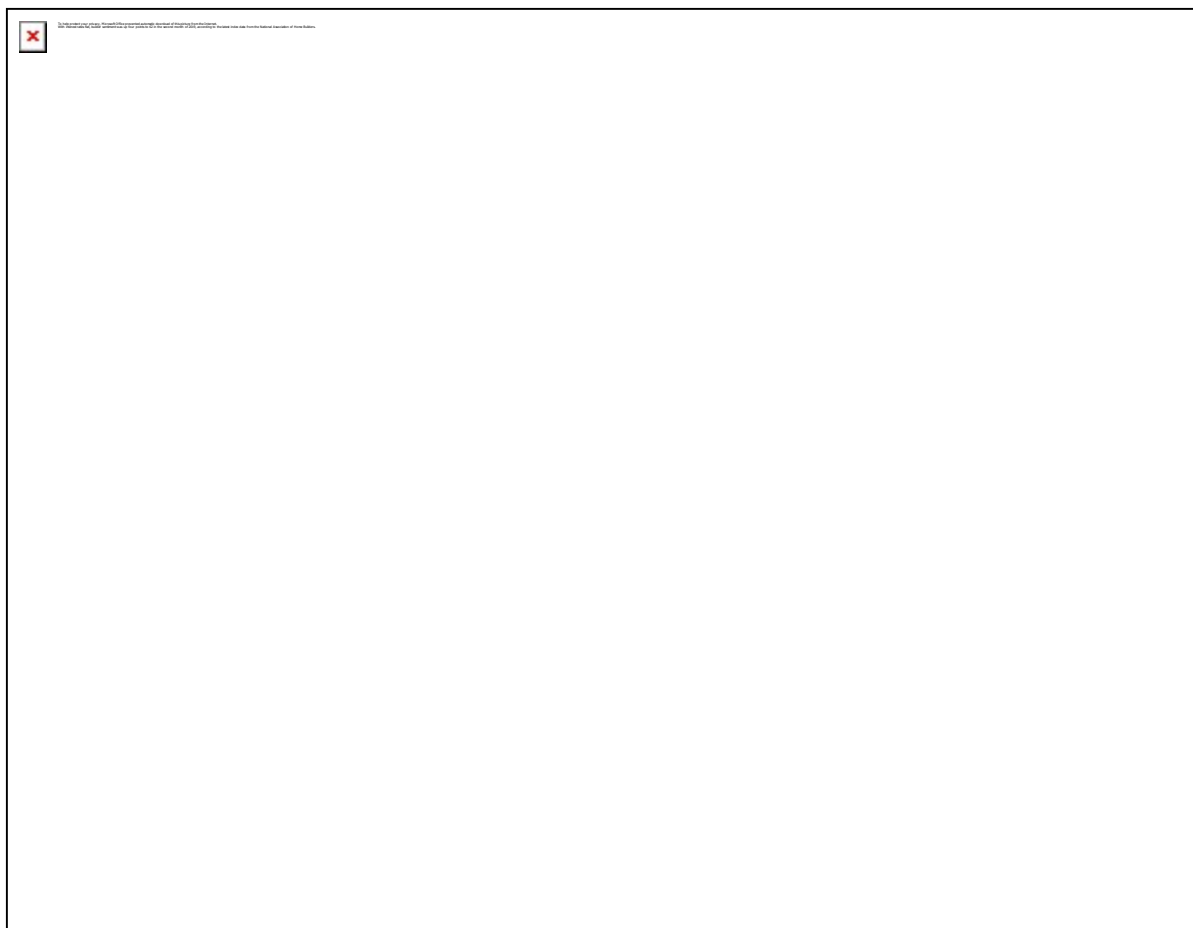


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DAILY FEED

News from ProBuilder.com



Housing 'Already in a Recession'

All but two of the 11 recessions in the U.S. since 1945 were preceded by a housing slump, showing the industry's [significance in the economic cycle](#).

[Read More](#)

Index Data Offers Rosier Spring Outlook

According to the [Mortgage Bankers Association's](#) latest index data, mortgage application volume grew 3.6 percent last week over the previous week.

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Home Design in 2019

A recent [webinar](#) covering the top housing [design](#) trends for 2019 offers inspirational examples from all over the U.S., falling into three categories: Detailed Simplicity, The New Naturalism, and The Traditional Leap.

[Read More](#)



Innovating to Cut Costs

A recent expert panel concluded that better collaboration and integration of [construction](#) and [design](#), along with more [off-site building](#) and [greater tech adoption](#) show promise in bringing down costs.

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Utah's Balanced YIMBY Bill

Utah's housing reform bill, [SB34](#), aims to increase supply of [affordable housing](#) and may be a useful case study for other cities and states around the country.

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Builder Confidence Up in February

With [interest rates flat](#), builder sentiment was up four points to 62 in the second month of 2019, according to the latest index data from the [National Association of Home Builders](#).

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Value Questions

Real estate platforms [Zillow](#) and [Redfin](#) both offer home value estimation tools, but their accuracy has come under scrutiny, leading users to wonder about the actual value that these services provide.

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Jay Leslie

From: Cheryl-Ann Pizza-Zeoli <pizzazeoli194@msn.com>
Sent: Monday, February 25, 2019 7:18 PM
To: Mike Johnston
Subject: Re: Time for Call

Sorry for the confusion. I got the skip the trees as I didn't attend the city council meeting. Instead I sat down with Denise, Elaine, and Neal, and reviewed the Trust's preferences for the overlay. Useful because I can tell you that there's going to be a split in FOAH. Since there won't be enough votes on the CDD "citizen petition. The CDD never wanted it to pass. I endured a lot of pain and anguish. People told me that they respected me for being willing to fight for what I believed in. Denise was terribly sad at seeing what Cambridge has become. Or always been? Always racist/NIMBY? We don't want those king of people living next to us.

I hope that I haven't disappointed you. I will forward you CDD's version of the overlay, but maybe you've already seen it.

capz

From: Mike Johnston <mjohnston@cambridge-housing.org>
Sent: Monday, February 25, 2019 2:23 PM
To: pizzazeoli194@msn.com
Subject: RE: Time for Call

????



Michael J. Johnston, Esq. | Executive Director

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Sent: Monday, February 25, 2019 1:46 PM
To: Mike Johnston <mjohnston@cambridge-housing.org>
Subject: Re: Time for Call

capz

From: Mike Johnston <mjohnston@cambridge-housing.org>
Sent: Monday, February 25, 2019 9:39 AM

To: pizzazeoli194@msn.com

Subject: Time for Call

Are you up for a call and/or have time?

mjj



Michael J. Johnston, Esq. | Executive Director

362 Green Street, 3rd Floor

1-617-520-6228 | www.cambridge-housing.org

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From: CityLab <newsletters@citylab.com>
Sent: Wednesday, February 20, 2019 1:58 PM
To: Brenda Downing
Subject: The Blurring of America's Urban Neighborhoods



feb 20, 2019

What We're Following

Urban fabric: America's cities and metropolitan areas don't look like they used to. Since the turn of the century, the back-to-the-city movement has changed the demographic and development patterns in metro areas, and the old model of urban/suburban or poor city/rich suburb have largely broken down. As a result, according to a new study in *Urban Science*, the lines that have traditionally divided cities by race and class have blurred.



Neighborhood fragmentation of Los Angeles, San Francisco, and Tampa in 2010. (Source: [Urban Science](#), Creative Commons license)

Race and class still underpin a stark divide between the most affluent white neighborhoods and high-poverty black neighborhoods, which haven't changed as much as other types of neighborhoods. The suburbs, meanwhile, are in the midst of a dramatic change that's making them more diverse, and more like the old model of the inner city. Today on CityLab, Richard Florida takes a look at [how urban neighborhoods, once distinct by race and class, are blurring](#).

This just in: The Supreme Court has [unanimously ruled](#) that constitutional protections against excessive fines apply to civil asset forfeiture, a controversial seizure tool that has brought revenue to local police departments. We'll have more on what the case means for cities soon.

—[Andrew Small](#)

More on CityLab

A Red-State Take on a YIMBY Housing Bill

Utah's SB 34, aimed at increasing the state's supply of affordable housing, may hold lessons for booming cities of the Mountain West, and beyond.

NOLAN GRAY AND BRANDON FULLER

The Curious Politics of a Montreal Mega-Mall

The car-dependent suburb it'll be built in wants to greenlight Royalmount against the city government's wishes but it needs them to pay for the public infrastructure.

TRACEY LINDEMAN

There's a Tile Theft Epidemic in Lisbon

With a single *azulejo* fetching hundreds of euros at the city's more reputable antique stores, these tiles, sitting there out in the open, are easy pickings.

JENNY BARCHFIELD

New Oil Drilling Could Be Coming to the Everglades

A Florida appeals court has approved exploratory oil drilling in the Everglades, prompting worries about Miami's water supply and risks to the wetland ecosystem.

REBECCA RENNER

Cape Town Is Food-Rich, so Why Are Some Residents Food Insecure?

Cape Town in South Africa is a foodie destination. Some people in its renowned restaurant industry are trying to spread the food wealth citywide.

SERENA HAWKEY

What We're Reading

Baltimore is so segregated, even Strava shows it ([Runner's World](#))

The Trump administration is trying to claw back California's high-speed rail money ([Politico](#))

After New York's war with Amazon, Uber could be next ([New York Times](#))

Watch the Today show interview newly elected Mayor Bernie Sanders in 1981 ([Vox](#))

Amtrak wants to serve cities more, so it's looking at cutting long-haul routes ([Wall Street Journal](#))

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Jay Leslie

From: BillCunningham <etwee@earthlink.net>
Sent: Tuesday, February 05, 2019 8:27 PM
To: Mike Johnston
Subject: our history
Attachments: belonging—Bk.1—en format—1218.pdf

Mike,

Here is that file I promised to send. It's not "about" public housing but treats it as a part of our broad political history. But there is focus on public and subsidized rental housing on pages 17-23, 58-9, 68-9, 106-09, 135-37, 202-03, 314-19, and 346-57. 'course I hope you will want to read through the whole thing (sooner or later).. If you felt inclined to make comments—especially if they are critical—that would be most helpful.

If you should want bibliography/appendix stuff let me know.

Nice to meet again today. I hope to get those other job quotes back to you next week.

Best,

Bill Cunningham

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Wednesday, February 06, 2019 1:15 PM
To: Brenda Downing
Subject: What 'Back Yard' Really Means to NIMBYs



feb 06, 2019

What We're Following

Acronym-byism: The nefarious NIMBY is now a stock character in today's urban crisis, with the rallying cry of “not in my back yard” rising as an almost inevitable refrain against any neighborhood change. Some urban reformers have responded by saying we need to flip the negative *N* into an enthusiastic Yes for development, giving rise to a so-called YIMBY movement. But there may be another part of the acronym that deserves more scrutiny: the *BY*.

Every so often a project will literally impact someone's backyard, but more often it's a metaphor for a much wider area of people's day-to-day lives. You might even call it a neighborhood. Today on CityLab, historical geographer Garrett Dash Nelson argues that the geographic limits of the area someone cares about are crucial to the political question of who gets to make decisions—and where a “back yard” begins and ends switches when it suits people's self-interests. Read his perspective: [How NIMBYs Made “Back Yard” Mean “Entire Neighborhood”](#)

—[Andrew Small](#)

More on CityLab

No, Zoning Reform Isn't Magic. But It's Crucial.

The finding of a new study—that upzoning didn't quickly increase development in areas of Chicago—shouldn't make zoning reform any less of a priority.

ALEX BACA AND HANNAH LEOVITS

Washington Will Decriminalize Fare Evasion. Better Idea: Free Transit

Evidence of discrimination in enforcement drove D.C.'s City Council to decriminalize transit fare evasion. But cities should consider abolishing fares entirely.

DAVID ZIPPER

A Complete Guide to Understanding Immigrants and Crime

In the State of the Union, President Trump again argued for a border wall by suggesting that immigration leads to higher crime. Research suggests otherwise.

TANVI MISRA

A Bill to Foil Racist ‘Steering’ in Home Mortgage Lending

Nevada Senator Catherine Cortez Masto is trying to restore a Dodd-Frank rule designed to help protect homebuyers from discriminatory lending practices.

KRISTON CAPPS

Britain’s Post-Brexit Future May Stink

A new “No Deal Brexit” threat emerges in the U.K.: overflowing piles of garbage and livestock waste.

FEARGUS O’SULLIVAN

How Presidents From Trump to Washington Have Talked Cities in the State of the Union Address

Trump’s mention of cities was not a particularly positive one. How does his SOTU address compare with past presidents on urban issues? We have the data.

DAVID MONTGOMERY

Train Track



(Chermayeff & Geismar & Haviv)

On Tuesday, the *New York Times* ran [an obituary for Jacqueline Steiner](#), who died last month at 94. Steiner wrote the folk song, “M.T.A.,” which tells a cautionary tale about a man named Charlie who gets stuck on Boston’s subway system because he was short by a nickel for a transfer fare.

The song itself has had many lives: Steiner wrote it as a campaign song in 1949 for a mayoral candidate who opposed a fare increase. Then, the folk band Kingston Trio reworked the song into a number one hit in 1959 and it became a kind of unofficial Boston anthem. Finally, things came full circle in 2004, when Boston switched from subway tokens to an automated fare card, the CharlieCard. (The *Times* says then-Governor Mitt Romney “belted out the song” with Kingston Trio at CharlieCard’s launch ceremony. If you have any recorded evidence of that, [please let us know!](#)) In fact, the city’s affinity for the song factored into the system’s makeover, as the [designers behind “the T”](#) told CityLab’s Mark Byrnes last year.

What We're Reading

Can Chicago's Lincoln Yards, a neighborhood built from scratch, serve the whole city? ([Curbed](#))

Traffic deaths rose, then fell, after three states legalized pot ([The Verge](#))

The domestication of the garage ([Places Journal](#))

Corruption scandals play out in Los Angeles, Chicago, Atlanta, Philadelphia ([New York Times](#))

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Jay Leslie

From: somerville-youth-workers@googlegroups.com on behalf of Brukilacchio, Lisa
<lbrukilacchio@challiance.org>
Sent: Monday, February 04, 2019 10:10 PM
To: Lisa Brukilacchio
Subject: February 2019 Somerville Health Happenings
Attachments: February 2019 SHH.pdf



HEALTH HAPPENINGS

SOMERVILLE

~February 2019~

Listed below are some interesting events or possible opportunities related to local community health issues to share with community friends and partners. This is not an all-inclusive list, but seeks to represent a wide range of local opportunities that may impact the health of Somerville residents. For an electronic copy, visit <http://www.challiance.org/IntheCommunity/SomervilleHealthAgenda.aspx>

To be added to the distribution list, email address below with "Health Happenings" as Subject.

In good health,
Lisa Brukilacchio, Somerville Community Health Agenda, Cambridge Health Alliance,
Phone: 617-591-4433 or lbrukilacchio@challiance.org

A Healthy Built Environment

Monday, February 4, at 6:30 p.m

Winter Hill in Motion Streetscape Improvements Community meeting

Healey School cafeteria, 5 Meacham St.

Learn about proposed improvements to Broadway in the Winter Hill neighborhood and share your feedback at a community meeting on. Proposed work includes creating a dedicated bus lane on a portion of Broadway, as well as bike lanes, additional crosswalks, and looking at traffic signal timing.

Feb 6th, 7-8:30pm

The Challenge and Promise of Restoring Urban Landscapes

Cambridge Library, 449 Broadway, Cambridge

Grow Native Massachusetts presents a 2019 Evenings with Experts lecture series! Steven Handel, Distinguished Professor of Ecology and Evolution at Rutgers University.

Human activity has degraded much of our urban landscape, making the rebuilding of native habitat on these lands an important priority. But potential restoration sites are often small and heavily altered, and questions about best strategies abound. Can these landscapes be designed and managed to support native biodiversity? How can we rebuild functioning ecosystems on them? He will discuss projects that he has worked on, including Freshkills Park (a former landfill on Staten Island), Brooklyn Bridge Park, and other coastal sites. Join us to learn more about urban ecological restoration in a world that desperately needs it.

Better Bus Project Feedback Table, Tuesday, 2/19, 8-10AM, Sullivan Square Station check out MBTA proposed changes to bus routes at <https://betterbus.mbtta.com>

Data Brief from the Institute for Community Health, January 2019- [The Burden of Housing Costs in MA](#)

Sign up for snow alerts from the City of Somerville at: www.somervillema.gov/alerts, check City's website or social media sites: www.somervillema.gov, www.facebook.com/SomervilleCity/

or @SomervilleCity on Twitter, find out where you can park—even side parking during snow emergencies this year—more at City of Somerville Snow Winter Guide webpage: www.somervillema.gov/snow.

Citywide Construction Newsletter: The City offers a newsletter with an overview of all construction in the City. Particularly as large-scale GLX construction begins this year, there may be impacts to residents in terms of traffic, noise, and other quality of life issues. Email construction@somervillema.gov with “Construction Newsletter” in the subject line.

Want to **stay up to speed on changes related to the Green Line Extension** (bridge closings, tree removals, etc.)? At the City website's [special GLX page](#) or [Join the GLX Community Working Group's Google Group](#), from Union Square Main Streets.

Keep tabs on the **Somerville High School renovations** at <http://go.somervillema.gov/highschool/>

Sign up at the City website for notices on **affordable housing ownership opportunities** and/or rentals in the future. Currently one condo available for purchase. For purchases, you must have taken a first-time homeowners class. For information on both, visit the [inclusionary housing section of the city website](#).

Get City Alerts- Sign up! City of Somerville alerts keep you updated about snow emergencies, public safety announcements, etc. somervillema.gov/alerts.

Positive Mental Health, Substance Abuse and Violence Prevention

Feb 7th 6-7:30pm

Marijuana, Vaping & Youth: A Discussion for Adults

Highlander Café, Somerville High School, 81 Highland Ave

Join Somerville Prevention Services, the Somerville High School Parent Teacher and Student Association (PTSA) and the City of Somerville Health and Human Services Department for a discussion about marijuana and vaping in our community. Child care and interpretation will be available. A light dinner will be provided.

In the most recent environmental science podcast, [Opioids and Worker Health](#), learn about significant risks that opioids pose to worker health and safety and how different agencies and nonprofit organizations are working to address these concerns. In addition, learn about different educational and prevention strategies that can be used to protect workers.

Save the date: April 26th, [2019 Conference on Gambling Problems: Striving Toward a Resilient and Informed Commonwealth](#)

<https://www.healthworkscollective.com/heres-how-sleep-deprivation-affects-pain-management/>

[Approaches to depression without drugs](#), from Harvard

[Treating the Opioid Epidemic as a Children's Health Crisis](#), insights from NICHQ.

[Mindfulness and dieting](#)—what are the connections, from a WBUR piece on New Year's resolutions.

Americans chances of dying of an opioid overdose are now greater than from a car crash, as of 2017 accidental death data, [from WBUR report](#).

[Connections between chronic pain and nicotine dependence](#), from CHA Basis (the Brief Addiction Science Information Source

March 2nd, 9-5pm

2019 Moving Images Film Festival, Meaningful Lives/Outside the Lines

Joseph P Martin Conference Center, Harvard Medical School

Vinfen annual film festival. Free; donations welcome. Three films followed by panel discussions, Lunch served. Register at: <https://www.vinfen.org/events/moving-images/>

A provider's perspective on [Positive Psychiatry: What Is it and Why We Need It.](#)

The Many Faces of Our Mental Health exhibit, is at Tufts 574 Boston Ave through March 25th,
<https://as.tufts.edu/news/2019/01/stigma-no-more>

<https://www.basisonline.org/2019/01/gambling-disorder-and-compulsive-buying.html>

Grief Recovery After a Substance Passing (GRASP) Chapter meetings in Somerville on 2nd Monday of each month, 7-8:30pm. Please call or email for info and to pre-register: Michael or Maureen Foster, 617-499-0529, fosterhse@comcast.net

Elder Mental Health Outreach Team of Somerville-Cambridge Elder Services serves at-risk older adults in the community. It provides home based case management, short term counseling services and local support groups, in an effort to build collaborations and resources for seniors. Referrals to EMHOT can be made by calling the SCES Aging Information Center at 617-628-2601.

Second Monday of each month, 7-8:30pm

Grief Recovery After a Substance Passing was founded to help provide sources of help, compassion and most of all, understanding, for families/individuals who have had a loved one die as a result of substance abuse or addiction. Visit <http://grasphelp.org/> for more information. For the Somerville GRASP Chapter Please call or email for information or to pre-register: Michael and Maureen Foster, 617-699- 0529, fosterhse@comcast.net

Tuesdays 6:00pm–7:30pm, CHA Everett Care Center, 391 Broadway, Suite 204, Everett

Fridays 12:00pm–1:00pm, CHA Malden ,1st Floor Conf Room A/B, 195 Canal Street, Malden

SMART (Self-Management and Recovery Training). It uses tools based on scientifically tested methods for addiction recovery. Addresses all kinds of addictive behaviors using a four-point approach: Building and Maintaining Motivation, Coping with Urges, Managing Thoughts, Feelings and Behaviors and Living a Balanced Life. It is a wonderful complement to AA or NA and an alternative for those who have not connected with spiritually focused self-help groups. Free and open to the public. Free parking available on site. Visit www.challiance.org/smart_recovery and www.smartrecovery.org for more information.

Third Thursdays, 6:30pm MOAR Middlesex East Monthly Meeting Lions Club, 9 New Washington St. For more info, call MOAR at 617-423-6627 or visit www.moar-recovery.org

Questions about elder self-neglect or programs that can help? Call the SCES Aging Information Center during business hours at 617-628-2601 to receive free advice and guidance, or submit your questions through the Request Information page at www.eldercare.org

First, third, and fourth Mondays, 7:30-9:30pm. **NAMI support groups for family members and friends of people with mental illness are offered three times/month by NAMI.** Trained volunteers who are caregivers facilitate the groups. Free at 3rd floor Conference Center at CHA-Cambridge Hospital, 1493 Cambridge St, Cambridge. For information or to attend, contact Elizabeth@nami-cambridgemiddlesex.org or 781-646-0397

Open Prevention and Education Network (OPEN) is a regional collaboration between the communities of **Cambridge, Everett, Somerville and Watertown**, Massachusetts to address the issue of opioid use and abuse and fatal and non-fatal opioid overdoses. The website at www.odprevention.org is intended to be a resource for you – our key stakeholders and partners in this work, families, and bystanders. Sign up for the OPEN newsletter: <http://us10.campaign-archive1.com/?u=3c94fca2880078580420337fe&id=9376dced8f&e=ff057bc184>

Somerville Overcoming Addiction is a grassroots community action group made up of parents that have lost children to addiction, parents of active users, people in long term recovery, people working in the field, and many others that have all been affected by addiction. The group's mission is to connect the community with addiction support and recovery services, fight to lift the stigma of addiction, and eliminate to overdose fatalities in Somerville.
<https://www.facebook.com/somervilleovercomingaddiction>

The **MA Domestic Violence SafeLink**: a 24-hour multilingual hotline at 877-785-2020.

Families for Depression Awareness www.familiesaware.org

-

Learn to Cope Support Group meets Mondays, 7-830pm at Spaulding Rehabilitation Hospital, 1575 Cambridge St, Cullinane Center. Free parking - please use Lot E past the visitor lot on Hovey Ave. This support group is free and offers a unique format that has experienced facilitators who have been there, resources, informational material, guest speakers (in long term recovery or professionals in the field), overdose education, and most of all, hope! Appropriate for the parents, family members, spouses, and caregivers of people who have addictions to opiates, alcohol, or other drugs. For more information call [508-738-5148](tel:508-738-5148) or visit www.learn2cope.org

To find a list of **local AA meetings**, call 617-426-9444 or visit <http://www.aaboston.org/>

MA Smokers' Helpline – Call 1-800-QUIT-NOW (1-800-784-8669) to access free telephone counseling in English or Spanish (interpreters available for other languages). Interactive website at www.makesmokinghistory.org . **Supports for teens-and for parents to talk with teens about Vaping.**

Access to Healthy Food and Physical Activity for
Healthy Weight and Chronic Disease Prevention

CHA Healthy Beverage Initiative: Starting January 1, 2019, CHA will only sell drinks that are free of added sugar and artificial sweeteners. CHA joins public health efforts across the country to increase consumption of healthier beverages (like water) and improve health outcomes

The state **Healthy Incentives Program (HIP)** which offers rebates on purchases of fresh produce has been extended through the end of February, for use at Winter Farmers Markets. To learn more about how to add this resource to your SNAP benefits, visit www.mass.gov/massgown, click on the map and select HIP, listed under nutrition programs. For more info, visit www.mass.gov/dta

[Somerville Winter Farmers Market](#) at Arts at the Armory, Saturdays 9:30am-2pm @191 Highland Ave.

Watch for Feb 8th launch of **Somerville's Urban Agriculture Ambassadors 2019 Program**. Application deadline March 8th, Program will run 4 Saturdays, March through June, [the Urban Agriculture Ambassadors?](#) Related community service hours at Groundwork Somerville, the Growing Center or City's Mobile Farmers Market.

1st Saturdays, 11am-1pm and 3rd Wednesdays 7pm

Mission Church Shepherd's Kitchen Food Pantry

130 Highland Ave, Trull Lane side of 130 Highland Ave. Bring your own bags

February 6th and 20th, 4-6pm

Dormition Family Table Meals

Dormition Church, 29 Central St, Somerville (off Somerville Avenue)

All welcome to share in this hot meal every 1st and 3rd Wednesday of the month. 617-791-2994

Seeking volunteers to assist.

February 15th, 6:30pm

Hearty Meals for All

Somerville Community Baptist Church, 31 College Ave, Somerville

Community Dinner 2nd Friday of each month, <https://hearty-meals-for-all.org/>

February 27th, 5-7pm (4th Wednesday each month)

Come to the Table Community Meal

149 Broadway, Somerville

All welcome to a community meal, open to all. Meet new people, try some new-and familiar foods. Art activities for children of all ages or music provided. Bring your own bag to take home food. Supported by Connexion, Somerville Food Security Coalition, Somerville Community Health Agenda/CHA, Somerville Homeless Coalition/Project Soup, City Health & Human Services/Shape Up Somerville, Food for Free, and other partners. *Volunteers welcome*, if interested, contact lbrukilacchio@challiance.org

Weekly Monday night dinner at 4:30pm with Project Soup at First Church, 89 College Ave, Somerville. Volunteers welcome! 617-776-7687 for more info.

Elizabeth Peabody House Food Pantry currently serves community members, supplying fresh produce, meat, dairy, and non-perishables. Open every Wednesday from 5 to 7 p.m at the Elizabeth Peabody House, 277 Broadway, Somerville. Guests are welcome one time per month, served on a first-come-first-served basis, and should bring a picture ID. People with gluten allergies, seniors, and those with disabilities can make appointments prior to distribution time by calling 617-623-5510 ext. 103. Volunteer opportunities: Mondays, 9:50 am – 12:30 pm, Wednesdays, 10:30 – 2:30 pm, and Wednesdays, 4:30 – 7:30 pm.

The SNAP Gap in Massachusetts per legislative district:

<https://public.tableau.com/profile/food.bank.of.western.ma#!/vizhome/SNAPGap2018/DistrictData>

- [Foods linked to better brainpower](#), from Harvard Medical School.

Try an exercise “snack”, if you can’t make it to the gym!- [from TED Ideas](#)

From the Atlantic, [The Weight I Carry: What it’s like to be too big in America](#)

[Food allergy: Not just a Kid’s Problem](#), impacting 1 in 10 U.S. adults, from MedPage Today.

[5 of the best exercises you’ll ever do](#), from Harvard Medical School’s Women’s Health Watch

Harvard Chan School of Public Health story on [Food System Transformation needed for human and planetary health](#) takes a global approach to both.

CHA Somerville Hospital Primary Care physician Pieter Cohen, MD, was quoted in a [Reuters](#) article that highlights a JAMA study arguing that most people do not need to take nutritional supplements because nutrients can be provided by eating a healthy diet.

Project SOUP at 165 Broadway hours: closed Monday, and open Tuesday 12-4pm, Wed 9am-3pm, Thursday 2-7pm and Friday 9am-3pm. For information, call 617-776-7687

Did you know that **Project Soup can arrange for delivery if you are eligible elderly or disabled:**

<https://www.somervillehomelesscoalition.org/programs/food-services/>

- **Evening Meals available in Malden**, Tuesday through Friday. 5:30-6:30pm, location varies. No residency requirement. (Tuesday take out only.) Wed & Thurs 213 Main St, Friday, 493 Main St Malden.

<http://www.breadoflifemalden.org/where-we-serve/> 781-397-0404 office phone, 781-475-9060 mobile.

Harvard Men’s Health Watch shares [Extra Protein at Breakfast helps control hunger](#)

- **Somerville Parks & Recreation Department** has options for the whole family!

Visit <http://www.somervillerec.com/info/activities/default.aspx?type=activities> to learn all about current programming offered by Somerville Parks & Recreation, and register online today.

Walk-Ride Day—sign up on 4th Fridays for this Green Streets Initiative to promote healthy sustainable commuting. Register at GoGreenStreets.org. Discounts available!

Positive Child and Youth Development

Feb 7th and 8th

Somerville High School Open House and Tours

Somerville High School, 81 Highland Ave

Get an inside look at this great educational community. Visit Somerville High School, and you will meet members of the staff, learn about the curriculum, and tour the building. Tours are available from 8:15 - 10:00 am and 12:15 - 2:00 pm.

February 7, 2-3pm

All Babies Cry- Tried and true tips for comforting your newborn (and yourself) Informational Webinar, Presented by: *Aimee Arvan & Anitza Guadarrama-Tiernan, The Children's Trust*. To register, click [here](#)

Feb 14th, 7-8:30pm

Sharing Our Stories Group

Cummings School, 42 Prescott St

Join SFLC staff and fellow Somerville parents for a support group for families with young children who have special needs. Raising a child who does not always fit in can be challenging. This free, open-ended group will offer adults the opportunity to share joys, concerns, frustrations, questions and resources about their experiences. Facilitated by Amy Bamforth, LICSW.

Feb 28th, 5-7pm

SFLC Community Resource and Legal Services Clinic

Cummings School, 42 Prescott St

Meet representatives from the SFLC, City of Somerville Health and Human Services, and SomerViva for information and resources, or make an appointment for a free legal consultation with representatives from Greater Boston Legal Services and the Harvard Immigration and Refugee Clinical Program (HIRC). Call 617-625-6600 x6994 or email freyes@k12.somerville.ma.us for a legal consultation appointment. The

2018 Kids Count Data Book Released

The Annie E. Casey's Foundation annual [KIDS COUNT® Data Book](#) has been published. The report looks at trends in child well-being during a period that saw continued improvement in economic well-being but mixed results in the areas of health, education and family and community factors. It includes the Foundation's signature rankings in key areas of child well-being.

March 5th, 5:30-7pm

Summer Camps and Activities Fair

East Somerville School, Cross St

Learning happens year-round. On Tuesday, March 5th, 5:30 - 7:00 pm at the East Somerville School, come learn about summer camps and programs, and recreational and learning opportunities for Somerville youth at this informational fair co-sponsored by the Somerville Family Learning Collaborative and SomerPromise. Representatives from various organizations in Somerville and the surrounding area will be on hand to share information and answer questions. Interpretation and one-on-one language support for families will be available.

Save the Date: May 11th, 2019, Teen Empowerment Annual Peace Conference

Somerville High School. Since 1992, Peace Conference has brought together thousands of youth from around Somerville and surroundings areas for an annual day of deep thought and positive action. This year's Conference, which will be held Saturday, May 11th, 2019 at the Somerville High School, will bring together about 300 youth and adults. The day will consist of an opening plenary leading up to a performance featuring an original play interspersed with speeches, music, and spoken word poetry, all written by teens— followed by a closing celebration. The Conference is planned and implemented by 50 TE-trained teenage leaders in collaboration with other nonprofit and municipal agencies.

[Kindergarten Readiness Starts Prenatally](#), insights from NICHQ President and CEO.

Do you have a new baby at home? **SomerBaby** is a program to welcome Somerville's youngest residents and connect families to the many resources that Somerville has to offer, strengthening social and community connections and starting babies on a path of lifelong health and learning. For more information, or to refer someone or yourself, contact [Flor](#) or [Sylvia](#) or call 617-629-5476 to set up a visit including a welcome bag for the baby with information and resources for you and your family!

Somerville Learning 2030 has shared Learning Trends data and slides on Findings So Far in this community process. Visit [here](#) to learn more.

Commission on the status of Grandparents Raising Children, check out the website [here](#).

[Raising the Children of the Opioid Epidemic: Solutions and Supports for Grandfamilies](#), update in 2018, from Generations United.

KIND (Kids in Need of Defense) and CHA have partnered to **provide immigration legal support for minors**. For more information, contact 857-400-9467.

[Economic impacts of the child care crisis across the country](#), from Eye on Early Education

The [Whole School, Whole Community, Whole Child model](#) is the CDC's framework for addressing health in schools. Check out the 10 components, which guide work in local schools.

in English and Spanish from Child Trends, video on [Where Will Your Child's Imagination Go Today?](#), looking at how pretend play impacts social emotional learning.

Girls in grades 6-12 are invited to join the Somerville Public Library's **Girls Who Code Club**, Tuesdays January 8th through April 9, 2019. Club facilitators are local professional women working in the technology field. Club members will be able to learn from fun and simple online coding tutorials, build community through interactive activities, and learn about inspiring role models. Girls also work in teams to design and build a Girls Who Code Project that solves real world problems they care about through code. The club will meet at the Somerville Public Library (79 Highland Ave.) Contact Karen Stevens at kstevens@minilib.net to register!

IMPACT: Arts and Conversation. Join the Immigrant Multilingual Parent Action Team (IMPACT) for Arts and Conversation every Friday morning, 9:00-11:00am at the Cummings School building (42 Prescott St.). Immigrant parents/guardians are invited to create art and connect with each other. Arts and Conversation sessions are hosted by the Beautiful Stuff Project in partnership with the SFLC. For more information, contact Maura Mendoza Quiroz at (617) 625-6600, x6958 or mquiroz@k12.somerville.ma.us.

Riverside Early Head Start welcomes new referrals. For more information visit; <http://www.riversidecc.org/child-family-services/early-childhood-services/early-head-start/>

Visit the **Somerville Media Center's** website to learn more about registering for youth programs! www.scatsomerville.org/youth.

The **Somerville Public Library** hosts a range of activities for all ages- sing along, yoga, storytime, writing, and more! See the full calendar [here](#).

Documents and resources to assist immigrant families in better understanding rights as a community member, to help inform decisions for your family are available at [One Somerville](#), on the SPS website.

To learn about the **range of activities and resources available to support families, check out the Somerville Family Learning Collaborative** at www.somerville.k12.ma.us/families. Options include: Parent/Guardian Support Groups, Parent Child Home Visiting, Playgroups, Family and Community Liaisons, Parent/Guardian English Classes and more! Or call 617-625-6600x6965.

Volunteer with Somerville Public Schools

Volunteers matter in the Somerville Public Schools. Want to volunteer? Apply online or call for more information about meaningful opportunities to support student learning in our schools and in our summer programs. Visit www.somerville.k12.ma.us/volunteer for more information or contact Jen Capuano, SFLC Volunteer Coordinator at jcapuano@k12.somerville.ma.us or 617-629-5475.

Stay connected with the **Somerville Public Schools website home page** (www.somerville.k12.ma.us.) and the **Somerville Hub website calendar** (<http://somervillehub.org/events>).

Check out the latest **Somerville Early Education (SEE) blog post**, <http://somervilleearlyeducation.blogspot.com/>

Somerville Hub –includes resources for raising kids. Includes new Shape Up Under 5 materials related to Eat, Play and Sleep tips for children under 5 and their caretakers. Information and referrals on how to access Somerville programs, family services, and family-friendly places in the city. Walk-in service: 42 Prescott Street • 617-625-6600 x6965 Online service: <http://somervillehub.org>

Visit regularly or sign up for **weekly Somerville Public School updates**, which include a range of community interest areas, at www.somerville.k12.ma.us/events. Scroll to the bottom and click the envelope icon labeled "Subscribe." Visit www.somerville.k12.ma.us/submit_event and fill out the online form with the details of your events. Add it to your list of outreach venues!

Environmental Health

Earlier puberty linked with personal care products, examines exposure before birth to chemicals: <https://factor.niehs.nih.gov/2019/1/papers/puberty/index.htm>

Feb 5th, 6-7pm

Botany Blast: New and Emerging Pests at the Arnold Arboretum

Arnold Arboretum, Hunnewell Building, 125 Arborway, Jamaica Plain

Speaker: Jared Rubinstein, Living Collections Fellow, Arnold Arboretum, and Javier Marin, Forest Pest Outreach Coordinator, Crop & Pest Services, Massachusetts Department of Agricultural Resources. The Arnold Arboretum has a long history of finding innovative ways of responding to threats to the collection from pests and diseases. Come learn about some new and emerging pests in the region and how the Arboretum is trying to get ahead of their arrival. We'll talk specifically about spotted lanternfly, thousand cankers disease, southern pine beetle, and winter moth. Free, but registration requested. Register at my.arboretum.harvard.edu or call 617-384-5277.

Feb 12th, 5:15pm

Amputated from the Land: Black Refugees from America and the Neglected Voices of Environmental History, Massachusetts Historical Society, 1154 Boylston Street, Boston

The Massachusetts Historical Society hosts "Native American Environmental History hosts "Amputated from the Land: Black Refugees from America and the Neglected Voices of Environmental History" with Bryon Williams, Academy at Penguin Hall. Comment by John Stauffer, Harvard University. Free.

<https://www.masshist.org/2012/calendar/seminars/environmental-history>

Trees and vegetation lower surface and air temperatures by providing shade and through evapotranspiration. Shaded surfaces, for example, may be 20–45°F (11–25°C) cooler than the peak temperatures of unshaded materials. Evapotranspiration, alone or in combination with shading, can help reduce peak temperatures.

Dreaming of green? Check out these ideas for [vertical urban gardens](#), by Green Belly.

Urban Forests are forests for people, [Vibrant Cities Lab](#) offers tools and resources to help support urban green.

[Tree planting for public health?](#) Checkout this Nature Conservancy report.

Free EdX course from Harvard University, [The Health Effects of Climate Change](#). Learn how global warming impacts human health, and the ways we can diminish those impacts.

Local green spaces might be connected to healthier hearts:

<https://factor.niehs.nih.gov/2019/1/papers/greenness/index.htm>

[Year of Air Pollution & Health](#), is being launched by the American Lung Association. Each month has a different topic related to air pollution and climate change.

Somerville Climate Forward: The plan, which is [now online](#), includes 13 priority action areas that set Somerville on a path to be a resilient and carbon neutral city. Collectively, the actions in the plan will reduce energy use in buildings, advance low-carbon mobility, help us better prepare for flooding and extreme heat, and make progress towards cleaner electricity for all.

To learn more about the **Lead Paint Safe Somerville program** and related resources for helping to protect kids from lead poisoning, visit <https://www.somervillema.gov/departments/programs/lead-paint-safe-somerville>

Financial Health, Jobs and Access to Resources

Feb 8th, 12-1pm

Author Talk and book signing, 'When Grit Isn't Enough: A High School Principal Examines How Poverty and Inequality Thwart the College-for-All Promise'

Mass State House, 24 Beacon St, Room 341, Boston

The book examines the major myths that inform our ideas about education, including the assumptions that college is for all, that race doesn't matter in higher education, and that hard work and determination are enough to guarantee success. In her book, Dr. Nathan explores the ways in which educators can better serve and support low-income, disadvantaged, and first-generation students. Register [here](#).

Feb 13, 6-8pm

The Future is Now: Panel Discussion with Somerville Entrepreneurs, Innovators and Change Makers Greentown Labs, 444 Somerville Ave, hosted by Union Square Main Streets, Somerville Chamber, YIMBY. RSVP and more info [here](#).

At this time, until further notice, the US Citizenship and Immigration Services (USCIS) state that foreign born individuals (immigrants and their families) *are not currently* considered a “**public charge**” for receiving various benefits listed and participation will not affect immigration or permanent status. These programs include: WIC Nutrition Program, SNAP, school meals, food assistance programs, fuel assistance programs, housing benefits, child care services, Head Start, MassHealth insurance plans, free or low-cost medical care at clinics or health centers. For more information, see the “Public Charge Fact Sheet” at <https://www.uscis.gov/news/fact-sheets/public-charge-fact-sheet>

Basic Needs Resource and Referral at Somerville Family Learning Collaborative (SFLC): Clothing and food resources are available at the SFLC offices for families in need. The SFLC Clothing Closet is open weekly, Thursdays, 12:00 - 3:00 pm and also once a month during SFLC Community Clinics, 5:00 - 7:00 pm. Food resources and referrals available by request. For information, contact Francia Reyes, Basic Needs Liaison, freyes@k12.somerville.ma.us or 617-625-6600 x6994.

Health Care For All, is a good source of information on health care options, including for residents without documentation. <https://www.hcfama.org>

The Museum of Fine Arts (www.mfa.org) is free (voluntary contribution) every Wednesday from 4:00pm-9:45pm

The **Harvard Museums of Science and Culture** offer some free options:

- The Museum of Natural history is free for MA residents with proof of residency Sundays, 9am-12pm www.hmnh.harvard.edu
- The Harvard Semitic Museum of Ancient Near Eastern Archaeology is free, Mon-Fri 10am-4pm and Sun 1-4pm. www.semiticmuseum.fas.harvard.edu
- The Collection of Historical Scientific Instruments is free, Sunday-Friday, 11am-4pm <https://chsi.harvard.edu/>

The **Somerville Public Library** hosts many events for you and your family to enjoy. To see the full schedule, please visit somervillepubliclibrary.org.

People of all ages often have questions about things like genealogy, local history, or even direction for finding resources for homework assignments. **Somerville's librarians can provide help and recommend resources.** [email them](#) or call them at [617-623-5000](tel:617-623-5000) or fill out an [online question form](#)

Visit the **Tufts website to learn about neighborhood opportunities** such as a range of events, as well as the Osher Lifelong Learning Center: <https://www.tufts.edu/info/neighbors>

Career Source website: Check out the Career Source website for list of companies and open jobs: yourcareersource.com

Community Jobs Board: Check out the local jobs bank where local job openings are posted after First Source staff has had contact with an employer. Visit <http://somervillecdc.org/community-jobs-board>. To receive information on local training and educational opportunities, contact firstsourcejobs@SomervilleCDC.org or visit <https://www.facebook.com/somervillefirstsource?fref=ts>

First Source Program has numerous job related programs usually taking place at the Somerville Community Corporation office at 337 Somerville Ave, that require pre-registration. Contact [Danyal](#) at 617-410-9917 to learn more, register or if you have any questions or concerns.

For people over 60 who need legal assistance, try the **MA Senior Legal Help line** Toll Free Number: (866)778-0939. Website: www.larcma.org Hours of Operation: Monday-Friday 9-5 EST

The Clearinghouse provides free health promotion materials for Massachusetts residents, health care providers, and social service providers. <https://massclearinghouse.ehs.state.ma.us/>

Health Disparities/General Health/Community Resources

Find an updated **Immigrant Resource Guide** on the [CHA website](#)

Feb 7th, 6PM,

Medical Reserve Corps Registration Meeting

Cross St Center, 165 Broadway

Somerville's Health and Human Services Department is looking for volunteers for the Medical Reserve Corps (MRC). During an emergency MRC volunteers might be called on to work with City staff to keep residents safe before, during, and after the emergency. No medical experience is required to sign up and volunteers will get ongoing training in skills like first aid, CPR, mental health first aid, Narcan administration, and disaster preparation. If you can't make the meeting, you can also register online. Please contact Sara Harris at sharris@somervillema.gov or 617-625-6600 ext. 4320.

Save the date: [YUM: A Taste of Immigrant City](#), April 11th, 7-9pm at the Armory.
Inaugural podcast of Asian Women for Health: Pathways ["From Resilience to Radiance" focuses on Cervical Cancer](#), for January cervical health awareness.

Feb 16th, 12pm; **Somerville Community Media Summit, Saturday**, Somerville Media Center

Feb 14th, 6-8pm, **Our Stories, Our Stuff, Our Somerville Exhibit Opening Reception**, Somerville Museum

Feb 13th, 4:30-6:30pm **Asian American Health Forum: The Power of Community Organizing in Striving for Health Equity: Asian Americans, Native Hawaiians and Other Pacific Islanders**. Countway Library of Medicine, Minot Room, Harvard Medical School, 10 Shattuck St, Boston. RSVP by Feb 11th at www.surveymonkey.com/r/ESJ_2-13-19 or 617-432-4697

Jan 26th, NPR piece on <https://www.npr.org/sections/health-shots/2019/01/26/686325494/fear-of-deportation-or-green-card-denial-deters-some-parents-from-getting-kids-c>

A challenge for public health-**Understanding What Other Sectors Need and Providing It, from Public Health Reaching Across Sectors**. Look for tools [here](#).

[What is Health Equity? And What Difference Does a Definition Make?](#), from Robert Wood Johnson.

<https://www.cnn.com/2019/01/03/health/respect-toward-elderly-leads-to-long-life-intl/index.html>

Flu vaccines can get a bad rap, but what does the science tell us? When you were born might impact your immunity. [Learn more](#) from STAT.

Save the date: Elder Fair April 10, 2019, 9am-1pm . Check out www.eldercare.org for more info.

<https://www.basisonline.org/2019/01/racial-disparities-opioid-treatment-us-cities.html>

March 9, 2019, **Bike 4 Books Spin-A-Thon**. Come spin to support books for CHA kids! Tufts University, Steve Tisch Sports and Fitness Center, 161 College Ave, Medford, MA 02155 [Click here to register and start fundraising!](#)

[Blaming Others: What's Behind the Talk about Immigrants](#), from Psychology Today

[Resilience Skills, Factors and Strategies of the Resilient Person.](#)

March 22nd- 24th

[Advancing Excellence in Sexual and Gender Minority: A core course for the whole care team](#)
Seaport Hotel, Boston

From Forbes, [Public Housing Authorities Seek Closer Ties to Health Insurers](#)
[Racial Integration Ranking by states](#)

Beyond head trauma, [another health issue impacting former NFL players—obesity](#), from the NYT.

Does [weather affect arthritis pain?](#), from Harvard Medical School

Using Brain Science to Create New Pathways out of Poverty, TEDx <https://www.youtube.com/watch?v=kHlq-8J2K0Q>

<https://www.wcvb.com/article/hemp-based-cbd-products-increase-in-popularity/25334601>

[2019 Digital Literacy Workshops](#) offered by Somerville Media Center

Massachusetts 211 has linked with [Help Steps](#), through several local partnerships (Boston Children's Hospital, Boston Health Commission and the Greater Boston Food Bank) to help connect individuals with local area resources.

February 13th, 10:30 a.m.; **Webinar: Labor Trafficking Overview for Massachusetts Municipal Employees** Register Here: <https://learnthesigns.eventbrite.com/>

Annual report from American Cancer Society, with [Cancer Facts and Figures 2019](#)

NPR article on [Alzheimer's Disease](#)

Stanford Medicine's [10 recommended films about medicine](#)

3rd of webinar series from the new National Center on Disability in Public Health, [Register here](#). For disability accommodations email [Anna Costalas](#) or call 301-588-8252 a minimum of five days in advance.

- Feb 12th, 12-1pm, Sustaining Change & Inclusion: Healthcare Access Highlights from the National Center. Learn about change management strategies that support inclusion and action plans that sustain change. Certificates of attendance and CHES credits will be offered.

The **2018 MA Healthy Aging Community Profile for Somerville** can be found [here](#).

If you need to reach the **Somerville Police** directly, call 617-625-1600

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Lisa Brukilacchio
Director, Somerville Community Health Agenda
Community Health Improvement, Cambridge Health Alliance
new office locationSomerville Hospital, 230 Highland Ave, Rm 513, Somerville, MA 02143
new number617.591-4433
lbrukilacchio@challiance.org
www.challiance.org/IntheCommunity/SomervilleHealthAgenda.aspx

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You received this message because you are subscribed to the Google Groups "Somerville Youth Workers" group.

To unsubscribe from this group and stop receiving emails from it, send an email to somerville-youth-workers+unsubscribe@googlegroups.com.

To post to this group, send email to somerville-youth-workers@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/somerville-youth-workers/CAK3Z%2Bu0W826iWah2PY1wKD3rxV--u%3DvN5PVDwV8PY35DY0rF%3DA%40mail.gmail.com>.

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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Tuesday, February 19, 2019 12:28 PM
To: ED
Subject: Memo: Affordable Housing Funding, HTF, Homelessness, and More

[Memo to Members](#) | [National Low Income Housing Coalition](#)

[View this email in your browser](#)



Volume 24, Issue 7
February 19, 2019

In This Issue:

Take Action

Urge Congress to Lift Spending Caps and Fund Affordable Housing and Transportation Programs at the Highest Levels Possible



Groups concerned about transportation, housing, community development, and homelessness are working together to circulate a [letter](#) urging Congress to lift the austere Budget Control Act federal spending caps and to ensure affordable housing, community development, and transportation programs receive the highest allocation of discretionary funds possible for FY20.

[Read more of this article here](#)

Share

Tweet

Forward



[Download a PDF version of Memo to Members](#)



[Register Today for the 2019 NLIHC Housing Policy Forum!](#)

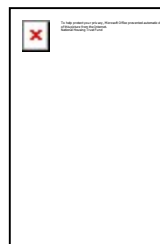


[Donate Today to Honor the 2019 NLIHC Housing Leadership Awards Recipients!](#)

Join the National Housing Trust Fund Campaign and Sign Letter to Congress

This year will be an important one for protecting and expanding the national Housing Trust Fund (HTF), the first new resource in a generation dedicated to building and preserving homes affordable to the lowest income people in America. More than 1,900 national, statewide, regional, and local organizations have signed onto a [letter](#) calling on Congress to dramatically increase funding to the HTF. If your organization is not already a signatory, endorse the campaign and sign the letter by filling out the online form [here](#).

[Read more of this article here](#)



Click Here to Read NLIHC's Blog "On The Home Front" For the Latest Coalition News!

Join NLIHC Today!

Click here if you have received this email from a colleague and would like to become an NLIHC Member and receive *Memo to Members!*

Budget and Appropriations

Affordable Housing Programs Receive Increased Funding in Final FY19 Spending Deal

Congress and the White House reached a final deal to fund the federal government for the remainder of FY19. In late December, President Trump and congressional leaders had failed to enact several spending bills for FY19 – including funding for affordable housing and community development programs – which led to the longest federal government shutdown in U.S. history. While leaders reached an agreement to reopen the government for three weeks, they were quickly approaching the new deadline of February 15 when congressional leaders finally reached a deal on a bipartisan spending package, including the Transportation-HUD and USDA spending bills that had previously been



Donate Today to NLIHC

Donate today to NLIHC!
Support Socially Just Housing Policy!



The National Low Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

OUR ADDRESS:
1000 VERMONT AVENUE, NW
SUITE 500
WASHINGTON, DC 20005

negotiated between the House and Senate. The Senate passed the spending package by a vote of 86-16 on November 14, and the House approved the measure on a 300-128 vote later that day. President Trump signed the bill into law on November 15.

202-662-1530
WWW.NLIHC.ORG

[Read more of this article here](#)

Congress

House Financial Services Committee Holds First-Ever Hearing on Homelessness

The House Financial Services Committee held on February 13 its first full committee [hearing](#) of the 116th Congress, “[Homeless in America: Examining the Crisis and Solutions to End Homelessness](#).” This is the first time the full committee has held a hearing specifically on homelessness, a top priority for Chair Maxine Waters (D-CA). The committee and witnesses discussed several draft bills aimed at addressing homelessness, including a bill from Chair Waters that provides \$13.27 billion in new funding over five years for building new affordable rental homes through the national Housing Trust Fund, increasing the number of housing vouchers, and providing additional case-management and other assistance.

[Read more of this article here](#)

House Subcommittee Holds Hearing on Middle Class Families’ Struggles, Affordable Housing Raised

The House Ways and Means Subcommittee on Select Revenue Measures held a [hearing](#) on “How Middle Class Families are Faring in Today’s

Economy” on February 13. The subcommittee discussed the impacts of the “[Tax Cuts and Jobs Act of 2017](#)” and the economic struggles middle-class families face in the current economy.

[Read more of this article here](#)

2019 NLIHC Housing Policy Forum

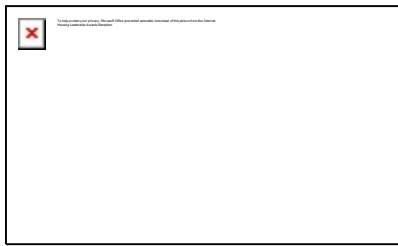
**NLIHC’s March 27-29
Housing Policy Forum
to Address Development
without Displacement**



NLIHC’s [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), taking place in Washington, DC, March 27-29, will feature an exploration of YIMBYism and development without displacement. Too often, new development and efforts to revitalize communities do not prioritize the needs and interests of long-term residents, and people are pushed out. How can communities develop desperately needed new housing and infrastructure to benefit long-term residents without displacing them? Presenters will explore examples of communities that have successfully implemented development without displacement. Attendees will learn about the broad-based coalitions needed to win key zoning reforms, tenant protections, community benefits agreements, and other policy solutions. Register for the forum today at: <http://www.nlihcforum.org/>

[Read more of this article here](#)

**Honor Pinky Clifford,
Dr. Mitchell Katz, and
Rep. Emanuel Cleaver
at 2019 Housing
Leadership Awards
Reception on March
28**



Come honor **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member; **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals; and **Representative Emanuel Cleaver** (D-MO) at **NLIHC’s 37th Annual Housing Leadership Awards Reception** on Thursday, March 28 at the Washington Court Hotel in Washington, DC. [Register for the event today!](#) You may also still [contribute to NLIHC](#) in honor of these outstanding leaders!

[Read more of this article here](#)

**NLIHC to Host Two Webinars on Effective
Advocacy and NLIHC Policy Priorities,
March 7 and 14**

NLIHC will hold two webinars in March on effective advocacy and NLIHC’s policy priorities in preparation for NLIHC’s annual Capitol Hill Lobby Day taking place on March 29 as part of [NLIHC’s 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), March 27-29.

[Read more of this article here](#)

National Housing Trust Fund

**Calabria Confirmation Hearing Addresses HTF,
Affordable Housing**

The Senate Banking Committee held a confirmation hearing on February 14 with President Trump's nominee to serve as director of the Federal Housing Finance Agency (FHFA), Dr. [Mark Calabria](#).

[Read more of this article here](#)

\$245 Million Available for the National Housing Trust Fund in 2019

The Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) issued their 10-K Forms on February 14, indicating that \$245 million will be available for the national Housing Trust Fund (HTF) in 2019. Fannie Mae will be forwarding \$140 million and Freddie Mac will be forwarding \$105 million to HUD for the HTF.

[Read more of this article here](#)

Opportunity Starts at Home

Opportunity Starts at Home Talks to Former U.S. Secretary of Education

The [Opportunity Starts at Home](#) multi-sector affordable homes campaign released on February 14 its latest [podcast episode](#) with John King, who served in President Barack Obama's cabinet as the 10th U.S. secretary of education. Secretary King is one of the most prominent voices on the connections between housing policy and education policy, particularly with respect to pervasive socioeconomic and racial segregation.

[Read more of this article here](#)

HUD

THUD Subcommittee Holds Hearing to Review HUD's Performance During Government Shutdown

The House Transportation-HUD Appropriations Subcommittee held an oversight hearing on February 12 to review HUD's management of project-based rental assistance contracts that expired during the partial federal government shutdown. Brian Montgomery, HUD's Federal Housing Administration commissioner and acting deputy secretary, testified that HUD would take the lessons learned from the shutdown and will improve its communication with Congress and housing stakeholders if another shutdown occurs. He also said that the agency was updating its contingency plan, as HUD relied on an older version from the Obama administration during the shutdown. He confirmed that HUD has authorized the renewal of all the rental assistance contracts that expired during the shutdown and that property owners should be receiving funds imminently if they have not already.

[Read more of this article here](#)

HUD Seeks Input Before Implementing Small PHA Amendments

HUD published a notice in the *Federal Register* on February 14 asking for stakeholder input before implementing amendments to the United States Housing Act of 1937 that primarily pertain to small public housing agencies (PHAs) predominantly operating in a rural area. Another amendment requires HUD to make available one or more software programs to facilitate the voluntary use of shared waiting lists by PHAs (not just small PHAs)

as well as by private owners of HUD-assisted housing.

[Read more of this article here](#)

Disaster Housing Recovery

William “Brock” Long Resigns as FEMA Administrator



William “Brock” Long resigned as Federal Emergency Management Agency administrator on February 13, after serving in that role for two years. Mr. Long oversaw the response to more than 220 declared disasters, including Hurricanes Harvey and Maria. He had been facing scrutiny over the past year for his use of \$94,000 in travel expenses and vehicle maintenance that the Department of Homeland Security’s inspector general deemed unnecessary. FEMA’s press secretary stated that Mr. Long’s resignation is unrelated to the investigation. Mr. Long’s interim replacement will be Deputy Administrator Peter Gaynor.

[Read more of this article here](#)

Disaster Housing Research Consortium Explores Data Transparency and Research Opportunities

A group of researchers from academic and research institutions, housing advocates, and legal aid attorneys who are engaged in disaster housing recovery research met in Washington, DC on February 12-13 to explore research opportunities and solutions to data transparency challenges that act as barriers to equitable disaster recovery. The group comprises a new NLIHC-led Disaster Housing

Research Consortium which convenes to share research needs, to identify research initiatives on which to collaborate and to seek greater data transparency to ensure federal resources for disaster response and recovery meet the housing needs of the most vulnerable households.

[Read more of this article here](#)

Disaster Housing Recovery Updates – February 19, 2019

The following is a review of disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [2/11](#)).

[Read more of this article here](#)

Research

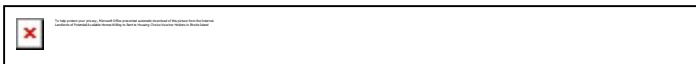
Source-of-Income Discrimination in Rhode Island Severely Limits Housing Choice Voucher Holders' Options

A report by South Coast Fair Housing (SCFH), [*It's About the Voucher: Source of Income Discrimination in Rhode Island*](#), found the vast majority of recent online rental listings in Rhode Island are unavailable to House Choice Voucher (HCV) holders due to source-of-income discrimination.

[Read more of this article here](#)

Fact of the Week

Most Rhode Island Landlords are Unwilling to Rent to Housing Voucher Holders, Especially in the Suburbs



Source: South Coast Fair Housing. (2019). It's about the voucher: source of income discrimination in Rhode Island.

From the Field

California Legislators and Advocates Move to Repeal NIMBY Provision from State Constitution

Elected leaders in California are moving once again to ask voters to [repeal Article 34](#) of the state constitution, which provides opportunities for Not In My Back Yard (NIMBY)-inspired segregation. Article 34, passed into law by referendum in 1950, requires all publicly funded housing development to be approved by voters. Since being added to the constitution, Article 34 has contributed to income segregation in California with a disparate impact experienced by people of color. State Senator Ben Allen (D) [has introduced legislation](#) to put the repeal before voters in November 2020. This will not be the first time, though, that repealing Article 34 has gone before voters; repeal efforts have failed on three previous ballots, most recently in 1993.

[Read more of this article here](#)

Event

PolicyLink to Hold Webinar on Fair Housing and the Right to Return, February 20

PolicyLink will hold a webinar, “Fair Housing and the Right to Return,” discussing innovative ways to respond to the affordable housing and eviction crises impacting low-income communities and

people of color. Several cities and other jurisdictions have leveraged existing fair housing protections to prevent or redress displacement by prioritizing individuals facing displacement due to new development. The webinar will be held on Wednesday, February 20 at 2:30 p.m. ET. Register at: <https://bit.ly/2X04dXa>

[Read more of this article here](#)

NLIHC in the News

NLIHC in the News for the Week of February 10

The following are some of the news stories that NLIHC contributed to during the week of February 10.

[Read more of this article here](#)

NLIHC News

Job Opportunity: NLIHC Housing Advocacy Organizer

NLIHC seeks a well-qualified and talented housing advocacy organizer. As a member of the NLIHC field team, the housing advocacy organizer mobilizes NLIHC members and partners on federal policy advocacy based on NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for NLIHC campaigns, and mobilizing membership and state coalition partners on "calls to action" and other organizing efforts in support of providing decent,

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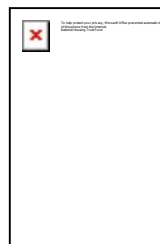


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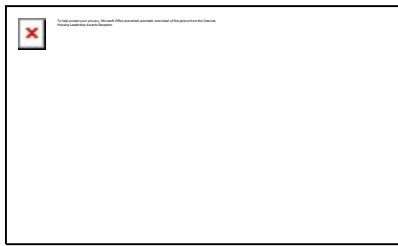
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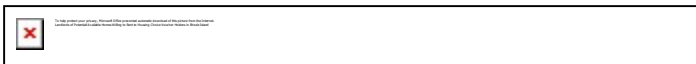
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PolicyLink to Hold Webinar on Fair Housing and the Right to Return, February 20

PolicyLink will hold a webinar, “Fair Housing and the Right to Return,” discussing innovative ways to respond to the affordable housing and eviction crises impacting low-income communities and

people of color. Several cities and other jurisdictions have leveraged existing fair housing protections to prevent or redress displacement by prioritizing individuals facing displacement due to new development. The webinar will be held on Wednesday, February 20 at 2:30 p.m. ET. Register at: <https://bit.ly/2X04dXa>

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NLIHC in the News

NLIHC in the News for the Week of February 10

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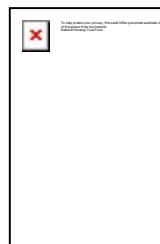


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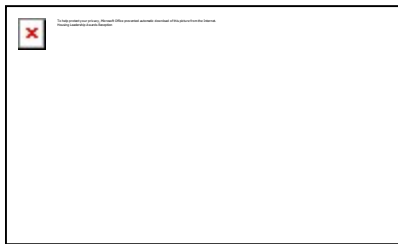
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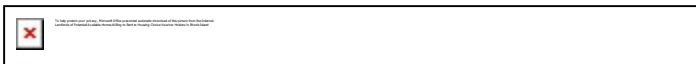
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PolicyLink to Hold Webinar on Fair Housing and the Right to Return, February 20

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people of color. Several cities and other jurisdictions have leveraged existing fair housing protections to prevent or redress displacement by prioritizing individuals facing displacement due to new development. The webinar will be held on Wednesday, February 20 at 2:30 p.m. ET. Register at: <https://bit.ly/2X04dXa>

[Read more of this article here](#)

NLIHC in the News

NLIHC in the News for the Week of February 10

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[Read more of this article here](#)

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[Read more of this article here](#)

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[Read more of this article here](#)

Where to Find Us – February 19

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[Read more of this article here](#)

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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Tuesday, February 19, 2019 12:29 PM
To: Margaret Moran
Subject: Memo: Affordable Housing Funding, HTF, Homelessness, and More

[Memo to Members](#) | [National Low Income Housing Coalition](#)

[View this email in your browser](#)



Volume 24, Issue 7
February 19, 2019

In This Issue:

Take Action

Urge Congress to Lift Spending Caps and Fund Affordable Housing and Transportation Programs at the Highest Levels Possible



Groups concerned about transportation, housing, community development, and homelessness are working together to circulate a [letter](#) urging Congress to lift the austere Budget Control Act federal spending caps and to ensure affordable housing, community development, and transportation programs receive the highest allocation of discretionary funds possible for FY20.

[Read more of this article here](#)

Share

Tweet

Forward



[Download a PDF version of Memo to Members](#)



[Register Today for the 2019 NLIHC Housing Policy Forum!](#)

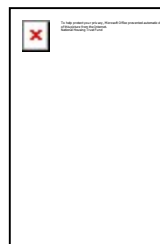


[Donate Today to Honor the 2019 NLIHC Housing Leadership Awards Recipients!](#)

Join the National Housing Trust Fund Campaign and Sign Letter to Congress

This year will be an important one for protecting and expanding the national Housing Trust Fund (HTF), the first new resource in a generation dedicated to building and preserving homes affordable to the lowest income people in America. More than 1,900 national, statewide, regional, and local organizations have signed onto a [letter](#) calling on Congress to dramatically increase funding to the HTF. If your organization is not already a signatory, endorse the campaign and sign the letter by filling out the online form [here](#).

[Read more of this article here](#)



Click Here to Read NLIHC's Blog "On The Home Front" For the Latest Coalition News!

Join NLIHC Today!

Click here if you have received this email from a colleague and would like to become an NLIHC Member and receive *Memo to Members!*

Budget and Appropriations

Affordable Housing Programs Receive Increased Funding in Final FY19 Spending Deal

Congress and the White House reached a final deal to fund the federal government for the remainder of FY19. In late December, President Trump and congressional leaders had failed to enact several spending bills for FY19 – including funding for affordable housing and community development programs – which led to the longest federal government shutdown in U.S. history. While leaders reached an agreement to reopen the government for three weeks, they were quickly approaching the new deadline of February 15 when congressional leaders finally reached a deal on a bipartisan spending package, including the Transportation-HUD and USDA spending bills that had previously been



Donate Today to NLIHC

Donate today to NLIHC!
Support Socially Just Housing Policy!



The National Low Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

OUR ADDRESS:
1000 VERMONT AVENUE, NW
SUITE 500
WASHINGTON, DC 20005

negotiated between the House and Senate. The Senate passed the spending package by a vote of 86-16 on November 14, and the House approved the measure on a 300-128 vote later that day. President Trump signed the bill into law on November 15.

202-662-1530
WWW.NLIHC.ORG

[Read more of this article here](#)

Congress

House Financial Services Committee Holds First-Ever Hearing on Homelessness

The House Financial Services Committee held on February 13 its first full committee [hearing](#) of the 116th Congress, “[Homeless in America: Examining the Crisis and Solutions to End Homelessness](#).” This is the first time the full committee has held a hearing specifically on homelessness, a top priority for Chair Maxine Waters (D-CA). The committee and witnesses discussed several draft bills aimed at addressing homelessness, including a bill from Chair Waters that provides \$13.27 billion in new funding over five years for building new affordable rental homes through the national Housing Trust Fund, increasing the number of housing vouchers, and providing additional case-management and other assistance.

[Read more of this article here](#)

House Subcommittee Holds Hearing on Middle Class Families’ Struggles, Affordable Housing Raised

The House Ways and Means Subcommittee on Select Revenue Measures held a [hearing](#) on “How Middle Class Families are Faring in Today’s

Economy” on February 13. The subcommittee discussed the impacts of the “[Tax Cuts and Jobs Act of 2017](#)” and the economic struggles middle-class families face in the current economy.

[Read more of this article here](#)

2019 NLIHC Housing Policy Forum

**NLIHC’s March 27-29
Housing Policy Forum
to Address Development
without Displacement**



NLIHC’s [2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), taking place in Washington, DC, March 27-29, will feature an exploration of YIMBYism and development without displacement. Too often, new development and efforts to revitalize communities do not prioritize the needs and interests of long-term residents, and people are pushed out. How can communities develop desperately needed new housing and infrastructure to benefit long-term residents without displacing them? Presenters will explore examples of communities that have successfully implemented development without displacement. Attendees will learn about the broad-based coalitions needed to win key zoning reforms, tenant protections, community benefits agreements, and other policy solutions. Register for the forum today at: <http://www.nlihcforum.org/>

[Read more of this article here](#)

**Honor Pinky Clifford,
Dr. Mitchell Katz, and
Rep. Emanuel Cleaver
at 2019 Housing
Leadership Awards
Reception on March
28**



Come honor **Emma “Pinky” Clifford**, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member; **Dr. Mitchell Katz**, president and CEO of NYC Health + Hospitals; and **Representative Emanuel Cleaver** (D-MO) at **NLIHC’s 37th Annual Housing Leadership Awards Reception** on Thursday, March 28 at the Washington Court Hotel in Washington, DC. [Register for the event today!](#) You may also still [contribute to NLIHC](#) in honor of these outstanding leaders!

[Read more of this article here](#)

**NLIHC to Host Two Webinars on Effective
Advocacy and NLIHC Policy Priorities,
March 7 and 14**

NLIHC will hold two webinars in March on effective advocacy and NLIHC’s policy priorities in preparation for NLIHC’s annual Capitol Hill Lobby Day taking place on March 29 as part of [NLIHC’s 2019 Housing Policy Forum: *Seizing the Moment for Bold Solutions*](#), March 27-29.

[Read more of this article here](#)

National Housing Trust Fund

**Calabria Confirmation Hearing Addresses HTF,
Affordable Housing**

The Senate Banking Committee held a confirmation hearing on February 14 with President Trump's nominee to serve as director of the Federal Housing Finance Agency (FHFA), Dr. [Mark Calabria](#).

[Read more of this article here](#)

\$245 Million Available for the National Housing Trust Fund in 2019

The Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) issued their 10-K Forms on February 14, indicating that \$245 million will be available for the national Housing Trust Fund (HTF) in 2019. Fannie Mae will be forwarding \$140 million and Freddie Mac will be forwarding \$105 million to HUD for the HTF.

[Read more of this article here](#)

Opportunity Starts at Home

Opportunity Starts at Home Talks to Former U.S. Secretary of Education

The [Opportunity Starts at Home](#) multi-sector affordable homes campaign released on February 14 its latest [podcast episode](#) with John King, who served in President Barack Obama's cabinet as the 10th U.S. secretary of education. Secretary King is one of the most prominent voices on the connections between housing policy and education policy, particularly with respect to pervasive socioeconomic and racial segregation.

[Read more of this article here](#)

HUD

THUD Subcommittee Holds Hearing to Review HUD's Performance During Government Shutdown

The House Transportation-HUD Appropriations Subcommittee held an oversight hearing on February 12 to review HUD's management of project-based rental assistance contracts that expired during the partial federal government shutdown. Brian Montgomery, HUD's Federal Housing Administration commissioner and acting deputy secretary, testified that HUD would take the lessons learned from the shutdown and will improve its communication with Congress and housing stakeholders if another shutdown occurs. He also said that the agency was updating its contingency plan, as HUD relied on an older version from the Obama administration during the shutdown. He confirmed that HUD has authorized the renewal of all the rental assistance contracts that expired during the shutdown and that property owners should be receiving funds imminently if they have not already.

[Read more of this article here](#)

HUD Seeks Input Before Implementing Small PHA Amendments

HUD published a notice in the *Federal Register* on February 14 asking for stakeholder input before implementing amendments to the United States Housing Act of 1937 that primarily pertain to small public housing agencies (PHAs) predominantly operating in a rural area. Another amendment requires HUD to make available one or more software programs to facilitate the voluntary use of shared waiting lists by PHAs (not just small PHAs)

as well as by private owners of HUD-assisted housing.

[Read more of this article here](#)

Disaster Housing Recovery

William “Brock” Long Resigns as FEMA Administrator



William “Brock” Long resigned as Federal Emergency Management Agency administrator on February 13, after serving in that role for two years. Mr. Long oversaw the response to more than 220 declared disasters, including Hurricanes Harvey and Maria. He had been facing scrutiny over the past year for his use of \$94,000 in travel expenses and vehicle maintenance that the Department of Homeland Security’s inspector general deemed unnecessary. FEMA’s press secretary stated that Mr. Long’s resignation is unrelated to the investigation. Mr. Long’s interim replacement will be Deputy Administrator Peter Gaynor.

[Read more of this article here](#)

Disaster Housing Research Consortium Explores Data Transparency and Research Opportunities

A group of researchers from academic and research institutions, housing advocates, and legal aid attorneys who are engaged in disaster housing recovery research met in Washington, DC on February 12-13 to explore research opportunities and solutions to data transparency challenges that act as barriers to equitable disaster recovery. The group comprises a new NLIHC-led Disaster Housing

Research Consortium which convenes to share research needs, to identify research initiatives on which to collaborate and to seek greater data transparency to ensure federal resources for disaster response and recovery meet the housing needs of the most vulnerable households.

[Read more of this article here](#)

Disaster Housing Recovery Updates – February 19, 2019

The following is a review of disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [2/11](#)).

[Read more of this article here](#)

Research

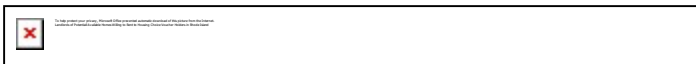
Source-of-Income Discrimination in Rhode Island Severely Limits Housing Choice Voucher Holders' Options

A report by South Coast Fair Housing (SCFH), [*It's About the Voucher: Source of Income Discrimination in Rhode Island*](#), found the vast majority of recent online rental listings in Rhode Island are unavailable to House Choice Voucher (HCV) holders due to source-of-income discrimination.

[Read more of this article here](#)

Fact of the Week

Most Rhode Island Landlords are Unwilling to Rent to Housing Voucher Holders, Especially in the Suburbs



Source: South Coast Fair Housing. (2019). It's about the voucher: source of income discrimination in Rhode Island.

From the Field

California Legislators and Advocates Move to Repeal NIMBY Provision from State Constitution

Elected leaders in California are moving once again to ask voters to [repeal Article 34](#) of the state constitution, which provides opportunities for Not In My Back Yard (NIMBY)-inspired segregation. Article 34, passed into law by referendum in 1950, requires all publicly funded housing development to be approved by voters. Since being added to the constitution, Article 34 has contributed to income segregation in California with a disparate impact experienced by people of color. State Senator Ben Allen (D) [has introduced legislation](#) to put the repeal before voters in November 2020. This will not be the first time, though, that repealing Article 34 has gone before voters; repeal efforts have failed on three previous ballots, most recently in 1993.

[Read more of this article here](#)

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Gloria Yang, Communications & Graphic Design
Intern, x250
Diane Yentel, President and CEO, x225

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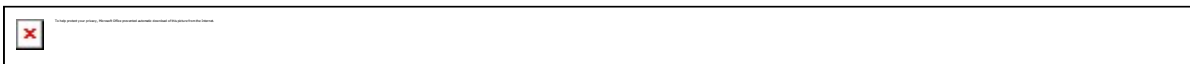
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Jay Leslie

From: CSH <info@csh.org>
Sent: Wednesday, April 03, 2019 1:15 PM
To: Shayla Simmons
Subject: Homefront: Data Integration Blueprint for Success

[View in your browser](#)



In this Newsletter

[Innovation Corner: Data Integration Tool](#)
[Funder Spotlight: Housing & Health with Anthem](#)
[Detroit, Michigan Housing + Health Panel](#)
[Child Abuse Prevention Month](#)
[Successful Advocacy Day in Sacramento](#)
[Speaking of Successful Advocacy](#)
[Advancing Supportive Housing Policies](#)
[Portland Region Has a Plan](#)
[Long Beach Says YIMBY](#)
[Flexible Housing Pool Evaluation RFP](#)
[Connect the Dots at Summit](#)
[Professional Development Made Easy](#)

New opportunities for full-time positions at CSH!

Read Where CSH is Making News

Innovation Corner: Data Integration Tool

CSH selected the [Center for Data Science and Public Policy \(DSaPP\) at the University of Chicago](#) to develop a web-based data integration tool to connect county jail administrative data from the justice system to homeless system data through communities' Homeless Management Information Systems (HMIS). Four competitively selected communities deployed the new tool. The challenges and insights observed in these communities have been compiled and highlighted into five key themes and lessons learned. "We are excited to see how these four communities leveraged the power of combined data across jail and homeless services to provide critical supportive housing services to frequent utilizers," said Lynn Overmann, Arnold Ventures Vice President. Learn more by reading [Data Integration Across Jail & Homeless Services: Blueprint for Success](#).

Housing & Health with Anthem

One of our valued funders and a sponsor of the upcoming [CSH Summit 2019](#) in Indianapolis, [Anthem Blue Cross Blue Shield](#) is an integral part of an effective partnership in our host city that is transforming the lives of people through supportive housing while strongly emphasizing healthcare services. The Housing and Medicaid Services Pilot Program in Indianapolis, also known as the Blue Triangle Housing Program, is a collaboration that includes Anthem, the City of Indianapolis, a non-profit housing organization, and a community mental health center (CMHC). Anthem, in addition to providing customary Medicaid benefits, funds and supports intensive healthcare and social services navigation, and assists clients with tenancy and housing needs. [Learn more about the effort.](#)

Detroit, Michigan Housing + Health Panel

This week, Mercedes Brown, who leads our CSH work in Michigan, will be a panelist in a session of the [Mayors' Institute on Affordable Housing and Health: Advancing City-Level Strategies to Generate Sustainable Solutions](#). The Institute, led by the National League of Cities in partnership with NeighborWorks America, is part of League's Culture of Health Mayors' Series supported by the [Robert Wood Johnson Foundation](#). The goal of the Institute is to encourage and educate mayors to identify and advance practical, comprehensive solutions to problems of housing affordability by engaging residents and community-based organizations in the design and development of community-centric housing and health initiatives.

Child Abuse Prevention Month

National Child Abuse Prevention Month recognizes the importance of families and communities working together to prevent child abuse and neglect and promotes the social and emotional well-being of children and families. During the month of April and throughout the year, communities are encouraged to increase awareness and provide education and support to families to improve the well-being of children. CSH can help communities do just that through [One Roof](#). One Roof is the CSH initiative that helps policymakers and stakeholders understand and implement [Keeping Families Together Supportive Housing](#), designed to ensure families in the child welfare system are safely and permanently unified or reunified and stabilized in their own homes with access to services that improve the lives of children and their parents.

Successful Advocacy Day in Sacramento

CSH staff, along with our local partners and [CSH Speak Up! Advocates](#), converged on the State Capitol building in Sacramento for our [Annual Advocacy Day on March 27](#), organized to promote legislation and educate California lawmakers on solutions that provide housing with access to health and other stabilizing services for individuals and families facing homelessness

and housing instability. Our [2019 Advocacy Day](#) offered an opportunity for our [Speak Up! Advocates](#) to share stories of impact and make the case for measures that increase supportive housing across California.

Speaking of Successful Advocacy

Two [bills before the U.S. Congress need your support!](#) The "[Fighting Homelessness Through Services and Housing Act](#)" (S 923) authorizes \$750 million in grants annually for the next five years for local governments, and conditions federal funds on a grant recipient's ability to provide not only housing but also comprehensive services. The "[Ending Homelessness Act](#)" (HR 1856) is a comprehensive plan to ensure the lowest-income people have safe, decent, and affordable housing by investing \$13.27 billion over five years to create 410,000 new affordable homes. Please contact your U.S. Senators and Congressional Representatives and ask them to endorse both proposals! [Find your members of Congress by clicking here.](#)

Advancing Supportive Housing Policies

CSH works to integrate supportive housing into state and local policy and our staff across the country are engaged with policy work at different levels. Our [list of Federal and State Policy Priorities](#) focuses on sound, cost-effective public policies that preserve and increase key investments in housing and health care programs; expand investments in targeted interventions employing data and evidence-based solutions; and refine programs to spur innovation and increased flexibility, with accountability. Dive into the specifics of our 2019-2020 Policy Priorities by [clicking here](#).

Portland Region Has a Plan

The Portland, Oregon region has completed a [comprehensive Tri-County plan](#) detailing the need for supportive housing in Clackamas, Multnomah and Washington Counties. Funded by [Metro](#), the plan calls for just over 3,100 units of new supportive housing for the area. Each would cost about \$22,500 per year, and cumulatively would total a sum far less than the overall expenses associated with homelessness. Formulated with help from CSH, the plan also outlines specific systems change recommendations to ensure that supportive housing is regularly in the mix as a solution for local stakeholders addressing homelessness in the region.

Long Beach Says YIMBY

Long Beach, California Mayor Robert Garcia heralded [Clifford Beers Housing's latest supportive housing development, Vistas del Puerto](#), as a "shining example of projects that we welcome in the city of Long Beach." A 48-unit transit-oriented development, Vistas will soon provide an affordable, stable home with services for families and individuals with chronic health conditions who have experienced homelessness. CSH supported our long-time partner

Clifford Beers Housing with a \$500,000 predevelopment loan to assist with costs associated with getting the project off the ground.

RFP for Flexible Housing Pool Evaluation

CSH is **seeking a qualified independent evaluator** of the Chicago Cook County Flexible Housing Pool's impact on housing stability, health, and the use of crisis systems for individuals receiving housing and services through the program. The Flexible Housing Pool (FHP) is a partnership initiative with government, public and private hospitals, not-for-profit leaders, community partners, and other governmental entities. We are issuing this **Request for Proposals (RFP)** for organizations with demonstrated capacity and experience to conduct an impact evaluation for the initial implementation phase of the initiative. All submissions in response to the RFP are due April 24, 2019. [Click here](#) for complete details.

Connect the Dots at Summit

This year we are **Connecting the Dots at CSH Supportive Housing Summit 2019** in Indianapolis, featuring the timeliest and most impactful tracks and Design Labs ever offered. **Our April 30 - May 2 Agenda complete with session details is available** on our Summit [registration site](#). We're focusing on Data, Partnerships, Quality, Healthcare, Services, Special Populations, New Resources for Supportive Housing and much, much more. **Your last chance to save on Summit registration ends tomorrow, April 4!** Be part of one of the most important national housing, multi-sector and community-oriented conferences of the year...[register now](#).

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Join our subscriber community for exclusive and tailored training, materials, coaching and much more. **CSH Subscription** advances your professional development and grows your network connections. Not only do you get comprehensive training on quality affordable and supportive housing and services, CSH Subscription also gives you access to far-reaching national learning communities, direct communication with experts at CSH to support your specific work, and exclusive previews of reports and other materials. Sign up today for our **Subscription Package** or reach out to us at training@csh.org for a group rate.



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From: CityLab <newsletters@citylab.com>
Sent: Wednesday, April 03, 2019 1:29 PM
To: Brenda Downing
Subject: The Urban Highway Hit List



apr 03, 2019 PRESENTED BY



What We're Following

Highways, to hell: Urban highways are the roads that urbanists love to hate. They isolate neighborhoods, increase air and noise pollution, and pummel property values. The 1950s-era planning blunders have plowed through communities of color, Olmsted-designed parks, and more. In recent years, the Congress for New Urbanism has sought to hasten their demise by putting a handful of highways in the crosshairs, ranking the 10 freeways most ripe for removal and outlining the fights to replace them with some other urban amenity.



Replacing I-980 with a surface boulevard could bridge the gap between Oakland's neighborhoods. (ConnectOAKLAND, for the Congress for the New Urbanism)

This year, the highways on the hit list face different stages of fresh energy or exhausting delay. In Oakland, the city's mayor is supporting a pitch to turn an 18-lane interstate that divides neighborhoods into a walkable surface boulevard that bridges the gap. An expressway through the French Quarter of New Orleans has a coalition of residents and business leaders calling for its redevelopment. Meanwhile, an elevated interstate in Denver is set to widen even further. Beyond the top 10, three other freeways have graduated on—in Seattle, Rochester, and Detroit—with commitments to remove or dismantle already underway. CityLab's Claire Tran has the rundown: [Here Are the Urban Highways That Deserve to Die.](#)

—[Andrew Small](#)

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More on CityLab

These Dueling NIMBY GoFundMe Campaigns Are Peak San Francisco

A debate over a proposed shelter in a wealthy neighborhood has become a proxy war between billionaires and the merely affluent over the city's homeless crisis.

SARAH HOLDER

How the 1 Percent Is Pulling America's Cities and Regions Apart

America's growing geographic divide derives from economic inequality, especially the tremendous gains of the 1 percent.

RICHARD FLORIDA

IRS Audits Target the Wealth-Depleted Southern Black Belt

The racially discriminatory IRS audits revealed in a new report are yet another way of depleting and plundering the wealth of southern black families.

BRENTIN MOCK

How Bad Is It to Let Your Cat Outside?

Your adorable house cat is also a ruthless predator. A conservation biologist makes the case for keeping cats indoors, or at least on leashes.

ANDREW SMALL

Millennials Are Rejecting America's All-or-Nothing Drinking Culture

They might be getting sick of booze, but they're not giving up on it completely.

AMANDA MULL

What We're Reading

Lori Lightfoot elected Chicago mayor, making her the first African American woman to lead the city ([Chicago Tribune](#))

Michael Brown was shot by Ferguson police. It inspired his mother to run for office. ([Vox](#))

Heaven or high water: selling Miami's final 50 years ([Popula](#))

Historical public transit plans vs. their modern equivalents, mapped ([The Guardian](#))

Al Gore is near the end of his quest to fight climate change. Nina Barrett just got started ([Washington Post](#))

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Jay Leslie

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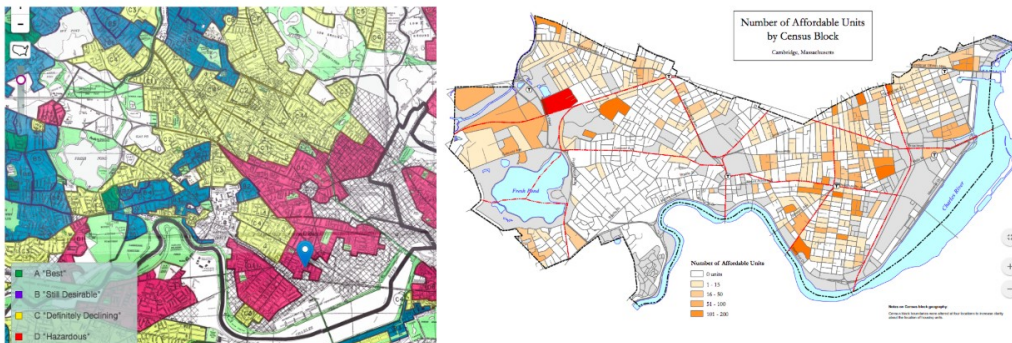
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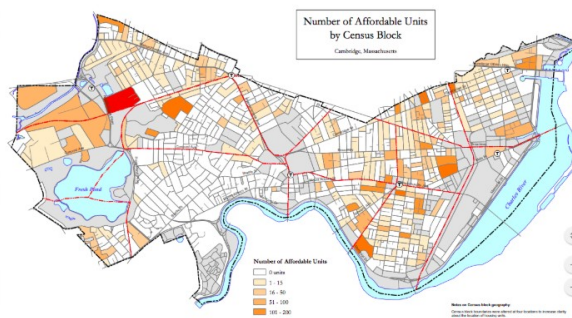
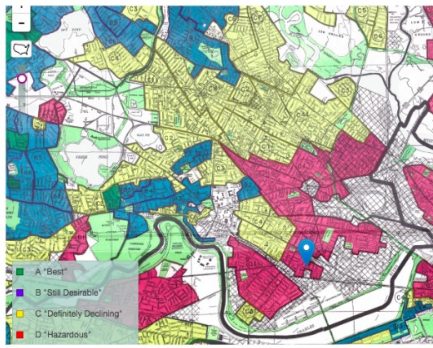
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Attachments: image.png

I will be there.

George Metzger
Sr. Principal
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From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@nhi.org>
Sent: Tuesday, February 26, 2019 7:31 AM
To: Brenda Downing
Subject: YIMBYs: Friend, Foe, or Chaos Agent?



Tuesday, February 26th, 2019



In This Issue: After Redlining • Medicaid Dollars for Housing? • Closing the Divide Between Fair and Affordable Housing • Are We Being Half-hearted About Fighting Segregation? • YIMBYs: Friend, Foe, or Chaos Agent? • Also: Jobs • Shelter Shorts • Events +

Medicaid Dollars for Housing?

Amanda Abrams, *Shelterforce* Health Fellow

The U.S. Health and Human Services secretary says his department is exploring ideas to pay for non-health services like housing and nutrition with Medicaid, but it's unclear whether that would, or could, actually happen. [Read Full Article](#)

YIMBYs: Friend, Foe, or Chaos Agent?

Miriam Axel-Lute, *Shelterforce*

The relationship between pro-building “Yes in My Back Yard” activists, longtime housing advocates, and anti-displacement organizers varies across the country, but has often been fraught with difficulties. Is there a way forward? [Read Full Article](#)

Closing the Divide Between Fair and Affordable Housing

Miriam Axel-Lute, *Shelterforce*

The Regional Affordable & Fair Housing Roundtable pulled off something that has often been elusive—building enough trust between fair housing advocates and place-based community developers to... [Read Full Article](#)



Shelter Shorts—the Week in Community Development

Shelterforce Staff

This week: Carson's HUD Does Something Really Good | Raising the Minimum Wage | Statewide Rent Control in Oregon | Airbnb's Real Impact On Housing Costs | [And More Quick Takes From Our Editors](#)

After Redlining

Lisa Rice, National Fair Housing Alliance

Though laws and practices like headrights and redlining are things of the past, they were among the building blocks of a systemic structure intentionally designed to aid some and debilitate others, and their repercussions are still being felt... [Read Full Article](#)

Are We Being Half-Hearted About Fighting Segregation?

Josh Silver, National Community Reinvestment Coalition

When practitioners talk about revitalizing neighborhoods, they often have very different strategies in mind, and so there is no consensus among the disciplines about whether the approach is full-bore integration or revitalizing distressed neighborhoods, or a mix. This compilation of essays... [Read Full Article](#)



Events

Thursday, February 28, 12 p.m EST | Communities at Risk: Understanding the Challenges Facing Middle Neighborhoods | Middle neighborhoods tend to get little attention, but they are increasingly under strain. In this webinar presented by the Center for Community Progress, Alan Mallach will introduce middle neighborhoods, discussing what they are, why they matter, and how they're changing. [Register here.](#)

Thursday, March 7, 2 p.m EST | Responsible Demolition and Productive Land Reuse in Baltimore and Detroit | In this webinar, presented by the Annie E. Casey Foundation, learn how officials in Baltimore and Detroit have used environmentally responsible practices for demolishing structures in their efforts to address chronic vacancy, and have developed land-reuse strategies for productive and inclusive community change. To register: password **communi**. Learn more and register [here](#).



Industry News

[PLACE, a volunteer-led network of housing and community development practitioners, has become an affinity group within the National Community](#)

[Reinvestment Coalition](#). PLACE had 183 member organizations in 46 states focused on community development practitioners. They join NCRC's grassroots network of 600 local organizations.

Terri Ludwig, who has been CEO of Enterprise Community Partners since 2010, left her role to join [Ballmer Group as president of philanthropy](#). Laurel Blatchford, president of Enterprise, will be taking on the CEO role until successor is named.

Resources

Learn more about [Build Healthy Places Network's recently released Principles for Building Healthy and Prosperous Communities](#) for work across sectors in low-income communities to improve health and wellbeing. These principles are derived from a thematic review of mission statements and principles from 35 organizations representing the community development, health, academic, government, finance, and philanthropic sectors.

Opportunities

Climate Change, Health & Equity Initiative

The Kresge Foundation invites community-based, nonprofit organizations seeking to accelerate work at the intersection of climate change, health, and equity in urban, low-income communities in the U.S. to submit an application for the planning phase of the initiative community-based strategy. To learn more, [visit here](#).

Knight Public Spaces Fellowship

From now until March 22, the Knight Foundation will be accepting nominations for leaders with an exemplary track record of crafting public spaces—trails, parks, plazas and streets—that create opportunities for connection and civic engagement. A small group of fellows will receive a share of up to \$1 million in flexible resources to continue their work. For information or to nominate someone, [visit here](#).

Looking for a Job? Scroll Down...

You Said It!

Trinidad Ruiz: The revolution will not be televised but @Shelterforce will print it. Read it. [via Twitter](#)

Furman Center: Some really thought-provoking pieces in this month's @Shelterforce including a must-read breakdown of how housing markets work by @rjacobus [via Twitter](#)

On [Why Voters Haven't Been Buying the Case for Building](#)

Vince Slupski: This is a terrific article, deserves wide distribution! One missing element is a discussion of the role of filtering... [Read more](#)

Maya A. Brennan: Wow. @rjacobus wrote one of the best housing market explainers I've seen. Read it. Thank him and @Shelterforce [via Twitter](#)

James Demby: Really liked this @Shelterforce article, and I feel like I learned something. [via Twitter](#)

Stephen Larrick: So @Shelterforce is always 🐣, but this one is soo spot on. Puts straightforward language/argument to nuanced thoughts on housing policy (+politics) that I've been having. [via Twitter](#)

Dani Aiello: This is a MUST read for EVERYONE to understand why straight up supply is not the answer to our housing crisis. (And why filtering is not actually a given!!!) Thanks @rjacobus and @Shelterforce for dropping this clear and nuanced analysis— it's so timely. [via Twitter](#)

On [YIMBYs: Friend, Foe, or Chaos Agent?](#)

Daniel Herriges, Strong Towns: If you're interested in a deep dive into housing policy, and you haven't been reading Shelterforce's coverage of America's affordable-housing debate, you're missing out. The community-development blog consistently addresses a diverse mix of perspectives and doesn't settle for any side's easy answers or dogma.

This piece by Miriam Axel-Lute on NIMBY vs. YIMBY is a really good longer read. [Read more](#)

Ryan Tanaka: Great post! Probably the most honest and accurate thing I've read in a while, honestly. I saw a need for the movement to make in-roads to other groups so I... [Read more](#)

On [What We Don't Know About Development and Displacement](#)

Michael Lewyn: Very nuanced- one of the best things I've read on Shelterforce! [Read more](#)

Melissa McWhinney: Wow— thank you! Yes. This is the conversation that addresses what's happening in my city, where we argue and argue about whether it's best to allow developers to build high rises, ostensibly to meet demand and thereby reduce rents, or keep them out because if they build, everyone's rent will go up... [Read more](#)

Kresge Arts&Culture: Thoughtful piece, "What we don't know about development and displacement" from @Shelterforce [via Twitter](#)

On [***YIMBY, White Privilege, and the Soul of Our Cities***](#)

Jack Wegman: To me, there's a specific way to form that anti-displacement-YIMBY coalition that the discussants were mentioning that we should talk about more... [Read more](#)

On [***When Supportive Housing Isn't***](#)

Supported Housing: Damn informative!! This is a great article, and something I think needs to be communicated more often. Mostly the people with developmental disabilities want to live on their own terms and... [Read more](#)

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Help support *Shelterforce*, the *original* voice of
community development!

[**Subscribe to *Shelterforce* in print!**](#)

Jobs



Director of Modernization and Development

• The Paterson Housing Authority (PHA) has an immediate opening for a highly motivated individual to lead the PHA's Modernization & Development Department. This individual must possess a proven track record of prior Development/Modernization experience with development of affordable housing LIHTC, HUD and other Public/Private funding. [Read Full Listing](#)



Director of Fund Development

• The Better Housing Coalition (BHA) Director of Fund Development is a strategic member of the External Affairs team and will oversee and advance BHC's individual giving strategy, including annual fund, major gifts and planned gifts; enhance corporate and foundation relationships and grant strategy; and forecast endowment campaigns and... [Read Full Listing](#)



Housing Advocacy Organizer

• NLIHC seeks a well-qualified housing advocacy organizer to

join its field team. The housing advocacy organizer mobilizes NLIHC members and partners on federal policy advocacy based on NLIHC's policy agenda, assists in the design and implementation of campaign field strategies, and ...[Read Full Listing](#)



Grant Support Technician • The City of Medford seeks a Grant Support Technician who performs a wide variety of professional and administrative services related to grant administration and departmental programs and activities. This position reports to the Housing and Community Development Principal Planner and...[Read Full Listing](#)



Senior Project Manager • The Tenderloin Neighborhood Development Corporation (TNDC) seeks a Senior Project Manager to perform a wide variety of tasks related to planning and developing affordable housing for TNDC. The Senior Project Manager coordinates and implements all activities relating to project development from ... [Read Full Listing](#)

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Jay Leslie

From: Mike Johnston
Sent: Tuesday, February 26, 2019 8:58 AM
To: Cheryl-Ann Pizza-Zeoli
Subject: RE: Time for Call

You are not telling me anything that I didn't suspect already. Pushing this forward is really going to leave us with a much different Council I think. Sorry it has been so hard on you but yes, you do always fight for what you believe in, no doubt about that and how would you have disappointed me????? [REDACTED]

mjj



Michael J. Johnston, Esq. | Executive Director

362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

From: Cheryl-Ann Pizza-Zeoli [mailto:pizzazeoli194@msn.com]
Sent: Monday, February 25, 2019 7:18 PM
To: Mike Johnston <mjjohnston@cambridge-housing.org>
Subject: Re: Time for Call

Sorry for the confusion. I got the skip the trees as I didn't attend the city council meeting. Instead I sat down with Denise, Elaine, and Neal, and reviewed the Trust's preferences for the overlay. Useful because I can tell you that there's going to be a split in FOAH. Since there won't be enough votes on the CDD "citizen petition. The CDD never wanted it to pass. I endured a lot of pain and anguish. People told me that they respected me for being willing to fight for what I believed in. Denise was terribly sad at seeing what Cambridge has become. Or always been? Always racist/NIMBY? We don't want those king of people living next to us.

I hope that I haven't disappointed you. I will forward you CDD's version of the overlay, but maybe you've already seen it.

[REDACTED]

capz

From: Mike Johnston <mjjohnston@cambridge-housing.org>
Sent: Monday, February 25, 2019 2:23 PM
To: pizzazeoli194@msn.com
Subject: RE: Time for Call

????



Michael J. Johnston, Esq. | Executive Director

362 Green Street, 3rd Floor

1-617-520-6228 | www.cambridge-housing.org

From: Cheryl-Ann Pizza-Zeoli [<mailto:pizzazeoli194@msn.com>]

Sent: Monday, February 25, 2019 1:46 PM

To: Mike Johnston <mjohnston@cambridge-housing.org>

Subject: Re: Time for Call

capz

From: Mike Johnston <mjohnston@cambridge-housing.org>

Sent: Monday, February 25, 2019 9:39 AM

To: pizzazeoli194@msn.com

Subject: Time for Call

Are you up for a call and/or have time?

mjj



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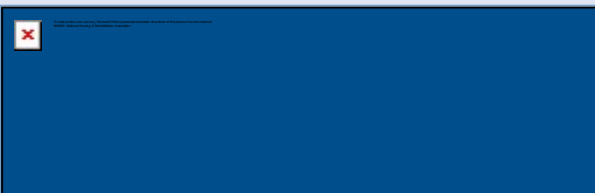
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From: info@housingonline.com
Sent: Wednesday, March 06, 2019 6:20 PM
To: Clara Fraden
Subject: Affordable Housing News of the Week



HousingOnline Weekly

March 6, 2019

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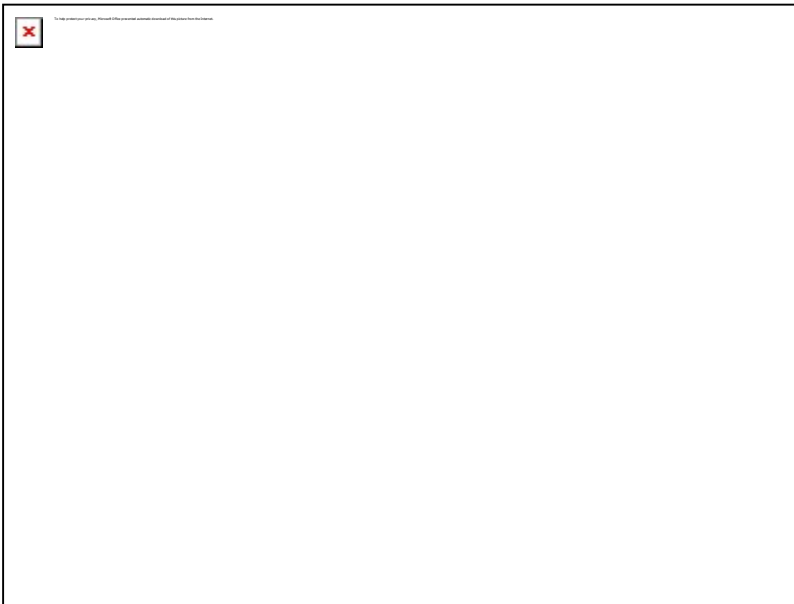
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Real Estate Attorney Tamara Osborne Joins Ballard Spahr in Los Angeles

[Tamara L. Osborne](#), an attorney with more than 20 years' experience in affordable housing and community development law, has joined Ballard Spahr in the firm's Los Angeles office. Ms. Osborne, of counsel in the firm's real estate practice, is known for her work representing syndicators, investors and developers in all phases of affordable multifamily property acquisition, ownership and financing, with emphasis on tax credit-driven transactions. She negotiates all financing documents and reviews and oversees borrower due diligence and closing documents for institutional and tax-exempt bond financing, as well as for funding from government sources such as HUD/FHA and the USDA's Rural Development program. [Read More...](#)

Gorman & Company Brings in New Leadership for Illinois as RAD Efforts Expand Nationally

Gorman & Company [announced](#) the hire of Ron Clewer to lead its Illinois state market as Andre Blakely, former Illinois Market President, will lead Gorman's national public housing redevelopment platform. Mr. Clewer, formerly the CEO of the Rockford, IL Housing Authority, has more than 20 years of leadership experience in multi-use real estate development and asset management. Ron has been instrumental in developing creative community-building initiatives in Illinois. He brings a vision and "can do" attitude to

Ron has received awards for his leadership approach, pioneering community and neighborhood visions, affordable housing operations and planning and legislative advocacy. Ron can be contacted at 414-359-6589 or rclewer@gormanusa.com.

Interest Rate Observations



Bloomberg. The table above reflects market conditions as of March 5, 2019. [Click here to view important disclosures.](#)

In This Month's *Tax Credit Advisor*

Urban Odyssey: 3 years traveling to and living in 30 major U.S. cities

By Scott Beyer

America is a big place – I would know. I just completed a three-year cross-country journalism tour, living for a month each in 30 cities. During the trip, I stopped in hundreds of small towns and cities and visited the lower 48 states. I learned a lot about this country's culture, demographics, politics, and its housing situation. Much of the info I've compiled will be useful to affordable housing developers who are building in different areas, or who just want an overview of how America is functioning. [Read More...](#)

Minneapolis: A zoning revolution

By Mark Olshaker

In September 2018, the city of Minneapolis released a 500-page comprehensive development plan, "Minneapolis 2040." While the ambitious plan outlines 14 well-defined goals, at the heart is a provision that eliminates single-family-only zoning and allowing, at minimum, triplexes throughout the city, and three- to six-story buildings along transit corridors. Separate accommodation for aging relatives or caretakers, or even rent-paying lodgers, would now be permissible everywhere. Previously, about 60 percent of the city's land was single-family-zoned, housing 75 percent of the residents. All of this would dramatically increase how many people could live within the city. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NCHMA Spring Meeting

April 4-5

Georgia Tech Global Learning Center

Atlanta, GA

[Learn More...](#)

NH&RA Spring Developers

Forum

May 6-7, 2019

Ritz-Carlton Marina del Rey

Marina del Rey, CA

[Learn More...](#)

NH&RA Asset Management Conference

June 3-4, 2019

Kimpton Grand Hotel Minneapolis

Minneapolis, MN

[Learn More...](#)

NH&RA Summer Institute

July 17-20, 2019

Hotel Viking

Newport, RI

[Learn More...](#)

Save the Dates:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel
Nashville, TN
[Learn More...](#)

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Cinnaire
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PGIM Real Estate Finance
R4 Capital

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Boston Capital Corporation
Boston Financial Investment Management
Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP

NOFAs & Funding Opportunities

RFP: [SUNY Residence Hall Energy Retrofit](#) (Deadline: 3/13/2019)

RFP: [Baltimore Regional Project-Based Voucher Program](#)
(Deadline: 3/15/2019)

RFP: [Contractor to Develop Oregon's Preservation Designee Process](#) (Deadline: 3/18/2019)

NOFA: [2019 Massachusetts Community Scale Housing Initiative](#) (Deadline 4/30/2019)

NOFA: [\\$16 Million Available through OHCS Manufactured Dwelling Park Preservation](#) (Deadline 9/3/2019)

Notice of Solicitation of Applications: [Rural Broadband Access Loans and Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

[Housing Policy Director, City of Tulsa, OK](#)

Are you interested in posting a job on [HousingOnline.com](#)?
[Click here](#) for more information.

Qualified Contracts & ROFRs

[88 Unit LIHTC Qualified Contract Opportunity](#)
(Deadline: 3/22/19)
Madison, TN

[250 Unit LIHTC Qualified Contract Opportunity](#)
(Deadline: 3/23/2019)
Denton, TX

[250 Unit LIHTC Qualified Contract Opportunity](#)

Locke Lord LLP
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Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

(Deadline: 3/29/2019)
DeSoto, TX

250 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/9/2019)
Dallas, TX

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/9/2019)
Augusta, GA

140 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/16/2019)
Columbia, TN

Upcoming Industry Events:

March 20: Opportunity Zones Summit

Washington, DC

191 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/17/2019)
Evans, GA

**March 27-29: Georgia Affordable Housing Coalition Annual
Conference & Trade Show**

Savannah, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/17/2019)
Savannah, GA

March 28: Average Income Set-Aside for Tax Credit Projects

Webcast

140 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/22/2019)
Memphis, TN

[Click Here for NH&RA's Full Industry Event Calendar](#)

This Weekly is supported by:



88 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/4/2019)
Sierra Vista, AZ

105 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/5/2019)
Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/19/2019)
Cleveland, TN

80 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/27/2019)

Sierra Vista, AZ

84 Unit LIHTC Qualified Contract Opportunity

(Deadline: 7/8/2019)

Cleveland, TN

220 Unit LIHTC Qualified Contract Opportunity

(Deadline: 7/30/2019)

Athens, GA

84 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/12/2019)

Madison, TN

80 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/13/2019)

Athens, TN

334 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/20/2019)

Columbus, GA

324 Unit LIHTC Qualified Contract Opportunity

(Deadline: 9/25/2019)

Savannah, GA

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019)

Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019)

Casa Grande, AZ

96 Unit Mixed Income LIHTC Property

(Deadline: TBD)

Albuquerque, NM



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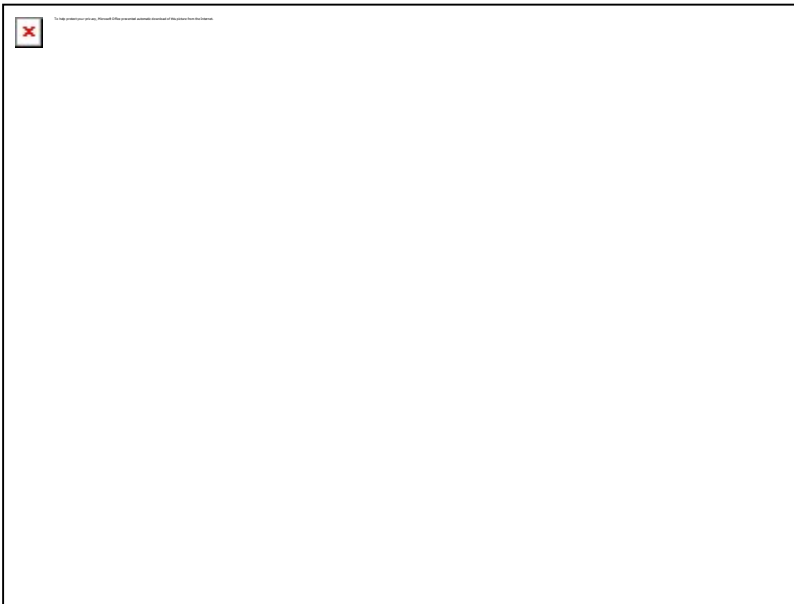
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[Tamara L. Osborne](#), an attorney with more than 20 years' experience in affordable housing and community development law, has joined Ballard Spahr in the firm's Los Angeles office. Ms. Osborne, of counsel in the firm's real estate practice, is known for her work representing syndicators, investors and developers in all phases of affordable multifamily property acquisition, ownership and financing, with emphasis on tax credit-driven transactions. She negotiates all financing documents and reviews and oversees borrower due diligence and closing documents for institutional and tax-exempt bond financing, as well as for funding from government sources such as HUD/FHA and the USDA's Rural Development program. [Read More...](#)

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Ron has received awards for his leadership approach, pioneering community and neighborhood visions, affordable housing operations and planning and legislative advocacy. Ron can be contacted at 414-359-6589 or rclewer@gormanusa.com.

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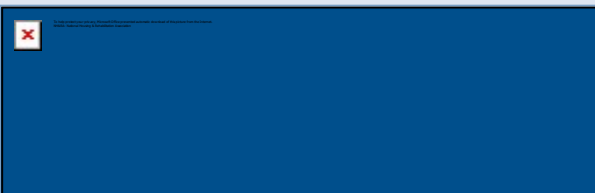
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From: info@housingonline.com
Sent: Wednesday, March 06, 2019 6:20 PM
To: Margaret Moran
Subject: Affordable Housing News of the Week



HousingOnline Weekly

March 6, 2019

NH&RA Elects New Directors and Officers; Thom Amdur Named President at Recent Annual Meeting in Miami, FL

The National Housing & Rehabilitation Association is proud to [announce](#) that its Board of Directors elected Robert Fein, Principal and Chief Operating Officer for Red Stone Equity Partners, as its Chair and named Thom Amdur as the organization's new president at NH&RA's 2019 Annual Meeting in Miami Beach. Bob succeeds David Abromowitz, Of Counsel at Goulston & Storrs in Boston, Massachusetts, who served as Chair from February 2018 to March 2019.

Additional officers elected at the Annual Meeting include Holly Wiedemann, President of AU Associates and Geoff Brown, President of USA Properties Fund who were selected as Vice-Chairs, Joan Hoover, Executive Vice-President for Development & Finance and Conifer Realty LLC who was elected as the Board Treasurer and Milton Pratt, Senior Vice President, Michaels Development Company, who was elected as the Board Secretary.

Additionally, several new Directors were elected to NH&RA's Board of Directors including: Chris Barnes, Vice President & Senior Project Partner, Dominion, Brent Barringer, Managing Director of LIHTC, Monarch Private Capital, Laura Burns, President and CEO, The Eagle Point Companies, Will Eckstein, Senior Vice-President, Greystone Affordable Development, Allison Kunis, Managing Member, Alpha Verde Holdings, LLC, Allyse Hollis, Director, Coats Rose, P.C. and Mark McDaniel, President and CEO, Cinnaire.

A current roster of the Board of Directors and Executive Leadership is available [here](#).

Asset Management Conference Call for Presentations

Registration is now open for the [2019 Asset Management Conference](#)! We invite you to join us on June 3rd and 4th to explore how industry leaders explore opportunities around organizational management, utility efficiency, risk mitigation, disposition and recapitalization strategies and other critical portfolio management themes.

If there are any topics you would like to discuss, please send your suggestions to Kaitlyn Snyder at ksnyder@dworbell.com by **Friday, March 22**. Questions? Contact NH&RA at 202-939-1750 or info@housingonline.com.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

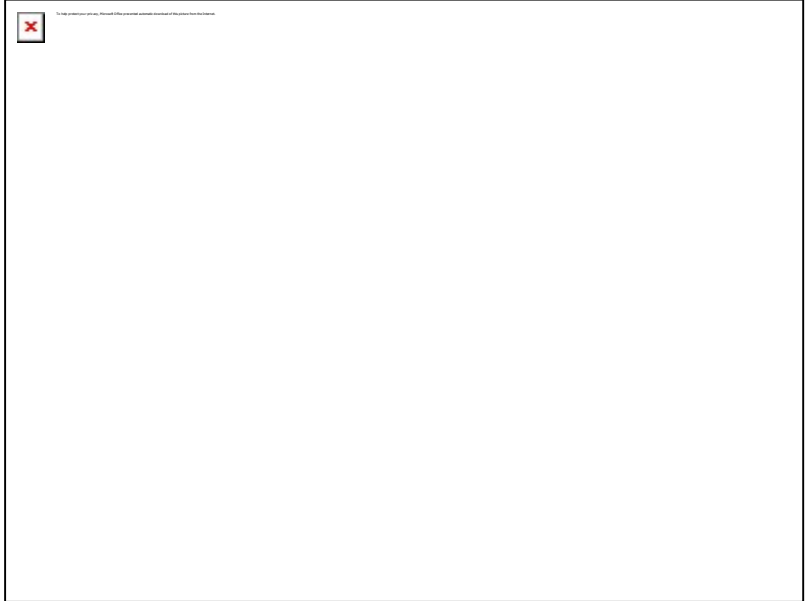
[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



Spring Developers Forum early registration discount ends today

Register for the [2019 Spring Developers Forum](#) by today Wednesday, **March 6** to take advantage of our lowest registration rate for this conference! We invite you to join us June 6-7 to take part in two days of transaction-oriented discussion, state-of-the-art case studies, and can't-be-beat professional networking.

Questions? Contact NH&RA at 202-939-1750 or info@housingonline.com.

Federal News

Appleton, Calabria and Kurtz Nominations Advance in Senate

On Feb. 26, the Senate Committee on Banking, Housing and Urban Affairs approved the nominations of [Seth Appleton](#) to be Assistant Secretary of HUD's Office of Policy Development and Research, [Dr. Mark Calabria](#) to be Director of the Federal Housing Finance Agency and [Robert Kurtz](#) to be Assistant Secretary of HUD's Office of Public and Indian Housing. Appleton and Kurtz's nominations were approved on voice votes, while Calabria's nomination was approved on a 13-12 party-line vote. All three nominations will now head to the full Senate for consideration.

HUD Publishes RAD for PRAC Notice for Comment

The FY 18 Appropriations Act authorized the conversion of properties assisted by Section 202 Project Rental Assistance Contracts. HUD is in the process of revising the RAD Notice to include a new Section 4 that would provide implementation instructions for the conversion of Section 202 PRACs under RAD. HUD published a [draft Section 4](#) to the Office of Multifamily Housing's "[Drafting Table](#)" for feedback. Following consideration of public feedback received, the Office of Recap will proceed toward incorporation of the new Section 4 into a revised RAD Notice.

HUD is specifically seeking feedback on the following:

- Is this document well organized?
- Is the guidance set forth in this document clear? Are there sections that are unclear?
- Are the proposed terms of the Use Agreement reasonable and adequate?
- Are there unique features of 202 PRACs or the elderly population that the properties serve that HUD has not adequately accounted for in this Notice?
- The draft Section describes an option to convert to Section 8 Project-Based Rental Assistance (PBRA) or to Project Based Vouchers (PBV) What is the degree of interest in PBV conversions? Please note that while HUD has developed the framework for a process for seamlessly funding a conversion from PRAC to PBRA, funding a conversion from PRAC to PBV is likely to be more complex.
- Does HUD provide adequate avenues for stakeholders to provide feedback on the direction of the RAD program and, if not, what additional measures for public feedback should HUD consider?

Please send written comments via e-mail to rad2@hud.gov by **Tuesday, March 12th**.

IRS, Treasury Amend LIHTC Compliance-Monitoring Regulations

The Department of the Treasury and the Internal Revenue Service published [final regulations](#) that amend the compliance monitoring regulations concerning the low-income housing tax credit under section 42 of the Internal Revenue Code. These final regulations revise and clarify the requirement to conduct physical inspections and review low-income certifications and other documentation. The regulations are effective as of Feb. 26, 2019.

New Reports

Urban Institute 50th Anniversary Brief on Housing

In honor of its 50th anniversary, the Urban Institute launched the first in its Catalyst series of products that will be released over the next few months as part of the Next50 initiative. [The inaugural Catalyst](#) focuses on affordable housing and provides an overview of four promising solutions to the housing crisis being pursued in communities around the country: produce more housing, more cheaply; preserve affordable housing and neighborhoods; expand housing assistance; and widen homeownership options. The report also calls for better data and analysis to:

- Unlock zoning data
- Understand NIMBY opposition
- Monitor the affordable housing stock
- Develop early-warning indicators of displacement
- Forecast housing assistance impacts
- Disentangle the racial homeownership gap

New CDEA Series: Food Finance

The Council of Development Finance Agencies (CDFA) released the first white paper of a series, [Food Systems and Development Finance](#). This white paper explores the potential for development finance to support this new food system asset class with a dozen case studies featuring bonds, tax increment finance, tax credits and revolving loan fund programs. The coming papers in the [CDFA Food Finance Series](#) will further dive into the definition and inner workings of specific development finance tools and feature supportive case studies, as well as provide a view of the future landscape of food systems and development finance. [Read More...](#)

Tax Credit Program Updates

- WVHDF Releases 2019 and 2020 QAP, Tax Credit Manual
- TDHCA Multifamily Direct Loan Updates
- 2019 OHFA Policy, Procedure and Regulation Trainings
- [Read More...](#)

Member News

NH&RA welcome new member RJW Housing Analytics, LLC - we look forward to working with you!

Nixon Peabody Blog: Securities Law Considerations for LIHTC Fund Managers Sponsoring Qualified Opportunity Zone Funds

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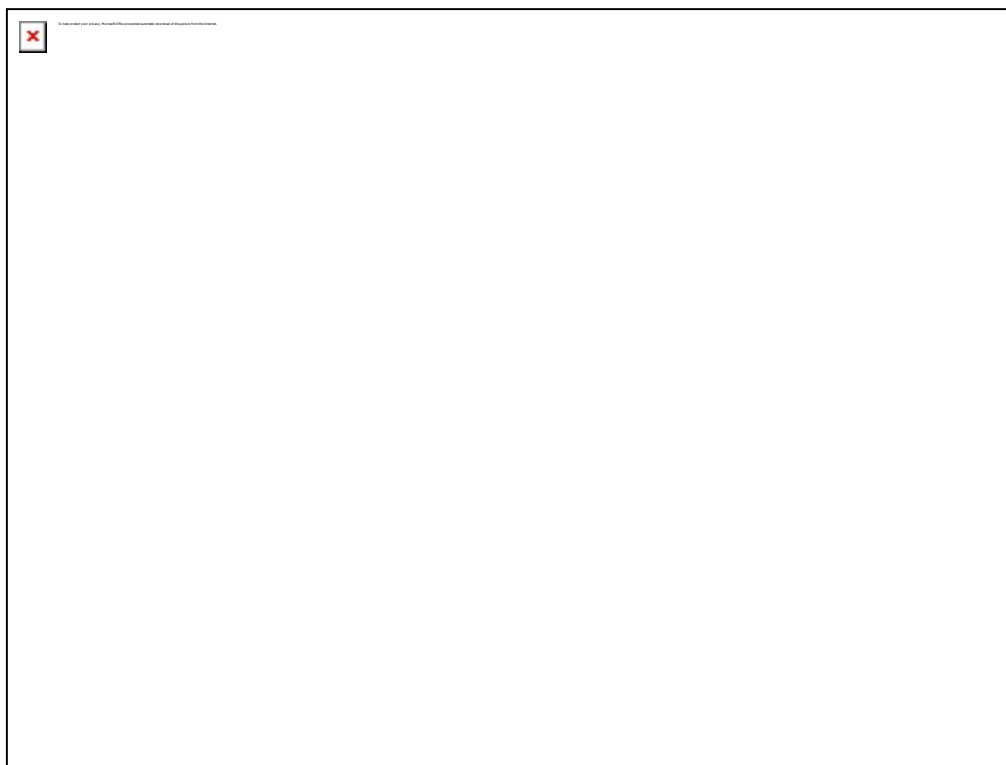
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From: CityLab <newsletters@citylab.com>
Sent: Thursday, March 21, 2019 1:54 PM
To: Brenda Downing
Subject: Housing Exploitation Is Rife in Poor Neighborhoods



mar 21, 2019

What We're Following

Rent-sploitation: Do the poor pay more for housing? We already know that low-income households often have higher levels of rent burden, and a new paper by Princeton's Matthew Desmond and Nathan Wilmers tracks how landlords profit more from properties rented to people in poorer neighborhoods. In fact, they argue, low-quality housing has long been a "prime moneymaker," with land scarcity, racial segregation, and deferred maintenance offering a chance to profit.

Desmond and Wilmers find that renters in high-poverty neighborhoods experience levels of exploitation that are more than double those of renters in neighborhoods with lower levels of poverty. Essentially, lower-income renters pay more relative to the market value of their housing, handing over the actual value of their housing quicker than renters in more affluent areas.

CityLab's Richard Florida takes a look at the latest research: [Why the Poor Effectively Pay More for Housing](#)

—[Andrew Small](#)

More on CityLab

The Bias Hiding in Your Library

The ways libraries classify books often reflect a "straight white American man" assumption.

AMANDA ROS

Is Our Green Future Battery-Powered Cities?

In episode 4 of the CityLab podcast Technopolis, we consider how energy storage could change everything about how we turn on the lights and get around town.

MOLLY TURNER AND JIM KAPSIS

How Havana's Street Artists Are Adapting to a Rise In Censorship

Threatened by authorities, Cuban street artists are finding resourceful ways to continue their work.

DENI ELLIS BÉCHARD

Unpacking Tel Aviv's White City

If Tel Aviv's history is a story of sanctuary and self-isolation, then its buildings designed in the Bauhaus style are monuments to just that.

ARIEL ABERG-RIGER

What's the Perfect Price for Public Transportation?

As ridership tanks, New York's Metropolitan Transportation Authority is hiking fares. Does that ever work? Experts sound off on how to price the bus and subway fairly.

JOHN SURICO

Euro Files



Joachim Hermann/Reuters

The rent is too damn high on the other side of the pond, too, and European cities are showing an increasing will to do something about it. If you've been following CityLab contributor Feargus O'Sullivan's reporting recently, you may have noticed something of a housing revolution taking shape as cities and housing advocates search for new ways to fight rising rents.

In Berlin, for example, large corporate landlords are in the crosshairs as the city considers banning anyone from owning more than 3,000 units. Barcelona, meanwhile, is levying fines on two investors who own buildings that have sat vacant for years during a housing shortage. And Amsterdam is proposing a new plan that would make sure newly built housing is only sold to owner-occupiers, blocking out purchasers who want to rent them out.

Feargus writes that two facts emerge when you consider these housing actions together: "The scope of Europe's urban housing squeeze extends far beyond people on low incomes, and that as more people struggle to find affordable accommodations, cities' mandate to intervene and regulate the market is likely to grow ever stronger." Catch up with his reporting:

- [Amsterdam Says Newly Built Homes Aren't for Renting Out](#)
 - [In Need of Housing, Barcelona Fines Landlords For Long-Vacant Buildings](#)
 - [Berlin Builds an Arsenal of Ideas to Stage a Housing Revolution](#)
-

What We're Reading

The Green New Deal aims to get buildings off fossil fuels. These 6 places have already started. ([Vox](#))

There is no reason to cross the U.S. by train—but I did it anyway ([New York Times Magazine](#))

How a San Diego YIMBY club changed city politics ([Curbed](#))

Why would a Trump Tower in Moscow need the Kremlin's help? Possibly zoning ([ProPublica](#))

I rode a scooter as far from civilization as its batteries could take me ([Gizmodo](#))

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Jay Leslie

From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@nhi.org>
Sent: Tuesday, March 19, 2019 7:31 AM
To: Brenda Downing
Subject: YIMBY, White Privilege, and the Soul of Our Cities



Tuesday, March 19th, 2019

In This Issue: Lessons From Developing Tiny House Villages in Seattle • Why We Must First Be Well Before We Can Do the Work of the People • YIMBY, White Privilege, and the Soul of Our Cities • Also: Jobs • Shelter Shorts • Events +

YIMBY, White Privilege, and the Soul of Our Cities

Fernando Marti, Council of Community Housing Organization

The YIMBY narrative about why there is a housing crisis ignores history and serves to assuage new residents' guilty feelings. But we can craft a new narrative together. [Read Full Article](#)

Why We Must First Be Well Before We Can Do the Work of the People

Leslie Kimiko Ward, 1000 Cranes for Alaska

Organizations should make the mental and physical health of their staff a top priority. Here are some lessons from an Alaskan Native collective on how to do that. [Read Full Article](#)



Shelter Shorts—the Week in Community Development

Shelterforce Staff

This week: The Coming Funding Cuts | A Ban on Cashless | Kansas City Fights for Affordable Housing | Banks Divest from Private Prisons | Reality Checks for Landlords | [And More Quick Takes From Our Editors](#)

Lessons From Developing Tiny House Villages in Seattle

Sharon Lee, Low Income Housing Institute

Three years in, an initiative to build tiny homes for Seattle's homeless population is growing. What are some of the lessons the project can teach other cities? [Read Full Article](#)

[Sign up for Shelterforce Weekly!](#)

Industry News

The Center for Community Investment has announced that [Phillip Henderson](#) has joined as a senior fellow. Henderson most recently served as president of the **Surdna Foundation** for 11 years.

SPUR, a bay area planning and urban research association, has appointed [Alicia John-Baptiste](#) as president and chief executive officer. Formerly deputy director for three years, she succeeds Gabriel Metcalf.

Events

Wednesday, March 20, 10:00 a.m EST | Community-Driven Resilience Planning in New Orleans: Enhancing Equity and Inclusion Through Co-Creation | This webinar, presented by the German Marshall Fund of the United States, will discuss the main processes, successes, and lessons gained from working together with civic leaders, residents and urban planners to enhance the city's resilience in relation to flooding and water management. [Register here.](#)

Resources

The [SOTA Transportation Training Do-it-Yourself Toolkit](#) created by Americans for the Arts and Transportation for America walks through the steps to design and implement a transportation training to help communities gain a better sense of the role arts and culture can play in a transportation project, provide an opportunity to strategize about a transportation project with a group of people who may not typically work together, and develop a series of actionable steps that will help address the project and future collaborations.

[Looking for a Job? Scroll Down...](#)

You Said It!

On [Is Local Control Good or Bad?](#)

Chris: I have never met a so-called YIMBY who ascribes to this philosophy that locals should have less power. The challenge that I see again and again is the few loud homeowner voices in our neighborhoods use the power they've amassed to move the goalposts with every new development being proposed, which forces both developers and... [Read More](#)

Kristen: Gotta love these kinds of sweeping generalizations that newcomers like to make, without any clue as to conditions on the ground or the history of a place. But that's sort of the YIMBY playbook—they come in with their assumptions and biases, and then it's their way or the highway, without much consultation or or consideration for long-term residents. Just look what is happening in the Mission district of San Francisco. The same is happening in... [Read More](#)

On [Speaking Up On Race, Housing, and Opportunity in Minnesota](#)

Suzanne Bragdon: Writer to writer, I was struck by the storytelling aspect of the effort... [Via Facebook](#)

Christine Boylan Carr: Good article. The answer is (and has always been) to focus on the people. We often lose sight of that and want the “quick fix” Urban Renewal ala the Western Addition, is an example of that. [Via Facebook](#)

On [Long Before Redlining: Racial Disparities in Homeownership Need Intentional Policies](#)

JS: I recall back in the '60s when my hardworking African-American parents tried to get a bank loan to buy a house. Their dream to buy a small modest home was denied. However, the owners agreed to “take back” a private mortgage and allowed my parents to pay off the loan. The price was a bit inflated and had a high interest, but they eventually paid it off. It still saddens me... [Read More](#)

On [Why Voters Haven't Been Buying the Case for Building](#)

Len Guenther: So much common sense here. And, yes, this deserves wide distribution. Thanks! [Read More](#)

In Case You Missed It

- [Ignore the Myth—Voters *Do* Rally for Housing](#)
- [Entrepreneurship as a Path to Health?](#)
- [The Paradox of Prevailing Wage](#)
- [Single-Family Subsidies Are Needed Outside Hot Markets](#)
- [Expanding Community Benefits Agreements to Events](#)

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Jobs



Director of Field Building • The Build Healthy Places Network is seeking a creative and equity-focused strategist with exceptional writing, research, and networking skills to lead our national field building operation through communications, engagement, and surveillance/learning of national trends in... [Read Full Listing](#)



Vice President of Property Operations • The primary responsibility of the Vice President of Property Operations is to ensure that all residents have a safe, clean, well-managed and affordable home while operating each building at maximum efficiency. Additionally, Capitol Hill Housing is committed to creating opportunities for residents to succeed. Ensuring the... [Read Full Listing](#)



Housing Director • The Athens Land Trust seeks a Housing Director to oversee development of affordable housing projects, the marketing of these projects, the preparation of eligible candidates to purchase ALT homes, and maintain the financial stability of all housing related programming... [Read Full Listing](#)



Vice President for Housing Policy • The Vice President for Housing Policy provides leadership and strategic direction for the Housing Policy team at the Center on Budget and Policy Priorities (CBPP), working collaboratively with team members to develop and execute a policy agenda on a wide range of issues affecting... [Read Full Listing](#)



Senior Project Manager • The Tenderloin Neighborhood Development Corporation (TNDC) seeks a Senior Project Manager to perform a wide

variety of tasks related to planning and developing affordable housing for TNDC. The Senior Project Manager coordinates and implements all activities relating to project development from... [Read Full Listing](#)

[Click here to post a job!](#)

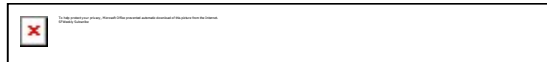
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Director of Housing Counseling and Economic Opportunity • Piedmont Housing Alliance

Executive Director • Dudley Street Neighborhood Initiative

Center For Neighborhoods Executive Director • Center For Neighborhoods



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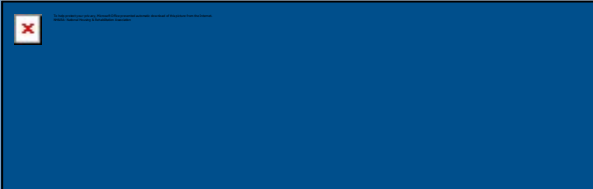
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From: info@housingonline.com
Sent: Wednesday, March 06, 2019 6:24 PM
To: Diana Prideaux-Brune
Subject: Affordable Housing News of the Week



HousingOnline Weekly

March 6, 2019

NH&RA Elects New Directors and Officers; Thom Amdur Named President at Recent Annual Meeting in Miami, FL

The National Housing & Rehabilitation Association is proud to [announce](#) that its Board of Directors elected Robert Fein, Principal and Chief Operating Officer for Red Stone Equity Partners, as its Chair and named Thom Amdur as the organization's new president at NH&RA's 2019 Annual Meeting in Miami Beach. Bob succeeds David Abromowitz, Of Counsel at Goulston & Storrs in Boston, Massachusetts, who served as Chair from February 2018 to March 2019.

Additional officers elected at the Annual Meeting include Holly Wiedemann, President of AU Associates and Geoff Brown, President of USA Properties Fund who were selected as Vice-Chairs, Joan Hoover, Executive Vice-President for Development & Finance and Conifer Realty LLC who was elected as the Board Treasurer and Milton Pratt, Senior Vice President, Michaels Development Company, who was elected as the Board Secretary.

Additionally, several new Directors were elected to NH&RA's Board of Directors including: Chris Barnes, Vice President & Senior Project Partner, Dominion, Brent Barringer, Managing Director of LIHTC, Monarch Private Capital, Laura Burns, President and CEO, The Eagle Point Companies, Will Eckstein, Senior Vice-President, Greystone Affordable Development, Allison Kunis, Managing Member, Alpha Verde Holdings, LLC, Allyse Hollis, Director, Coats Rose, P.C. and Mark McDaniel, President and CEO, Cinnaire.

A current roster of the Board of Directors and Executive Leadership is available [here](#).

Asset Management Conference Call for Presentations

Registration is now open for the [2019 Asset Management Conference](#)! We invite you to join us on June 3rd and 4th to explore how industry leaders explore opportunities around organizational management, utility efficiency, risk mitigation, disposition and recapitalization strategies and other critical portfolio management themes.

If there are any topics you would like to discuss, please send your suggestions to Kaitlyn Snyder at ksnyder@dworbell.com by **Friday, March 22**. Questions? Contact NH&RA at 202-939-1750 or info@housingonline.com.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

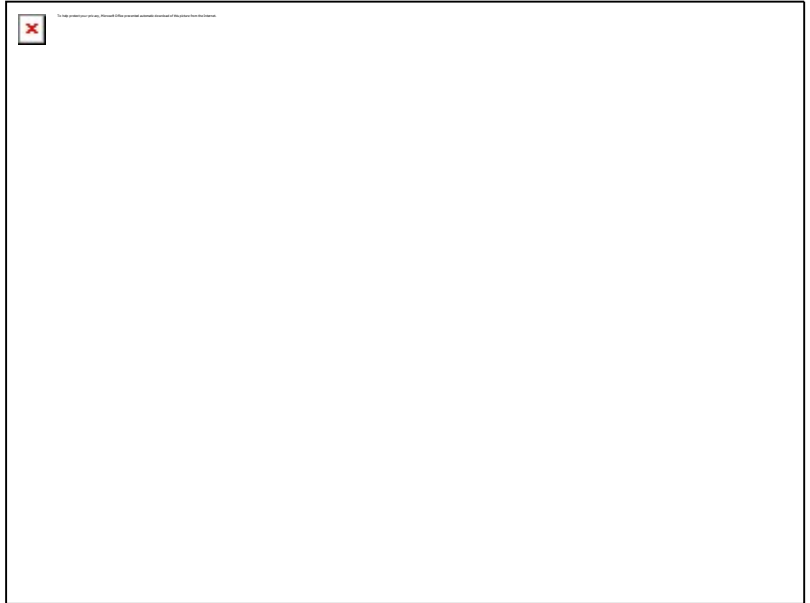
[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



Spring Developers Forum early registration discount ends today

Register for the [2019 Spring Developers Forum](#) by today Wednesday, **March 6** to take advantage of our lowest registration rate for this conference! We invite you to join us June 6-7 to take part in two days of transaction-oriented discussion, state-of-the-art case studies, and can't-be-beat professional networking.

Questions? Contact NH&RA at 202-939-1750 or info@housingonline.com.

Federal News

Appleton, Calabria and Kurtz Nominations Advance in Senate

On Feb. 26, the Senate Committee on Banking, Housing and Urban Affairs approved the nominations of [Seth Appleton](#) to be Assistant Secretary of HUD's Office of Policy Development and Research, [Dr. Mark Calabria](#) to be Director of the Federal Housing Finance Agency and [Robert Kurtz](#) to be Assistant Secretary of HUD's Office of Public and Indian Housing. Appleton and Kurtz's nominations were approved on voice votes, while Calabria's nomination was approved on a 13-12 party-line vote. All three nominations will now head to the full Senate for consideration.

HUD Publishes RAD for PRAC Notice for Comment

The FY 18 Appropriations Act authorized the conversion of properties assisted by Section 202 Project Rental Assistance Contracts. HUD is in the process of revising the RAD Notice to include a new Section 4 that would provide implementation instructions for the conversion of Section 202 PRACs under RAD. HUD published a [draft Section 4](#) to the Office of Multifamily Housing's "[Drafting Table](#)" for feedback. Following consideration of public feedback received, the Office of Recap will proceed toward incorporation of the new Section 4 into a revised RAD Notice.

HUD is specifically seeking feedback on the following:

- Is this document well organized?
- Is the guidance set forth in this document clear? Are there sections that are unclear?
- Are the proposed terms of the Use Agreement reasonable and adequate?
- Are there unique features of 202 PRACs or the elderly population that the properties serve that HUD has not adequately accounted for in this Notice?
- The draft Section describes an option to convert to Section 8 Project-Based Rental Assistance (PBRA) or to Project Based Vouchers (PBV) What is the degree of interest in PBV conversions? Please note that while HUD has developed the framework for a process for seamlessly funding a conversion from PRAC to PBRA, funding a conversion from PRAC to PBV is likely to be more complex.
- Does HUD provide adequate avenues for stakeholders to provide feedback on the direction of the RAD program and, if not, what additional measures for public feedback should HUD consider?

Please send written comments via e-mail to rad2@hud.gov by **Tuesday, March 12th**.

IRS, Treasury Amend LIHTC Compliance-Monitoring Regulations

The Department of the Treasury and the Internal Revenue Service published [final regulations](#) that amend the compliance monitoring regulations concerning the low-income housing tax credit under section 42 of the Internal Revenue Code. These final regulations revise and clarify the requirement to conduct physical inspections and review low-income certifications and other documentation. The regulations are effective as of Feb. 26, 2019.

New Reports

Urban Institute 50th Anniversary Brief on Housing

In honor of its 50th anniversary, the Urban Institute launched the first in its Catalyst series of products that will be released over the next few months as part of the Next50 initiative. [The inaugural Catalyst](#) focuses on affordable housing and provides an overview of four promising solutions to the housing crisis being pursued in communities around the country: produce more housing, more cheaply; preserve affordable housing and neighborhoods; expand housing assistance; and widen homeownership options. The report also calls for better data and analysis to:

- Unlock zoning data
- Understand NIMBY opposition
- Monitor the affordable housing stock
- Develop early-warning indicators of displacement
- Forecast housing assistance impacts
- Disentangle the racial homeownership gap

New CDEA Series: Food Finance

The Council of Development Finance Agencies (CDFA) released the first white paper of a series, [Food Systems and Development Finance](#). This white paper explores the potential for development finance to support this new food system asset class with a dozen case studies featuring bonds, tax increment finance, tax credits and revolving loan fund programs. The coming papers in the [CDFA Food Finance Series](#) will further dive into the definition and inner workings of specific development finance tools and feature supportive case studies, as well as provide a view of the future landscape of food systems and development finance. [Read More...](#)

Tax Credit Program Updates

- WVHDF Releases 2019 and 2020 QAP, Tax Credit Manual
- TDHCA Multifamily Direct Loan Updates
- 2019 OHFA Policy, Procedure and Regulation Trainings
- [Read More...](#)

Member News

NH&RA welcome new member RJW Housing Analytics, LLC - we look forward to working with you!

Nixon Peabody Blog: Securities Law Considerations for LIHTC Fund Managers Sponsoring Qualified Opportunity Zone Funds

While many tax credit fund managers are looking to expand into opportunity zone funds, there may be important differences in how they are treated for regulatory purposes. In this [article](#), Daniel McAvoy, Forrest David Milder, John H. Cornell, III and David F. Schon with Nixon Peabody discuss certain additional considerations that O-zone fund managers may need to take into account. These rules often are not the same as those that apply to managers of other tax-advantaged funds such as low-income housing tax credits (LIHTC), new markets tax credits (NMTC) and historic rehabilitation tax credit (HTC) funds.

Real Estate Attorney Tamara Osborne Joins Ballard Spahr in Los Angeles

[Tamara L. Osborne](#), an attorney with more than 20 years' experience in affordable housing and community development law, has joined Ballard Spahr in the firm's Los Angeles office. Ms. Osborne, of counsel in the firm's real estate practice, is known for her work representing syndicators, investors and developers in all phases of affordable multifamily property acquisition, ownership and financing, with emphasis on tax credit-driven transactions. She negotiates all financing documents and reviews and oversees borrower due diligence and closing documents for institutional and tax-exempt bond financing, as well as for funding from government sources such as HUD/FHA and the USDA's Rural Development program. [Read More...](#)

Gorman & Company Brings in New Leadership for Illinois as RAD Efforts Expand Nationally

Gorman & Company [announced](#) the hire of Ron Clewer to lead its Illinois state market as Andre Blakely, former Illinois Market President, will lead Gorman's national public housing redevelopment platform. Mr. Clewer, formerly the CEO of the Rockford, IL Housing Authority, has more than 20 years of leadership experience in multi-use real estate development and asset management. Ron has been instrumental in developing creative community-building initiatives in Illinois. He brings a vision and "can do" attitude to

his work with a determination to merge the best practices for both private and public sectors. His passion lies in quality design, quality services and quality environments.

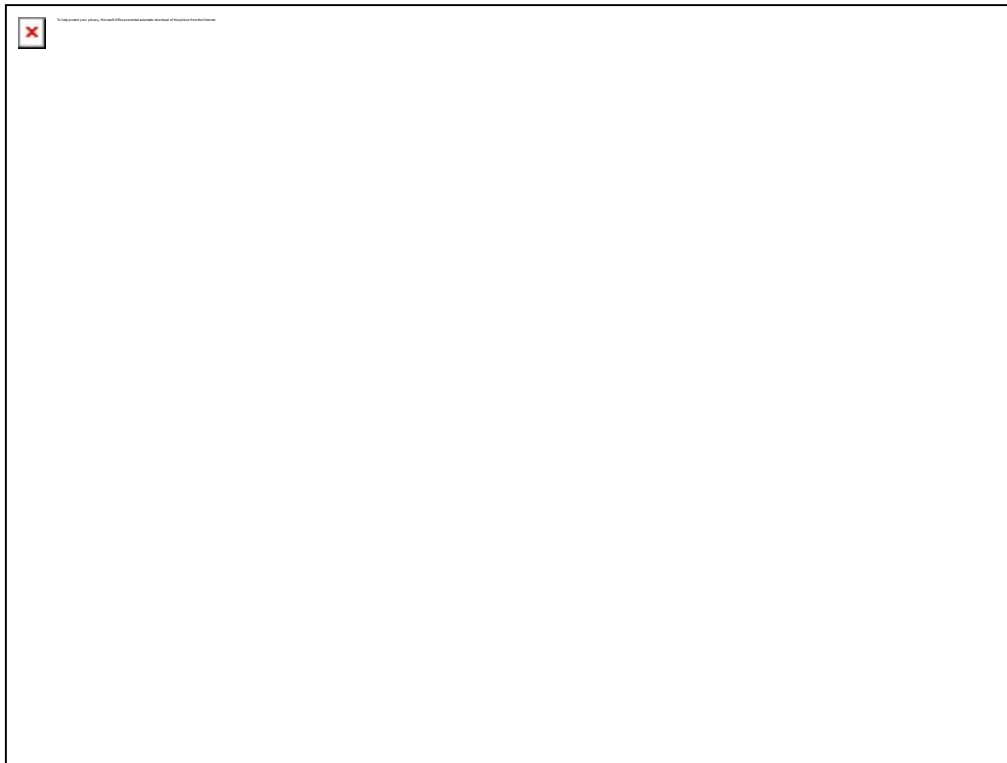
Ron has received awards for his leadership approach, pioneering community and neighborhood visions, affordable housing operations and planning and legislative advocacy. Ron can be contacted at 414-359-6589 or rclewer@gormanusa.com.

Economic and Fixed Income Insights, March 5, 2019



New home sales unexpectedly rose 3.7% from 599k to 621k unit pace in December, a seven-month high. According to Bloomberg, new home sales were expected to fall 8.7% in December. From a price standpoint, the median cost of a newly constructed home rose 5.0% from the prior month to \$319k. Year-over-year, new home prices fell 7.2% in December, the second consecutive month of decline. Equities are marginally lower for the week as investors monitor ongoing trade negotiations between China and the U.S. In the bond markets, rates trended higher over the week. The benchmark 10-year U.S. Treasury finished 8 basis points higher to yield 2.72% while the long bond was 7 basis points higher for the week. Municipal yields also trended upward with the 10-year and 30-year MMD both up 5 basis points to 2.13% and 3.00% respectively.

Interest Rate Observations



Source: Thomson Reuters,

Bloomberg. The table above reflects market conditions as of March 5, 2019. [Click here to view important disclosures.](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Urban Odyssey: 3 years traveling to and living in 30 major U.S. cities

By Scott Beyer

America is a big place – I would know. I just completed a three-year cross-country journalism tour, living for a month each in 30 cities. During the trip, I stopped in hundreds of small towns and cities and visited the lower 48 states. I learned a lot about this country's culture, demographics, politics, and its housing situation. Much of the info I've compiled will be useful to affordable housing developers who are building in different areas, or who just want an overview of how America is functioning. [Read More...](#)

Minneapolis: A zoning revolution

By Mark Olshaker

In September 2018, the city of Minneapolis released a 500-page comprehensive development plan, "Minneapolis 2040." While the ambitious plan outlines 14 well-defined goals, at the heart is a provision that eliminates single-family-only zoning and allowing, at minimum, triplexes throughout the city, and three- to six-story buildings along transit corridors. Separate accommodation for aging relatives or caretakers, or even rent-paying lodgers, would now be permissible everywhere. Previously, about 60 percent of the city's land was single-family-zoned, housing 75 percent of the residents. All of this would dramatically increase how many people could live within the city. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NCHMA Spring Meeting

April 4-5

Georgia Tech Global Learning Center

Atlanta, GA

[Learn More...](#)

NH&RA Spring Developers

Forum

May 6-7, 2019

Ritz-Carlton Marina del Rey

Marina del Rey, CA

[Learn More...](#)

NH&RA Asset Management Conference

June 3-4, 2019

Kimpton Grand Hotel Minneapolis

Minneapolis, MN

[Learn More...](#)

NH&RA Summer Institute

July 17-20, 2019

Hotel Viking

Newport, RI

[Learn More...](#)

Save the Dates:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel
Nashville, TN
[Learn More...](#)

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Cinnaire
Red Capital Group
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Bellwether Enterprise
PGIM Real Estate Finance
R4 Capital

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Red Stone Equity Partners
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ARA Newmark
Boston Capital Corporation
Boston Financial Investment Management
Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP

NOFAs & Funding Opportunities

RFP: [SUNY Residence Hall Energy Retrofit](#) (Deadline: 3/13/2019)

RFP: [Baltimore Regional Project-Based Voucher Program](#)
(Deadline: 3/15/2019)

RFP: [Contractor to Develop Oregon's Preservation Designee Process](#) (Deadline: 3/18/2019)

NOFA: [2019 Massachusetts Community Scale Housing Initiative](#) (Deadline 4/30/2019)

NOFA: [\\$16 Million Available through OHCS Manufactured Dwelling Park Preservation](#) (Deadline 9/3/2019)

Notice of Solicitation of Applications: [Rural Broadband Access Loans and Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

[Housing Policy Director, City of Tulsa, OK](#)

Are you interested in posting a job on [HousingOnline.com](#)?
[Click here](#) for more information.

Qualified Contracts & ROFRs

[88 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/22/19)

Madison, TN

[250 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/23/2019)

Denton, TX

[250 Unit LIHTC Qualified Contract Opportunity](#)

Locke Lord LLP
Mid-City Financial Corporation
Nixon Peabody
Nolan Sheehan Patten LLP
Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

(Deadline: 3/29/2019)
DeSoto, TX

250 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/9/2019)
Dallas, TX

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/9/2019)
Augusta, GA

140 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/16/2019)
Columbia, TN

Upcoming Industry Events:

March 20: Opportunity Zones Summit

Washington, DC

191 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/17/2019)
Evans, GA

**March 27-29: Georgia Affordable Housing Coalition Annual
Conference & Trade Show**

Savannah, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/17/2019)
Savannah, GA

March 28: Average Income Set-Aside for Tax Credit Projects

Webcast

140 Unit LIHTC Qualified Contract Opportunity

(Deadline: 5/22/2019)
Memphis, TN

[Click Here for NH&RA's Full Industry Event Calendar](#)

This Weekly is supported by:



88 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/4/2019)
Sierra Vista, AZ

105 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/5/2019)
Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/19/2019)
Cleveland, TN

80 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/27/2019)

Sierra Vista, AZ

84 Unit LIHTC Qualified Contract Opportunity

(Deadline: 7/8/2019)

Cleveland, TN

220 Unit LIHTC Qualified Contract Opportunity

(Deadline: 7/30/2019)

Athens, GA

84 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/12/2019)

Madison, TN

80 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/13/2019)

Athens, TN

334 Unit LIHTC Qualified Contract Opportunity

(Deadline: 8/20/2019)

Columbus, GA

324 Unit LIHTC Qualified Contract Opportunity

(Deadline: 9/25/2019)

Savannah, GA

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019)

Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019)

Casa Grande, AZ

96 Unit Mixed Income LIHTC Property

(Deadline: TBD)

Albuquerque, NM



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Question? Contact NH&RA at (202) 939-1750 or info@housingonline.com



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Jay Leslie

From: Eugenia Huh <schraa@gmail.com>
Sent: Sunday, March 31, 2019 1:54 PM
To: David Sullivan
Cc: Alexandra Markiewicz; Bill Mcavinner; Bill Tibbs; pizzazeoli194@msn.com; D Margaret Drury; D Margaret Drury; Dan Eisner; Elaine DeRosa; Esther Hanig; Eugenia Schraa; George Metzger; marchanthannon@gmail.com; Jesse Kanson-Benav; Kathleen Onufer; Lauren Curry; Margaret Moran; Pamela Thilo; Peter Daly; Rebecca Schofield; Sean Hope; Susan Schlesinger
Subject: Re: Support for accessory apartments zoning change

Hope it's okay to reply-all here,

We do need to lend our support to this ordinance. 1) It's great policy. 2) Didn't realize it was a **Craig Kelley** thing — we're courting him on Overlay, and shouldn't let this slip us by.

My action items:

- **ABC** — ideal to send an action alert out, maybe via twitter/FB if email is over-tapped + mention Craig. **Can 1 person take charge + let me know your decision b/c**
- **ABC AF** — we will send an email action alert out tomorrow (Mon), but only if ABC is not doing so. Will do social either way.
- **Each of us** — If we each write a 1 paragraph letter, that's 22 supporting this, which should make a dent.

David, thanks so much for this prompt,
Eugenia

PS: The Globe published [our response to its "both siderism" Overlay piece](#) (last letter).

PPS: Pamela knows no fear. She made [these photos](#) happen (from our campaign training this weekend). We plan to bring lessons home for Overlay + YIMBY city council wins this year!

On Sun, Mar 31, 2019 at 9:44 AM David Sullivan <davidesullivan77@gmail.com> wrote:

Dear FOAH and ABC friends,

I wanted to encourage you to support this important pro-affordable-housing zoning change, which will make it easier to add accessory apartments to existing one-and two-family dwellings, including converting stand-alone structures like carriage houses and garages. It would provide an additional tool to provide affordable housing, especially in less-dense neighborhoods. For more info, here are links to the latest proposal [text](#), and to CDD memos analyzing both the [original version](#) and the [latest version](#) that addresses some Planning Board concerns.

I realize that neither of our organizations has formally endorsed this proposal, so I'm obviously speaking only for myself because time is short. You can show your support either by speaking in person at the Ordinance Committee hearing this Tuesday at 2 pm, or by sending an email like the one I sent, below. I think this is not only good policy, but also a chance to show some love to its main proponent, Councillor Craig Kelley, whose AHO vote we may need.

Thanks for taking a look, and see you all soon!

David

----- Forwarded message -----

From: **David Sullivan** <davidesullivan77@gmail.com>

Date: Sun, Mar 31, 2019 at 9:09 AM

Subject: Support for accessory apartments zoning change

To: <council@cambridgema.gov>

Cc: <dlopez@cambridgema.gov>

Dear Honorable Councilors,

I am writing to support the proposed accessory apartments zoning change, now before the Committee on Ordinances for hearing on Tuesday, April 2.

This proposal would make it easier to add accessory apartments to existing one-and two-family dwellings, including converting stand-alone structures like carriage houses and garages. Thus it would provide an additional tool to provide much-needed affordable housing, especially in less-dense neighborhoods. I realize that the proposal may require some tweaks, but I especially want to thank Councillor Kelley for his hard work on this.

Thank you for your favorable consideration of this proposal.

David E. Sullivan
16 Notre Dame Ave.

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Jay Leslie

From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@nhi.org>
Sent: Tuesday, March 26, 2019 7:31 AM
To: Brenda Downing
Subject: The Rent's Not Really That High



Tuesday, March 26th, 2019

In This Issue: Winning Tax Levies for Affordable Housing Can Make Inequality Worse • The Rent's Not Really That High • Also: Jobs • Shelter Shorts • Events +

The Rent's Not Really That High

Alan Mallach, Center for Community Progress

Being priced out of appreciating neighborhoods is not the housing affordability problem most Americans face. But they are facing one. [Read Full Article](#)

Winning Tax Levies for Affordable Housing Can Make Inequality Worse

Marty Kooistra, Housing Development Consortium of Seattle-King County

In Washington state, the dilemma for housing advocates is how to ask city and county elected officials to significantly increase public resources for housing when the only current choices are regressive tax tools.

[Read Full Article](#)



Shelter Shorts—the Week in Community Development

Shelterforce Staff

This week: Attacking Homelessness with Health Data | Cali Upzoning Bill Asks More of the Burbs | Livable City Rankings Declare Affordability Top Priority (!) | Yes, You Can Be Pro-Housing and Anti-Displacement | [And More Quick Takes From Our Editors](#)

[Sign up for *Shelterforce Weekly!*](#)

Industry News

Prosperity Now has announced a new broad-based political organizing initiative, **Liberation in a Generation**, which aims to advance economic liberation for people of color. This new, independent organization will be co-led by **Jeremie Greer**, Prosperity Now's outgoing vice president of policy and research, and **Solana Rice**, our outgoing director of state and local policy. Greer and Rice will become co-executive directors of Liberation in a Generation.

The **NYU Furman Center** announced the appointment of **Matt Murphy** as its new executive director. He will join the Furman Center on April 15 after an eight-year stint in city government, where he currently serves as deputy commissioner for the office of policy and strategy with the New York City Department of Housing Preservation and Development.

Events

Tuesday, April 2, 2 p.m EST | Blueprint for Changemakers: Achieving Health Equity | This webinar will review a new report released by ChangeLab Solutions, **[A Blueprint for Changemakers: Achieving Health Equity Through Law & Policy](#)** — a resource that presents legal strategies and best practices to help policymakers, practitioners, and communities improve health outcomes. The *Blueprint* provides a roadmap for working locally and collaboratively to advance laws and policies that will help ensure that everyone has a fair chance to live a healthy life. To learn how you can use *Blueprint*, **[Register here](#)**.

Opportunities

Community-engaged artists will be able to apply for an **[Enterprise Rose Fellowship](#)**. Successful artist-applicants will be partnered for two years with a local nonprofit organization in one of the following cities to develop and grow creative approaches to improve lives in low-income communities: Austin, Texas, Los Angeles; or Salem, Massachusetts. Successful architect-applicants will join organizations in Boston; Mission, South Dakota; New York City; Providence, Rhode Island; or Wayne, West Virginia. Learn more **[here](#)**.

Resources

[This mapping tool](#) developed by the **[Local Solutions Support Center](#)** brings together research from **[Grounded Solutions Network](#)**, the **[Partnership for Working Families](#)**, the **[Poverty & Race Research Action Council](#)**, the **[National Fair Housing Alliance](#)**, and the **[Urban Law Center](#)**, to document state preemption of inclusive and

equitable local housing policies. The map focuses on four critical areas of policy: protections against source-of-income discrimination, the regulation of short-term rentals, inclusionary housing programs, and rent control.

Looking for a Job? Scroll Down...

You Said It!

On [Tiny House Villages in Seattle: An Efficient Response to Our Homelessness Crisis](#)

MJ Boyle: It will be interesting to see, in a year or two, how much these tiny houses really cost. What is NOT being figured in here is the cost of maintenance to the homes themselves, and the cost of pest control. (If these homes get bed bugs, they'll need to be demolished.) These tiny structures require CONSTANT attention and un-addressed moisture issues will quickly affect quality of life. I will admit I am not a huge fan of these "tiny houses" being used as homeless structures mainly because... [Read More](#)

frank: Studies have been done that prove housing a homeless person is actually cheaper than putting them into a shelter system. And tiny houses are even cheaper. Plus they are a step closer to home ownership. A huge step for some one beaten down by circumstances and the system. It could restore... [Read More](#)

On [YIMBY, White Privilege, and the Soul of Our Cities](#)

yawn: There's no arguments in this article that are incompatible with an understanding of YIMBY that is nuanced and comes from good faith. But this article is neither. Both sides of this anti-debate need to get over themselves and realize they have way more in common than not. Because... [Read More](#)

On [Ignore the Myth—Voters *Do* Rally for Housing](#)

Lou Tisler: It's way past time, but not too late, to create, fund and implement a national policy addressing housing and housing affordability that is adoptable, and adaptable, to local, state and regional needs. If you want to improve health, education and economic equity outcomes, then... [Read More](#)

On [Can Estate Planning be Used to Help Preserve Economic Assets in Low-Income Communities?](#)

Eric A Schertzing: This article has led to some very good discussions. I contract with our Community Action Agency and Legal Aid to help homeowners prevent property tax foreclosure. The success has been very powerful, but we have much work to do with estates. Thank you for the thoughtful piece. Now we need... [Read More](#)

On [Houston, It's Time to Stop Accommodating Segregation](#)

Expert CostSeg: Government-approved segregation cannot be allowed to continue. It's well past time for Houston to stop accommodating racial prejudice. Thanks for sharing. [Read More](#)

In Case You Missed It

- [Why We Must First Be Well Before We Can Do the Work of the People](#)
- [CDFIs Stepped Up During the Shutdown](#)
- [Public Land Should be Used for Public Good](#)
- [Putting Health Care Dollars to Work](#)

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Jobs



Director of Real Estate Development •

Home City Development Inc. seeks a strong, experienced, enthusiastic, entrepreneurial real estate professional to manage a large pipeline of on-going and potential real estate projects in Western Massachusetts. We are a mission-based, non-profit dedicated to building better neighborhoods... [Read Full Listing](#)



Program Fellow • Enterprise is seeking a Program Fellow to primarily work with the Connected Communities Team in the Northern California office to advance our regional program and policy work. This work includes research, data analysis, communications, technical assistance, and grants and contracts administration. Our regional work aims to... [Read Full Listing](#)



Fellowship for Democratizing Disaster Planning, Recovery and Resilience •

Enterprise seeks a talented individual to join the San Francisco market office as a Senior Fellow in Democratizing Disaster Recovery and Resilience. The Fellow must be a creative problem solver with excellent organizational skills, the ability to create collaborations, work independently, attention to

detail, a willingness to take a leadership role, and...
[Read Full Listing](#)



Program Director - Cultural Resilience •

Enterprise is seeking a Cultural Resilience Program Director. The ideal candidate will be an experienced creative practitioner with cross-disciplinary expertise in placemaking, social determinants of health, community development, cultural anthropology, participatory research or community-engaged... [Read Full Listing](#)



Director of Field Building • The Build Healthy Places Network is seeking a creative and equity-focused strategist with exceptional writing, research, and networking skills to lead our national field building operation through communications, engagement, and surveillance/learning of national trends in... [Read Full Listing](#)



Vice President of Property Operations •

The primary responsibility of the Vice President of Property Operations is to ensure that all residents have a safe, clean, well-managed and affordable home while operating each building at maximum efficiency. Additionally, Capitol Hill Housing is committed to creating opportunities for residents to succeed. Ensuring the... [Read Full Listing](#)



Housing Director • The Athens Land Trust seeks a Housing Director to oversee development of affordable housing projects, the marketing of these projects, the preparation of eligible candidates to purchase ALT homes, and maintain the financial stability of all housing related programming... [Read Full Listing](#)



Vice President for Housing Policy • The Vice President for Housing Policy provides leadership and strategic direction for the Housing Policy team at the Center on Budget and Policy Priorities (CBPP), working collaboratively with team members to develop and execute a policy

agenda on a wide range of issues affecting... [Read Full Listing](#)



Senior Project Manager • The Tenderloin Neighborhood Development Corporation (TNDC) seeks a Senior Project Manager to perform a wide variety of tasks related to planning and developing affordable housing for TNDC. The Senior Project Manager coordinates and implements all activities relating to project development from... [Read Full Listing](#)

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Jay Leslie

From: Simmons, Denise <dsimmons@cambridgema.gov>
Sent: Sunday, May 12, 2019 5:56 PM
To: Eugenia Huh; David Sullivan
Cc: Alexandra Markiewicz; Bill Mcavinney; Bill Tibbs; D Margaret Drury; D Margaret Drury; Dan Eisner; Elaine DeRosa; Esther Hanig; Eugenia Schraa; George Metzger; marchanthannon@gmail.com; Jesse Kanson-Benav; Kathleen Onufer; Lauren Curry; Marc McGovern; McGovern, Marc; Margaret Moran; Neal Alpert; Pamela Thilo; Peter Daly; Rebecca Schofield; Sean Hope; Simmons, Denise; Susan Schlesinger; Durbin, Wilford
Subject: Re: Podcast: How Not-In-My-Backyard Politics Keep Housing Costs High

Sounds like a great idea

From: Eugenia Huh <schraa@gmail.com>
Sent: Saturday, May 11, 2019 7:45 PM
To: David Sullivan
Cc: Alexandra Markiewicz; Bill Mcavinney; Bill Tibbs; D Margaret Drury; D Margaret Drury; Dan Eisner; Elaine DeRosa; Esther Hanig; Eugenia Schraa; George Metzger; j hannon; Jesse Kanson-Benav; Kathleen Onufer; Lauren Curry; Marc McGovern; McGovern, Marc; margaret moran; Neal Alpert; Pamela Thilo; Peter Daly; Rebecca Schofield; Sean Hope; Simmons, Denise; Simmons, Denise; Susan Schlesinger; Durbin, Wilford
Subject: Re: Podcast: How Not-In-My-Backyard Politics Keep Housing Costs High

We should think about holding a book event for her! The BU study is so pertinent to everything we're going through, particularly the Overlay right now.

But she already *has* spoken at ABC — in November, Pamela organized a [great talk](#) at the Senior Center. Here's [a tweet I think is funny](#) from it.

If they're doing a book, I think a discussion à la *Generation Priced Out* would be great!

Let's make it happen!

e

--

Eugenia Schraa
(617) 270-6549
257 Washington St.
Cambridge, MA 02139
Twitter: @eugeniaschraa
www.abettercambridgeaf.org

On Sat, May 11, 2019 at 2:28 PM David Sullivan <davidesullivan77@gmail.com> wrote:

If you haven't heard this great podcast, you should definitely listen: [How Not-In-My-Backyard Politics Keep Housing Costs High](#), from the (libertarian-leaning!) Niskanen Center's Science of Politics series.

If it all sounds familiar, it should: one of the case studies is our very own Cambridge, MA! One of the authors, [Katherine Einstein](#), is a BU asst poli sci prof. Here she is talking about her research on a [local TV show](#). I can hardly wait for her forthcoming book, [Neighborhood Defenders: Participatory Politics and America's Housing Crisis](#) Maybe we should invite her to speak at one of our events!

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Jay Leslie

From: Susan Schlesinger <sschlesinger@masscapital.com>
Sent: Friday, April 05, 2019 3:56 PM
To: George Metzger
Cc: David Sullivan; Eugenia Huh; Alexandra Markiewicz; Bill Tibbs; pizzazeoli194@msn.com; Margaret Drury; Elaine DeRosa; Esther Hanig; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Rebecca Schofield; Sean Hope
Subject: Re: Meeting with Alanna

I think that makes sense- our people need a break! I'm wondering for the next public meeting if we should try to do some structured comments along the lines of debunking the 10 (or any number) myths about the AHO- my favorites include the Overlay as Trojan horse for market rate developers and won't stay affordable or developers of affordable housing are making tons of money or children living in affordable housing in Res A and B would be hurt by having less open space than the houses around them! After the round table we can better understand what the Council is thinking as well-If you all are interested in this type of public comment send me your thoughts are what the most myths/ misunderstandings are and I'll compile them-Thanks!

Sent from my iPhone

> On Apr 5, 2019, at 1:04 PM, George Metzger <gmetzger@hmfh.com> wrote:

>

> I will be there.

>

> George Metzger

> Sr. Principal

> HMFH Architects

> via iPhone

>

>> On Apr 5, 2019, at 10:47 AM, David Sullivan <davidesullivan77@gmail.com> wrote:

>>

>> All sounds great. On your last question, I'd say let's give our troops a break for 4/9 roundtable (no public comment -- a few of us can be there to keep an eye on things), and focus on 4/16 and 4/25. Anybody have other thoughts? Thanks!

>>

>> On Fri, Apr 5, 2019 at 10:38 AM Eugenia Huh <schraa@gmail.com<mailto:schraa@gmail.com>> wrote:

>> Not surprised to hear Alanna (and of course Denise) are solid on Overlay.

>> My thoughts:

>>

>> * Town Hall & 101 idea — check w/ ABC's Becca/Alexandra (both CC'ed) who are working on Affordable Housing 101. Not sure combining is possible, but could be cool if feasible. Getting Marc, Denise, Sumbul in particular to "sponsor" in some way would be ideal — though again, not sure possible.

>> * Overlay as Social Justice — MAP GRAPHIC below is pic of 1930s racist map w/ today's affordable housing map + links. Those links are what got our letter to Ed published (so he said on phone), and appealed to Alanna + Susan. So, agree it's resonating. Not sure best way to promote, except to make use of it. Please steal.

>> * Overlay as Social Justice — AYANNA seems to be a little YIMBY lately on

Twitter<<https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftwitter.com%2FRepPressley%2Fstatus%2F1111331016856223745&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Cc7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858448815&data=GSCiyjZiBnyiPtnWYTxW1GvR2FEwxV7YadikYnIUEBY%3D&reserved=0>>. Having a

statement of support from her on Overlay would be HUGE! Who could reach out to her? I could try, if nobody has a real connection. I think Sam Gebru does, and could ask him to join me.

>> * Overlay as Social Justice — LOCAL CHURCHES I have two leads — Pentacostal Tabernacle (via Sean Hope's mother!) and St. Paul AME. Will try to reach out by end of weekend.

>> * Overlay as Social Justice — NAACP — anyone have a connection? If someone knows Selvin Chambers or Ken Reeves, I think they are both involved. I think C.A. Webb may have a connection, too (I'll reach out to her, but need someone else for Selvin/Ken).

>>

>> Question:

>>

>> * Do we need to turn out people for 4/9 roundtable, or focus on 4/16 + 4/25?

>>

>> Overlay & Racist Map w/ links:

>> Left: 1930's era "redlined" map of Cambridge from University of Richmond site. Red is "Hazardous," Blue is "still desirable."

>> Right: Map of today's affordable housing unit locations.

>> [image.png]

>>

>> It may sound "radical" to some that the proposal would create "an entirely new citywide zoning code" for 100 percent affordable projects. But there's a reason today's map of affordable housing<<https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cambridgema.gov%2FCD%2FProjects%2FHousing%2F%2Fmedia%2F39D2B6C54E044A76B5F476E00C0681A6.ashx&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858448815&sdata=mMxnWUiiJrJs5s4sdJIKIH%2B0HrbGNurNAm3razPnEU%3D&reserved=0>> aligns so closely with the 1930s racist redlining<<https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdsl.richmond.edu%2Fpanorama%2Fredlining%2F%23loc%3D13%2F42.3745%2F-71.1165%26opacity%3D0.8%26city%3Dcambridge-ma&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858448815&sdata=9LW31yyQc00m%2FZUI%2BgSdroSdMcwvBrbVGO1LZMqz9Ak%3D&reserved=0>> that is the historical basis for our current zoning. Undoing that legacy is overdue.

>>

>> --

>> Eugenia Schraa

>> (617) 270-6549

>> 257 Washington St.

>> Cambridge, MA 02139

>> Twitter: @eugeniaschraa

>>

*<https://nam01.safelinks.protection.outlook.com/?url=www.abettercambridgeaf.org&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858458816&sdata=09QxJrd6Zq1AfyxDOq%2BW9aRZJMzRIMWjbmMv%2BweHBY%3D&reserved=0><[http%3A%2F%2Fwww.abettercambridgeaf.org&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858458816&sdata=Gy%2Bg6gCvUUPVRBGxBloV%2BQolwEiChPg81wQBAQqbKY%3D&reserved=0](https://nam01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.abettercambridgeaf.org&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858458816&sdata=Gy%2Bg6gCvUUPVRBGxBloV%2BQolwEiChPg81wQBAQqbKY%3D&reserved=0)>

>>

>>

>>

>>

>> On Wed, Apr 3, 2019 at 7:37 PM Susan Schlesinger

<sschlesinger@masscapital.com<mailto:sschlesinger@masscapital.com>> wrote:

>>

>> Sounds very positive although I'm not sure how the open house could fit in the schedule- Elaine and I talked to Denise today who remains solid and understands where we can and can't compromise- she is going to try to work positively with Dennis as the Petition moves to Ordinance- we talked about addressing at the next public comment meeting the 10 biggest myths in a structured way she continued to emphasize how important public comment on all forms is! Elaine - more to add?

>>

>>

>> On April 3, 2019, at 6:26 PM, David Sullivan <davidesullivan77@gmail.com<mailto:davidesullivan77@gmail.com>> wrote:

>>

>> Hi all,

>>

>> George Metzger and I just met with Alanna, and I think it went well (I asked for the meeting at 9 am and it happened at 4 pm). She is definitely with us and trying to help (and see her Twitter string<<https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftwitter.com%2Fammallon%2Fstatus%2F1113440665063628800%3Fs%3D11&data=02%7C01%7Cmmoran%40cambridge-housing.org%7Ccb7f7d2d99ad42bf180f08d6ba00c7d6%7C6745584626aa49deab547dbb827821ca%7C0%7C0%7C636900909858458816&sdata=6z6LejchlsreZ6sv%2BGtD1L5FmH11dmkcyRWn1Tph0eo%3D&reserved=0>> today, basically critiquing the latest Livable Cambridge theory). She had several interesting ideas that we should try to pursue:

>>

>> * She wants a "town hall" at which interested residents could ask AHO questions of CDD and AHT, either in person or by pre-email, followed by updates to CDD's online FAQ. Could be combined with the "affordable housing finance 101" presentation some have suggested. Should Denise/Sumbul or Marc convene?

>> * She has a written description from JAS giving examples of lost opportunities that might have produced more affordable housing if AHO had been in place (e.g., Handar House site on Prospect St). She wants drawings of what that might have looked like.

>> * She wants to make AHO more of a "social justice" issue, referring to race and redlining. Suggests reaching out to NAACP, black churches, Ayanna?

>>

>> George, anything to add? Some of these are definitely easier to mention than to execute. What do people think? Let's keep this to ourselves for now. Thanks.

>>

>> David

>> <image.png>

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Jay Leslie

From: Cheryl-Ann Pizza-Zeoli <pizzazeoli194@msn.com>
Sent: Friday, April 05, 2019 5:16 PM
To: Susan Schlesinger; George Metzger
Cc: David Sullivan; Eugenia Huh; Alexandra Markiewicz; Bill Tibbs; Margaret Drury; Elaine DeRosa; Esther Hanig; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Rebecca Schofield; Sean Hope
Subject: Re: Meeting with Alanna

I have been submitting written comments for every meeting, including the roundtable. Even if you choose just one issue, you are backing up the supporters of the overlay. (They are able to say how many people they are hearing from who do care about racial equity and other goals that haven't gotten as much attention as of late.) For the roundtable I would suggest topics that you want the council to address and/or say whether they even consider it to be a problem. I would also push the idea of doing a workshop on challenges to creating affordable housing.

capz

From: Susan Schlesinger <:sschlesinger@masscapital.com>
Sent: Friday, April 5, 2019 3:56 PM
To: George Metzger
Cc: David Sullivan; Eugenia Huh; Alexandra Markiewicz; Bill Tibbs; Cheryl Anne; Margaret Drury; Elaine DeRosa; Esther Hanig; Marcia Hannon; Lauren Curry; Margaret Moran; Peter Daly; Rebecca Schofield; Sean Hope
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Sent: Saturday, April 06, 2019 8:56 AM
To: Susan Schlesinger
Cc: George Metzger; David Sullivan; Eugenia Huh; Alexandra Markiewicz; Bill Tibbs; Margaret Drury; Elaine DeRosa; Esther Hanig; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Rebecca Schofield; Sean Hope
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Yes, by all means we should be developing the myths/facts. My point was that it 's good to weigh in on what should be taken up at the roundtable so that important issues such as racial equity don't get marginalized by the noise.

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Subject: Re: Meeting with Alanna

For Liveable Cambridge, Jesse found this tweet that indicates the groups may be in for a surprise: <https://twitter.com/yfreemark/status/1113905851260129286>

Also, Alanna's twitter thread you mentioned shows it makes sense: <https://twitter.com/ammallon/status/1113440665063628800?s=11>

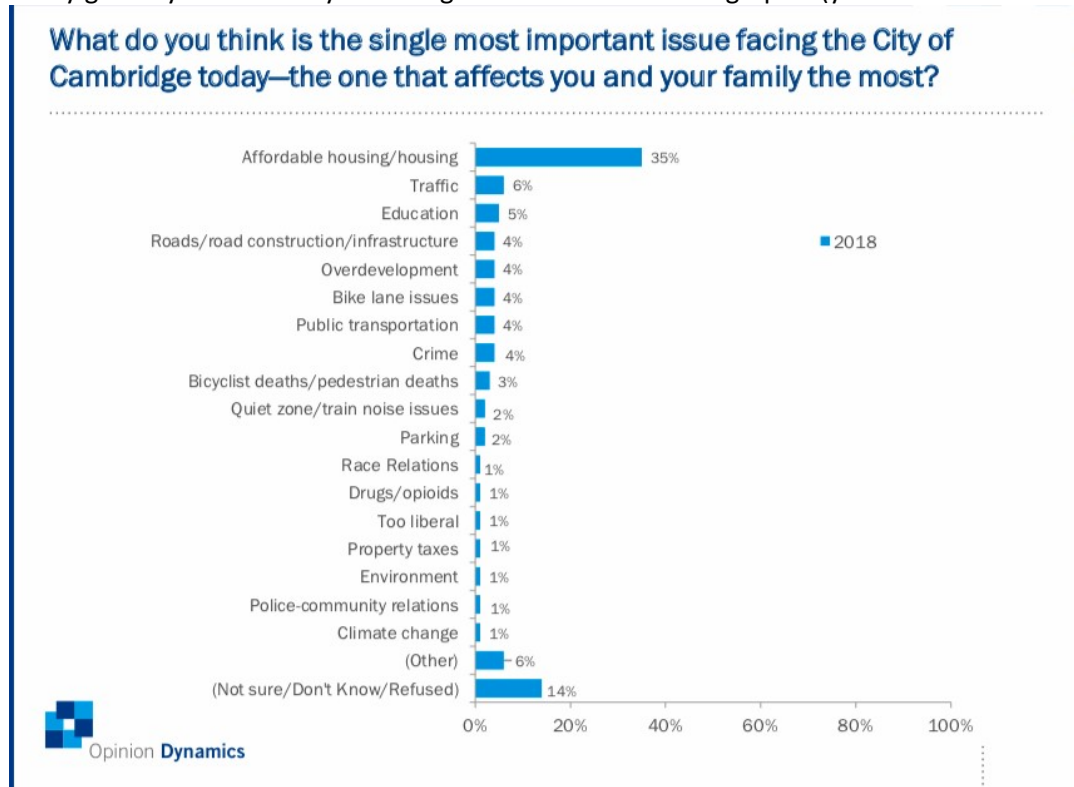
Please retweet both, especially Alanna!

For myths & facts, Becca & Alexandra published this w/ Cambridge

Chronicle: <https://cambridge.wickedlocal.com/news/20190401/guest-column-demystifying-cambridges-proposed-affordable-housing-overlay>

For Overlay, another point is just how deep the need is, according [Cambridge's own research](#). If council is saying no to this, how are they not ignoring their residents' biggest need? How is that acceptable? I guess it's the hypocrisy argument.

I don't really get why we need any other argument beside this one graphic (you can show it twitter love [here](#)):



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Jay Leslie

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Sent: Saturday, April 06, 2019 10:52 AM
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Cc: George Metzger; David Sullivan; Eugenia Huh; Alexandra Markiewicz; Bill Tibbs; Margaret Drury; Elaine DeRosa; Esther Hanig; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Rebecca Schofield; Sean Hope
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>> 257 Washington St.

>> Cambridge, MA 02139

>> Twitter: @eugeniaschraa

>> * www.abettercambridgeaf.org<<http://www.abettercambridgeaf.org>>*

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Subject: Re: Meeting with Alanna

Hi all,

I wanted to update the group that Denise Simmons and I are scheduling a meeting with the Cambridge Black Pastors to have them participate in the overlay debate.

We are hoping we can appeal to the social justice and equity part of the discussion.

I'll update the group on our progress.

Sean

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From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@nhi.org>
Sent: Tuesday, April 09, 2019 7:31 AM
To: Mike Johnston
Subject: Delink Homeownership from Asset Building



Week of Monday, April 8

In This Issue: Can We Ditch Tax Incentives? • Racial Diversity in Community Development Leadership • Time to Delink Homeownership from Asset Building • Preserving Affordable Housing by Buying, Not Building • Also: Jobs • Shelter Shorts • Events +

Time to Delink Homeownership from Asset Building

Miriam Axel-Lute, *Shelterforce*

Using homeownership as an asset-building mechanism and retirement plan might not be a great thing for our society. [Read More](#)

Racial Diversity in Community Development Leadership: A Roundtable Discussion on the Field's Past, and Its Future

***Shelterforce* Staff**

Over the past two years, several national community development organizations have experienced leadership changes, and gone from being led by white CEOs to CEOs of color. *Shelterforce* convened some of them for a candid conversation about the field's struggles with race. [Read Full Article](#)

Preserving Affordable Housing by Buying, Not Building

Tanner Howard, *Freelance Writer*

Two organizations are quietly furthering income integration in higher-income Chicago neighborhoods without new development. [Read Full Article](#)

Has the Opioid Crisis Affected Your Community? Your Work?

***Shelterforce* Staff**

Help *Shelterforce* with future coverage by telling us how in this simple four-question [survey](#).

Shelter Shorts—the Week in Community Development

Shelterforce Staff

This week: Homelessness Is a National Emergency | Doctors Don't Quite Get It | Gentrification Doesn't Stand a Chance | This Hospital Pays a Living Wage | [And More Quick Takes From Our Editors](#)

Can We Ditch Tax Incentives and Support True Economic Development?

Steve Dubb, Nonprofit Quarterly

Are we slowly (but finally) coming to see the folly in throwing tax breaks at corporations? [Read Full Article](#)

[Sign up for Shelterforce Weekly!](#)

Events

Tuesday, April 9, 2 p.m EST | Optimizing Health Literacy Programs: Innovative Strategies From the Field (Part 2) | In this second webinar in Community Science's health literacy series, innovative strategies to address challenges with implementing health literacy programs in underserved communities will be discussed. This interactive webinar will demonstrate how song and video are used to communicate key health messages, and how project funds can be maximized by using local newspapers to communicate prevention messages to difficult-to-access rural and urban communities. Register [here](#).

Industry News



[Sabrina Baptiste has become the chief administrative officer of the Low Income Investment Fund \(LIIF\)](#). In her new role, Baptiste will oversee LIIF's human resources, information technology, and administration teams. She was formerly LIIF's human resources director.



[Amy Brown joined NRDC](#) in January as the director of the food and agriculture program where she works to ensure that food systems prioritize public health, community sovereignty, and environmental protection. Prior to joining NRDC, Brown was a senior program officer at the Ford Foundation.



[Giles Coates has become the new chief financial officer of LIIF](#). Coates was previously the global head of finance and accounting for

FINCA Impact Finance. Prior to FINCA, he worked at Capital One, where he served as CFO of the commercial real estate business and CFO of the community development finance business.

Looking for a Job? Scroll Down...

You Said It!

On [Single-Family Subsidies Are Needed Outside Hot Markets](#)

Stella J Adams: Unfortunately, the FRB, FHA, and GSEs had an opportunity to provide deep subsidies to the single-family market out of the great recession when there was an abundance of foreclosed properties and instead they offered those deep subsidies (30 cents on the dollar) to wall street investors and created the for-profit SFR market that is exploiting... [Read More](#)

Barbara Samuels: A good proposal, but if we really want to stretch beyond “narrowly targeted neighborhoods,” and help black and brown people build wealth, it should not be restricted to high poverty census tracts. There is a huge unmet need for affordable homeownership (and rentals) in areas where job growth is occurring and property values are rising. As we know... [Read More](#)

On [Fearing Privatization: Public Housing Activists Push Back Against RAD Plans](#)

Lin Sod: Russ and Horwich in Minneapolis are not showing sensitivity or concern for multi cultural language needs in oral or written presentations UNLESS OR UNTIL the community demands translations and enlargements. That one aspect demonstrates their blatant disregard as an ignoring of community’s needs. Of course people will lose their homes if... [Read More](#)

Paul Driven: I found this article to be biased. The hope vi program was largely successful in integrating public housing into mixed income communities. We know public housing does not work when it isolated low income households. The RAD program is the best source for getting development dollars into public housing. Residents are guaranteed by federal law the right to... [Read More](#)

On [Economy Remix: Can We Ditch Tax Incentives and Support True Economic Development?](#)

Fernando Centeno: No, “true” economic development involves raising standards of living and quality of life impacts and outcomes, in real terms. Government does not exist to facilitate and subsidize the private sector, it exists to make a meaningful difference in people’s lives, where needs are greatest. We are missing the boat big time... [Read More](#)

On [State Policies Play a Central Role in the Fight Against Vacant Property](#)

Craig Purcell: One would think the simplicity of market forces would be a key driver of success. Why not increased taxes for all vacant properties including (commercial) as

they are damaging what surrounds them and sapping the vitality of the local neighborhood. Long term holders just waiting for the market to turn around would be incentivized to... [Read More](#)

On [YIMBY, White Privilege, and the Soul of Our Cities](#)

Bill Cunningham: All we hear now is about “affordable housing.” What I want to know is: what do you think about rent control? What do you think about public housing? I will definitely listen to a YIMBY or anyone else who is willing to stand up for those things... [Read More](#)

In Case You Missed It

- [The Connection Between Water, Justice, and Health](#)
- [Organizing for Water Security in Detroit](#)
- [Condemning Asthma, Not Homes in North Carolina](#)
- [The Two Vacancy Crises in America’s Cities](#)
- [Making a Pipeline for Vacant Building Rehab](#)

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Director of Field Building • The Build Healthy Places Network is seeking a creative and equity-focused strategist with exceptional writing, research, and networking skills to lead our national field building operation through communications, engagement, and surveillance/learning of national trends in... [Read Full Listing](#)



Executive Director • Better Community Neighborhoods Inc. (BCN) is a 501(c)(3) not-for-profit organization created as the result of a merger between two previously existing, well-established not-for-profits based in the City of Schenectady, New York, Better Neighborhoods

Inc. and the Community Land Trust of Schenectady. BCN is focused on... [Read Full Listing](#)



Program Coordinator – 2-Year Term •

The Kresge Foundation is seeking a Program Coordinator who is responsible for coordinating, planning, and implementing projects that span the foundation's programs and learning activities. Projects may include learning and evaluation analysis, special projects, and/or departmental coordination and administrative support. Among other responsibilities, the role helps to coordinate, shape and...[Read Full Listing](#)



Compliance & Monitoring Administrator

• The City of Memphis is seeking a Compliance and Monitoring Administrator who works under the general direction of the Senior Operations Administrator, overseeing the compliance and monitoring of all federal and other regulatory compliance requirements associated with Federal, State, or other grants, specifically those received from the U.S. Department of Housing and Urban Development, including HOME, Community Development Block Grant ... [Read Full Listing](#)



Instructor of Community Development (Non-Tenure Track) •

The Nohad A. Toulon School of Urban Studies and Planning is recruiting for a non-tenure track instructional faculty member in the area of Community Development. We seek candidates whose expertise complements the existing strengths of the faculty, and are especially interested in areas such as... [Read Full Listing](#)



Director of Programs — Mile High Connects •

Mile High Connects is a broad collaborative of private, public, nonprofit organizations, and community leaders committed to ensuring that all residents of the Metro Denver region have access to affordable transit, affordable housing, and economic opportunity. The Director of Programs will collaborate with the Executive

Director and senior leadership to develop and execute strategic direction and programs. [Read Full Listing](#)



Director of Real Estate Development •

Home City Development Inc. is seeking a strong, experienced, enthusiastic, entrepreneurial real estate professional to manage a large pipeline of on-going and potential real estate projects in Western Massachusetts. We are a mission-based, non-profit dedicated to building better neighborhoods... [Read Full Listing](#)



Program Fellow • Enterprise is seeking a Program Fellow to primarily work with the Connected Communities Team in the Northern California office to advance our regional program and policy work. This work includes research, data analysis, communications, technical assistance, and grants and contracts administration. Our regional work aims to... [Read Full Listing](#)



Fellowship for Democratizing Disaster Planning, Recovery and Resilience •

Enterprise is seeking a talented individual to join the San Francisco market office as a Senior Fellow in Democratizing Disaster Recovery and Resilience. The Fellow must be a creative problem solver with excellent organizational skills, the ability to create collaborations, work independently, attention to detail, a willingness to take a leadership role, and... [Read Full Listing](#)



Program Director - Cultural Resilience •

Enterprise is seeking a Cultural Resilience Program Director. The ideal candidate will be an experienced creative practitioner with cross-disciplinary expertise in placemaking, social determinants of health, community development, cultural anthropology, participatory research or community-engaged... [Read Full Listing](#)

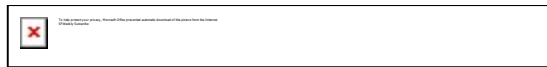
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Publisher, [Harold Simon](#)

Assistant Publisher, [Ana Sanchez Bachman](#)

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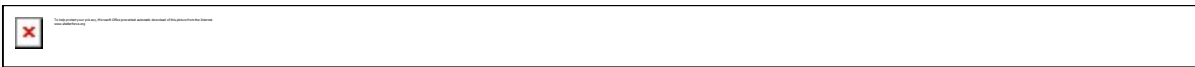
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From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@nhi.org>
Sent: Tuesday, April 09, 2019 7:31 AM
To: Brenda Downing
Subject: Delink Homeownership from Asset Building



Week of Monday, April 8

In This Issue: Can We Ditch Tax Incentives? • Racial Diversity in Community Development Leadership • Time to Delink Homeownership from Asset Building • Preserving Affordable Housing by Buying, Not Building • Also: Jobs • Shelter Shorts • Events +

Time to Delink Homeownership from Asset Building

Miriam Axel-Lute, *Shelterforce*

Using homeownership as an asset-building mechanism and retirement plan might not be a great thing for our society. [Read More](#)

Racial Diversity in Community Development Leadership: A Roundtable Discussion on the Field's Past, and Its Future

***Shelterforce* Staff**

Over the past two years, several national community development organizations have experienced leadership changes, and gone from being led by white CEOs to CEOs of color. *Shelterforce* convened some of them for a candid conversation about the field's struggles with race. [Read Full Article](#)

Preserving Affordable Housing by Buying, Not Building

Tanner Howard, *Freelance Writer*

Two organizations are quietly furthering income integration in higher-income Chicago neighborhoods without new development. [Read Full Article](#)

Has the Opioid Crisis Affected Your Community? Your Work?

***Shelterforce* Staff**

Help *Shelterforce* with future coverage by telling us how in this simple four-question [survey](#).

Shelter Shorts—the Week in Community Development

Shelterforce Staff

This week: Homelessness Is a National Emergency | Doctors Don't Quite Get It | Gentrification Doesn't Stand a Chance | This Hospital Pays a Living Wage | [And More Quick Takes From Our Editors](#)

Can We Ditch Tax Incentives and Support True Economic Development?

Steve Dubb, Nonprofit Quarterly

Are we slowly (but finally) coming to see the folly in throwing tax breaks at corporations? [Read Full Article](#)

[Sign up for Shelterforce Weekly!](#)

Events

Tuesday, April 9, 2 p.m EST | Optimizing Health Literacy Programs: Innovative Strategies From the Field (Part 2) | In this second webinar in Community Science's health literacy series, innovative strategies to address challenges with implementing health literacy programs in underserved communities will be discussed. This interactive webinar will demonstrate how song and video are used to communicate key health messages, and how project funds can be maximized by using local newspapers to communicate prevention messages to difficult-to-access rural and urban communities. Register [here](#).

Industry News



[Sabrina Baptiste has become the chief administrative officer of the Low Income Investment Fund \(LIIF\)](#). In her new role, Baptiste will oversee LIIF's human resources, information technology, and administration teams. She was formerly LIIF's human resources director.



[Amy Brown joined NRDC](#) in January as the director of the food and agriculture program where she works to ensure that food systems prioritize public health, community sovereignty, and environmental protection. Prior to joining NRDC, Brown was a senior program officer at the Ford Foundation.



[Giles Coates has become the new chief financial officer of LIIF](#). Coates was previously the global head of finance and accounting for

FINCA Impact Finance. Prior to FINCA, he worked at Capital One, where he served as CFO of the commercial real estate business and CFO of the community development finance business.

Looking for a Job? Scroll Down...

You Said It!

On [Single-Family Subsidies Are Needed Outside Hot Markets](#)

Stella J Adams: Unfortunately, the FRB, FHA, and GSEs had an opportunity to provide deep subsidies to the single-family market out of the great recession when there was an abundance of foreclosed properties and instead they offered those deep subsidies (30 cents on the dollar) to wall street investors and created the for-profit SFR market that is exploiting... [Read More](#)

Barbara Samuels: A good proposal, but if we really want to stretch beyond “narrowly targeted neighborhoods,” and help black and brown people build wealth, it should not be restricted to high poverty census tracts. There is a huge unmet need for affordable homeownership (and rentals) in areas where job growth is occurring and property values are rising. As we know... [Read More](#)

On [Fearing Privatization: Public Housing Activists Push Back Against RAD Plans](#)

Lin Sod: Russ and Horwich in Minneapolis are not showing sensitivity or concern for multi cultural language needs in oral or written presentations UNLESS OR UNTIL the community demands translations and enlargements. That one aspect demonstrates their blatant disregard as an ignoring of community’s needs. Of course people will lose their homes if... [Read More](#)

Paul Driven: I found this article to be biased. The hope vi program was largely successful in integrating public housing into mixed income communities. We know public housing does not work when it isolated low income households. The RAD program is the best source for getting development dollars into public housing. Residents are guaranteed by federal law the right to... [Read More](#)

On [Economy Remix: Can We Ditch Tax Incentives and Support True Economic Development?](#)

Fernando Centeno: No, “true” economic development involves raising standards of living and quality of life impacts and outcomes, in real terms. Government does not exist to facilitate and subsidize the private sector, it exists to make a meaningful difference in people’s lives, where needs are greatest. We are missing the boat big time... [Read More](#)

On [State Policies Play a Central Role in the Fight Against Vacant Property](#)

Craig Purcell: One would think the simplicity of market forces would be a key driver of success. Why not increased taxes for all vacant properties including (commercial) as

they are damaging what surrounds them and sapping the vitality of the local neighborhood. Long term holders just waiting for the market to turn around would be incentivized to... [Read More](#)

On [YIMBY, White Privilege, and the Soul of Our Cities](#)

Bill Cunningham: All we hear now is about “affordable housing.” What I want to know is: what do you think about rent control? What do you think about public housing? I will definitely listen to a YIMBY or anyone else who is willing to stand up for those things... [Read More](#)

In Case You Missed It

- [The Connection Between Water, Justice, and Health](#)
- [Organizing for Water Security in Detroit](#)
- [Condemning Asthma, Not Homes in North Carolina](#)
- [The Two Vacancy Crises in America’s Cities](#)
- [Making a Pipeline for Vacant Building Rehab](#)

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Jobs



Director of Field Building • The Build Healthy Places Network is seeking a creative and equity-focused strategist with exceptional writing, research, and networking skills to lead our national field building operation through communications, engagement, and surveillance/learning of national trends in... [Read Full Listing](#)



Executive Director • Better Community Neighborhoods Inc. (BCN) is a 501(c)(3) not-for-profit organization created as the result of a merger between two previously existing, well-established not-for-profits based in the City of Schenectady, New York, Better Neighborhoods

Inc. and the Community Land Trust of Schenectady. BCN is focused on... [Read Full Listing](#)



Program Coordinator – 2-Year Term •

The Kresge Foundation is seeking a Program Coordinator who is responsible for coordinating, planning, and implementing projects that span the foundation's programs and learning activities. Projects may include learning and evaluation analysis, special projects, and/or departmental coordination and administrative support. Among other responsibilities, the role helps to coordinate, shape and...[Read Full Listing](#)



Compliance & Monitoring Administrator

• The City of Memphis is seeking a Compliance and Monitoring Administrator who works under the general direction of the Senior Operations Administrator, overseeing the compliance and monitoring of all federal and other regulatory compliance requirements associated with Federal, State, or other grants, specifically those received from the U.S. Department of Housing and Urban Development, including HOME, Community Development Block Grant ... [Read Full Listing](#)



Instructor of Community Development (Non-Tenure Track) •

The Nohad A. Toulon School of Urban Studies and Planning is recruiting for a non-tenure track instructional faculty member in the area of Community Development. We seek candidates whose expertise complements the existing strengths of the faculty, and are especially interested in areas such as... [Read Full Listing](#)



Director of Programs — Mile High Connects •

Mile High Connects is a broad collaborative of private, public, nonprofit organizations, and community leaders committed to ensuring that all residents of the Metro Denver region have access to affordable transit, affordable housing, and economic opportunity. The Director of Programs will collaborate with the Executive

Director and senior leadership to develop and execute strategic direction and programs. [Read Full Listing](#)



Director of Real Estate Development •

Home City Development Inc. is seeking a strong, experienced, enthusiastic, entrepreneurial real estate professional to manage a large pipeline of on-going and potential real estate projects in Western Massachusetts. We are a mission-based, non-profit dedicated to building better neighborhoods... [Read Full Listing](#)



Program Fellow • Enterprise is seeking a Program Fellow to primarily work with the Connected Communities Team in the Northern California office to advance our regional program and policy work. This work includes research, data analysis, communications, technical assistance, and grants and contracts administration. Our regional work aims to... [Read Full Listing](#)



Fellowship for Democratizing Disaster Planning, Recovery and Resilience •

Enterprise is seeking a talented individual to join the San Francisco market office as a Senior Fellow in Democratizing Disaster Recovery and Resilience. The Fellow must be a creative problem solver with excellent organizational skills, the ability to create collaborations, work independently, attention to detail, a willingness to take a leadership role, and... [Read Full Listing](#)



Program Director - Cultural Resilience •

Enterprise is seeking a Cultural Resilience Program Director. The ideal candidate will be an experienced creative practitioner with cross-disciplinary expertise in placemaking, social determinants of health, community development, cultural anthropology, participatory research or community-engaged... [Read Full Listing](#)

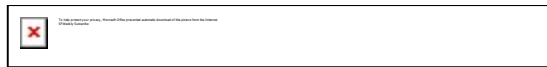
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Senior Staff Attorney • **New Economy Project**

Real Estate Development Coordinator • **Working In Neighborhoods**



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Jay Leslie

From: Jane Schenkel <jane@edgemereconsulting.com>
Sent: Tuesday, May 07, 2019 7:14 AM
To: Hannah Lodi
Subject: Some More
Attachments: Innovations_in_the_Moving_To_Work_Demonstration_Full_Report 1-2015.pdf; Sample of Existing MTW Rent Reform Initiatives 10-1-12.docx; Self Sufficiency Incentive 4-28-15.docx

See you at 9:30

Jane Schenkel, Senior Associate
Edgemere Consulting Corporation
330 Lynnway, Suite 209
Lynn, MA 01901
Tel: 781-581-9991
Fax: 781-581-9992
Email: jane@edgemereconsulting.com

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Jay Leslie

From: Jay Leslie
Sent: Friday, May 10, 2019 10:00 AM
To: Mike Johnston
Subject: RE: Cambridge Day Article

Woke and wealthy Cantabrigians don't want more poor people around? I'm shocked.

Exposes the somewhere but NIMBY hypocrisy common among many affluent liberals.

Nice response.



Jay Leslie | Director of Information Technology
1-617-520-6389 | www.cambridge-housing.org

From: Mike Johnston
Sent: Friday, May 10, 2019 9:03 AM
To: senior-staff@cambridge-housing.org
Subject: Cambridge Day Article

Fyi

<http://www.cambridgeday.com/2019/05/10/affordable-housing-overlay-process-activated-long-after-idea-began-shaking-up-a-divided-city/>



Michael J. Johnston, Esq. | Executive Director
362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

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Jay Leslie

From: Eugenia Huh <schraa@gmail.com>
Sent: Saturday, May 11, 2019 7:46 PM
To: David Sullivan
Cc: Alexandra Markiewicz; Bill Mcavinney; Bill Tibbs; D Margaret Drury; D Margaret Drury; Dan Eisner; Elaine DeRosa; Esther Hanig; Eugenia Schraa; George Metzger; marchanthannon@gmail.com; Jesse Kanson-Benav; Kathleen Onufer; Lauren Curry; Marc McGovern; Marc McGovern; Margaret Moran; Neal Alpert; Pamela Thilo; Peter Daly; Rebecca Schofield; Sean Hope; Simmons, Denise; Simmons, Denise; Susan Schlesinger; Wilford Durbin
Subject: Re: Podcast: How Not-In-My-Backyard Politics Keep Housing Costs High

We should think about holding a book event for her! The BU study is so pertinent to everything we're going through, particularly the Overlay right now.

But she already *has* spoken at ABC — in November, Pamela organized a [great talk](#) at the Senior Center. Here's [a tweet I think is funny](#) from it.

If they're doing a book, I think a discussion à la *Generation Priced Out* would be great!
Let's make it happen!
e

--
Eugenia Schraa
(617) 270-6549
257 Washington St.
Cambridge, MA 02139
Twitter: @eugeniaschraa
www.abettercambridgeaf.org

On Sat, May 11, 2019 at 2:28 PM David Sullivan <davidesullivan77@gmail.com> wrote:

If you haven't heard this great podcast, you should definitely listen: [How Not-In-My-Backyard Politics Keep Housing Costs High](#), from the (libertarian-leaning!) Niskanen Center's Science of Politics series.

If it all sounds familiar, it should: one of the case studies is our very own Cambridge, MA! One of the authors, [Katherine Einstein](#), is a BU asst poli sci prof. Here she is talking about her research on a [local TV show](#). I can hardly wait for her forthcoming book, [Neighborhood Defenders: Participatory Politics and America's Housing Crisis](#). Maybe we should invite her to speak at one of our events!

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Jay Leslie

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Sent: Saturday, May 11, 2019 2:29 PM
To: Alexandra Markiewicz; Bill Mcavinney; Bill Tibbs; D Margaret Drury; D Margaret Drury; Dan Eisner; Elaine DeRosa; Esther Hanig; Eugenia Schraa; Eugenia Schraa; George Metzger; marchanthannon@gmail.com; Jesse Kanson-Benana; Kathleen Onufer; Lauren Curry; Marc McGovern; Marc McGovern; Margaret Moran; Neal Alpert; Pamela Thilo; Peter Daly; Rebecca Schofield; Sean Hope; Simmons, Denise; Simmons, Denise; Susan Schlesinger; Wilford Durbin
Subject: Podcast: How Not-In-My-Backyard Politics Keep Housing Costs High
Attachments: Image-1.jpg

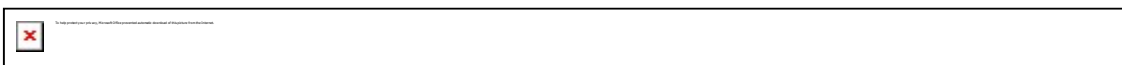
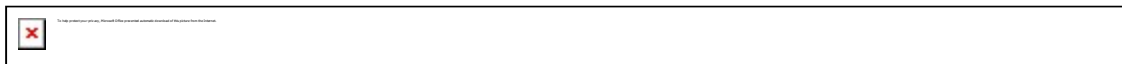
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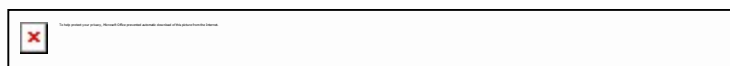
From: Citizens' Housing and Planning Association (CHAPA) <jconnolly@chapa.org>
Sent: Thursday, June 13, 2019 2:04 PM
To: Tina Miller
Subject: CHAPA Housing Briefs: June 2019

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CHAPA Housing Briefs

June 2019



State Updates

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UPCOMING EVENTS

June 25, 2019

[CHAPA YP Network's Summer Mixer*](#)

**waitlist only*

October 30, 2019

[CHAPA's 52nd Annual Dinner](#)



Have you registered for our 52nd Annual Dinner yet? Four award winners and a special guest to be

[FY2020 Capital Plan](#), including investments in affordable housing, community development, and early education programs. The plan includes \$95 million in capital funding to support and improve state-assisted public housing and over \$20 million for programs that create accessible homes for persons with disabilities.

DHCD Announces Mini-Competition for Affordable Housing Funding

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announced soon! [Get your tickets for the Dinner here.](#)



CHAPA's [Municipal Engagement Initiative](#) will be releasing the application for new communities soon! If you are interested in receiving the application for your community when available, please be in touch with [Dana LeWinter](#), Director of Municipal Engagement.

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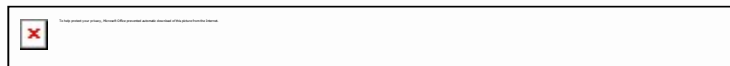
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Recent Research

Webinar and Advocacy Materials to Respond to HUD's Mixed-Status Rule

The National Low Income Housing Coalition and The

National Housing Law Project hosted a [webinar](#) to assist advocates in responding to HUD’s proposed rule prohibiting mixed immigration status families from living in public and other subsidized housing. They also provided [additional resources](#) and a [state-by-state breakdown](#) of households affected.

The Paper Wall: Zoning Restrictions of Multi-Family Housing

[New research](#) sponsored by the MA Smart Growth Alliance, CHAPA and other partners sheds light on how certain suburban towns in Metro Boston use zoning to stop new housing development. Read coverage from [The Boston Globe](#), [The Lowell Sun](#), [WGBH](#), and [Banker & Tradesman](#).

How NIMBY Politics Keep Housing Costs High

Why can’t proposals for new housing development overcome local resistance? A [podcast from the Niskanen Center’s Political Research Digest](#) features two of the leading researchers on the subject, Katherine Einstein from Boston University and Michael Hankinson from Baruch College.

The Plunder of Black Wealth in Chicago

[New research from Duke University](#) attempts to calculate the amount of money extracted from Chicago’s black communities in the 1950s and 60s through the practice of “home contract sales.” These contracts offered buyers the illusion of a mortgage, but with higher interest rates, inflated purchase prices, no accumulation of equity, and no legal protections for consumers.



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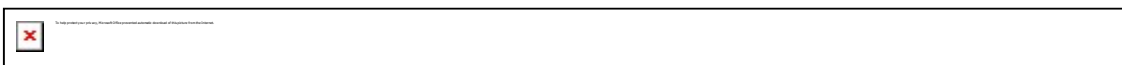
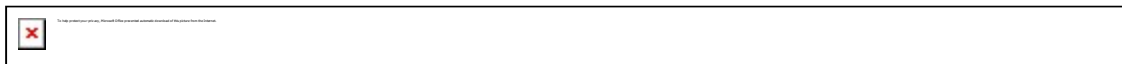
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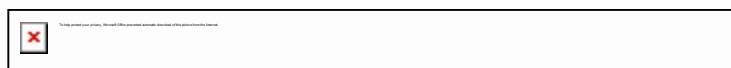
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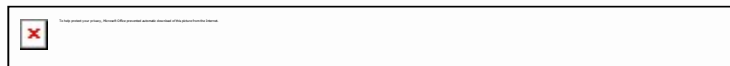
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National Housing Law Project hosted a [webinar](#) to assist advocates in responding to HUD’s proposed rule prohibiting mixed immigration status families from living in public and other subsidized housing. They also provided [additional resources](#) and a [state-by-state breakdown](#) of households affected.

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Why can’t proposals for new housing development overcome local resistance? A [podcast from the Niskanen Center’s Political Research Digest](#) features two of the leading researchers on the subject, Katherine Einstein from Boston University and Michael Hankinson from Baruch College.

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[New research from Duke University](#) attempts to calculate the amount of money extracted from Chicago’s black communities in the 1950s and 60s through the practice of “home contract sales.” These contracts offered buyers the illusion of a mortgage, but with higher interest rates, inflated purchase prices, no accumulation of equity, and no legal protections for consumers.



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From: CityLab <newsletters@citylab.com>
Sent: Wednesday, June 19, 2019 1:53 PM
To: Carsten Snow-Eikelberg
Subject: How Far Will Google's Billion-Dollar Housing Plan Go?



jun 19, 2019

What We're Following

Google home: On Tuesday, Google announced the single largest commitment by a private employer to address the Bay Area's affordable housing crisis. Its plan: Invest a billion dollars in land and money to construct housing over the next decade. The effort is unique not just for its size, but for its focus on land: The bulk of the investment comes from repurposing company property for residential use, turning parts of its office campuses into new homes. While many employers in Silicon Valley have begun to build housing for their own workers, Google's would be the first to unlock its land to house the general public.

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—[Andrew Small](#)

More on CityLab

Why Landlords File for Eviction (Hint: It's Usually Not to Evict)

Most of the time, a new study finds, landlords file for eviction because it tilts the power dynamic in their favor—not because they want to eject their tenants.

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The city plans to fill some small but treasured sites with trees—a climate strategy that may also change the way Paris frames its architectural heritage.

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Fear of Missing Out does not make good transportation policy. Sometimes a new bus shelter is a better investment than flashy new technology.

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Berlin Approves a Five-Year Rent Freeze

Local lawmakers agreed to one of Europe's most radical rental laws, but it sets the stage for a battle with the Germany's national government.

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Julián Castro Wants to Hold Police Accountable

In an interview, the presidential hopeful outlines ambitious plans for reforming immigration and policing.

ADAM SERWER

Dwell Informed



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What We're Reading

California utility PG&E to pay \$1 billion to local governments for wildfire damage ([NPR](#))

These are the cities overtourism could threaten next ([Washington Post](#))

How graffiti became gentrified ([New Republic](#))

One Trump tax cut was meant to help the poor. A billionaire ended up winning big. ([ProPublica](#))

How New York's skyline is changing to give the wealthy a better view ([New York Times](#))

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Thursday, June 20, 2019 12:08 PM
To: Carsten Snow-Eikelberg
Subject: Minimum Wage Can't Pay for a Two-Bedroom Apartment



jun 20, 2019 PRESENTED BY



What We're Following

Placed wager: If you were working a minimum-wage job in the United States and needed to rent a two-bedroom apartment, where would you go? As it turns out, that place is nowhere to be found: There's not a single state, metro area, or county where 40 hours of work at the federal minimum wage of \$7.25 an hour pulls in enough money to cover rent without exceeding 30 percent of income. In only 28 counties is it possible to rent a one-bedroom affordably. As the map below shows, paying the fair market rent for a two-bedroom could require working up to three full-time jobs in some places.



Those are the latest statistics from the National Low Income Housing Coalition's annual "Out of Reach" report, which finds that the housing affordability crisis plunged to new depths in 2019. While many states and cities have higher minimum wages, none are enough to meet the housing wage without taking on a second job. This challenge isn't restricted to the nation's poorest: The money needed to rent a two-bedroom exceeds the average renter's wages everywhere. CityLab's Sarah Holder has the story: [Minimum Wage Still Can't Pay for a Two-Bedroom Apartment Anywhere](#)

—[Andrew Small](#)

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Smart cities start with smart lighting

How upgraded lighting infrastructure can save money and drive efficiency for your city.

More on CityLab

Brace for the Car Ban Backlash

With more conservative leadership moving in after elections, Madrid's pollution-fighting regulations on private vehicles may be in danger.

FEARGUS O'SULLIVAN

Luxury Gyms Invite You to Work Out, Hang Out, Or Just Work

With their invite-only policies and coworking spaces, high-end urban gyms aspire to be fitness studio, social club, and office rolled into one.

SAM EICHNER

The Essential Map for LGBTQ Outdoor Enthusiasts

For Pride Month, two organizations are making it easier to find LGBTQ outdoor recreation groups across the U.S.

LINDA POON

How to Block Multi-Family Housing, Boston-Style

Despite the area's progressive politics, NIMBY-minded residents in and around Boston are skilled in keeping new housing at bay.

ANTHONY FLINT

Gun Violence and Public Buildings: How to Balance Safety and Openness

"I want people to be able to walk into my office," said one city manager. "But I also need to make sure we're not putting ourselves at undue risk."

LAURA BLISS

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What We're Reading

With more storms and rising seas, which cities should be saved first? ([New York Times](#))

What it's like to be on *House Hunters*—twice ([Slate](#))

72 Philadelphia police officers just got put on desk duty over offensive social media posts ([NPR](#))

Barbershops can be fraught for people who aren't straight cis men. These women want to change that. ([DCist](#))

New York expanded rent control. Will others follow suit? ([Next City](#))

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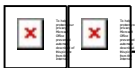
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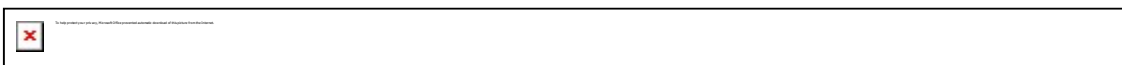
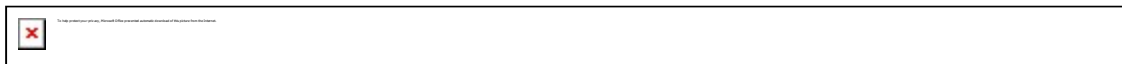
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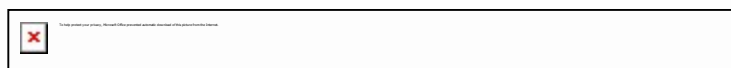
From: Citizens' Housing and Planning Association (CHAPA) <jconnolly@chapa.org>
Sent: Thursday, June 13, 2019 2:04 PM
To: Karrie Canavan
Subject: CHAPA Housing Briefs: June 2019

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CHAPA Housing Briefs

June 2019



State Updates

FY2020 State Budget Heads to Conference Committee

The [FY2020 state budget is now before a conference committee](#), chaired by Rep. Aaron Michlewitz and Sen. Michael Rodrigues, to reconcile the differences between the House and Senate budget proposals. Once the Legislature agrees to a final budget, it will be sent to the Governor for his signature, amendments, and/or vetoes.

Baker-Polito Administration Releases FY2020 Capital Plan

On June 6, the [Baker-Polito Administration released its](#)

UPCOMING EVENTS

June 25, 2019

[CHAPA YP Network's Summer Mixer*](#)

**waitlist only*

October 30, 2019

[CHAPA's 52nd Annual Dinner](#)



Have you registered for our 52nd Annual Dinner yet? Four award winners and a special guest to be

[FY2020 Capital Plan](#), including investments in affordable housing, community development, and early education programs. The plan includes \$95 million in capital funding to support and improve state-assisted public housing and over \$20 million for programs that create accessible homes for persons with disabilities.

DHCD Announces Mini-Competition for Affordable Housing Funding

The Department of Housing and Community Development (DHCD) announced it will hold a [mini-competition for funding](#) certain highly-ready, multi-family affordable rental housing projects. DHCD will hold a public hearing on the competition on June 20. The deadline for the competition will be October 31.

State Senate Finalizes FY2020 Budget Proposal

On May 23, the [State Senate approved its final FY2020 state budget proposal](#). The budget includes significant funding increases for the Massachusetts Rental Voucher Program, the Alternative Housing Voucher Program, public housing, and unaccompanied homeless youth support services. The budget also provides increased funding for the Community Preservation Trust Fund.



Federal Updates

Federal Legislation Could Boost Affordable Housing Tax Credit

A bipartisan group of legislators from the [House and Senate introduced legislation](#) last week that would make

announced soon! [Get your tickets for the Dinner here.](#)



CHAPA's [Municipal Engagement Initiative](#) will be releasing the application for new communities soon! If you are interested in receiving the application for your community when available, please be in touch with [Dana LeWinter](#), Director of Municipal Engagement.

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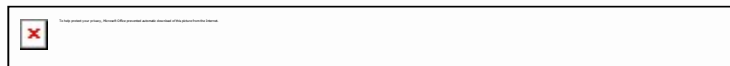
key improvements to the Low Income Housing Tax Credit (LIHTC). [The bill](#) includes a 50% increase to the annual allocation and incentives for ELI housing in addition to establishing a minimum 4% rate, among other priorities.

U.S. Appropriations Committee Releases FY2020 THUD Funding Bill

The House Appropriations Committee released [its annual funding bill](#) for affordable housing and community development programs, [increasing funding levels by \\$6 billion](#) from FY 2019 and \$17 billion over the President's request. The Transportation-Housing and Urban Development (THUD) Subcommittee approved the bill by a voice vote, and it will now proceed to the House floor for a final vote before moving to the Senate, then ultimately the President's desk.

Presidential Candidate Booker Releases Affordable Housing Plan

Senator Cory [Booker introduced a plan](#) last week to address the nation's affordable housing challenges. Booker's plan includes a [federal tax credit for renters](#), \$40 billion for the Housing Trust Fund, right-to-counsel in eviction cases, and incentives for localities to eliminate restrictive zoning rules.



Recent Research

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Wednesday, June 26, 2019 1:54 PM
To: Carsten Snow-Eikelberg
Subject: The Problem With 'Most Livable' Cities



jun 26, 2019

What We're Following

Crank ranking: People love to comparison shop. That simple fact explains the popularity of lists that rank cities by “livability,” feeding the notion that life will be better if you just pack your bags and move to another, more idyllic place. If you follow these annual lists, the winners won’t shock you: For the most part, prosperous and modestly scaled Northern European cities like Vienna, Copenhagen, and Helsinki dominate the finalists.

But these clicky rankings may not be the objective, data-driven reports they appear to be. Crunching the numbers on crime, weather, and housing costs can lend a sense of neutrality, but the results still project the tastes of the listmakers—and there’s a curious anti-urban slant to their outcomes. After all, how can you truly judge a city like Zurich, the serene Swiss semi-metropolis that recently topped one list, against a megacity like Beijing or Tokyo? CityLab’s Feargus O’Sullivan takes a look at what these world’s “most livable” city rankings really mean. Read his take: [Death to Livability!](#)

—[Andrew Small](#)

More on CityLab

Don't Call Trump's Housing Order a YIMBY Plan

The president just signed an executive order calling for states and cities to pursue zoning reform. But affordable housing advocates aren’t celebrating.

SARAH HOLDER

Seattle Will Open Clean-Air Shelters As Relief From Wildfire Smoke

Five public buildings will get filtration systems to keep the air inside clean on days when smoke affects the city, Mayor Jenny Durkan announced last week.

HALLIE GOLDEN

Revisiting Pittsburgh's Era of Big Plans

A conversation with the trio of authors behind a new book about the Steel City's mid-20th-century transformation.

MARK BYRNES

Can Waze Convince Commuters to Carpool Again?

Google's wayfinding company wants to help drivers and riders find each other on its navigation app—and ease traffic congestion along the way.

ANDREW SMALL

Gyms Are Becoming Third Places for Type-A Millennials

With their invite-only policies and coworking spaces, high-end urban gyms aspire to be fitness studio, social club, and office rolled into one.

SAM EICHNER

Sure Sign



(Pentagram)

For the past few years, there's been a subtle shift at New York City's parks, as the city's department of parks and recreation gradually rebranded itself through the signs at its properties. It wasn't easy: Years of changing rules, warnings, and regulations resulted in a messy system of ad-hoc signage at more than 5,000 properties. But the design firm Pentagram reined them in, bringing a new typeface, logo, and structure that make it easier to communicate answers to the questions visitors may have at any given park. CityLab's Kriston Capps spoke to Pentagram designer Paula Scher about what she learned the process. On CityLab: [The Secrets to NYC Parks' New Signs](#)

What We're Reading

The Green New Deal could change how America builds ([Fast Company](#))

How vacant lots create financial strain for smaller cities ([Curbed](#))

The unproven, invasive surveillance technology schools are using to monitor students ([ProPublica](#))

How apartheid killed Johannesburg's cycling culture ([The Guardian](#))

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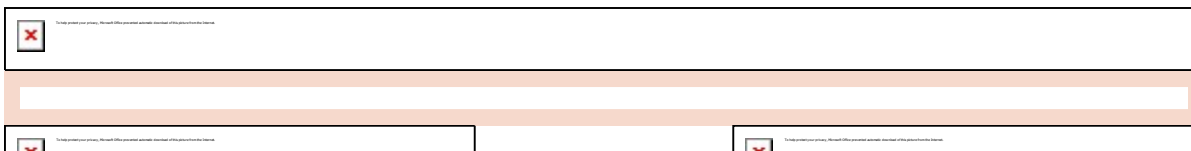
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Jay Leslie

From: LDS Consulting Group, LLC <eunice@ldsconsultinggroup.ccsend.com> on behalf of LDS Consulting Group, LLC <ldsweet@ldsconsultinggroup.com>
Sent: Monday, May 20, 2019 7:04 AM
To: Andrew Kerivan
Subject: LDS May 2019 Newsletter



Greetings:

It has been a busy 19th year at LDS.

We provided a record number of market studies to clients for the Massachusetts DHCD funding round in February 2019, updated the Duxbury Housing Production Plan and received DHCD approval, obtained final approval from DHCD for Pearl Street Apartments in Gloucester which is under construction, and received M.G.L. Chapter 40B Project Eligibility Letters for rental housing developments in Wellesley and North Reading.

Thank you to Kyra and Tom for great support, and our newest clients for contributing to another successful year:

Caleb Foundation
Corvo Companies
Eastward Companies
Equity Partners
Falconi Companies
Main South CDC
Metro West Collaborative
Rural Development, Inc.
Stabile Companies
WayFinders
Yebba Brothers

Please contact us to reserve a study slot for the Boston DND September 2019, DHCD October 2019 Mini-round or DHCD February 2020 round.

LDS News
May 2019

In This Issue

[Client Success Stories](#)

[Research and Analysis](#)

[Permitting, Marketing and Monitoring](#)

[LDS Administrative](#)

Client Success Stories - Congratulations!



Jewell Crossing, North Attleboro, MA

Congratulations to GreatBridge Properties on their building dedication this past spring for Jewell Crossing, a 66 unit affordable rental development. LDS was pleased to have provided brokerage, permitting and market study services as well as event coordination for the building dedication. GreatBridge is one of LDS's first clients and we look forward to finding them another development site in Massachusetts so they can continue providing quality work force housing to low income families.

2018 DHCD Funding Round Awards

Congratulations to **Valley Community Development Corporation** on receiving a tax credit allocation from DHCD to renovate and expand Sergeant House in Northampton, MA into 31 units of rental housing. LDS is pleased to have provided a market study in support of their application as well as a rent comparability study for their RAD units.

Yes, you read that correctly, LDS does provide rent comp studies! Did you know that in age restricted units with rental subsidy, you may be able to add the cost of supportive services to the FMR?

DHCD Mini Funding Round Awards

Congratulations to **Winn and Housing Corporation of Arlington** for receiving funding awards in the fall mini round. Winn will build 118 very mixed income units at Parcels 8 + 9 in Lowell, MA and HCA will build 48 units in Arlington, MA known as Downing Square.



HAC Finds in Favor of Developer in Milton

In December 2018, the Housing Appeals Committee issued a 72 page decision finding in favor of the developer HD/MW Randolph Avenue, LLC. The developer applied for 90 units and the Milton Zoning Board of Appeals issued a comprehensive permit for 35 units, subject to numerous conditions. Lynne Sweet was an expert witness for the developer relative to the impact on rents from the reduced unit count, lack of project amenities and lack of three bedroom units.

Research and Analysis

Pittsfield Infill Housing

LDS had the pleasure of partnering with Utile Design to examine the need for infill housing on the Tyler Street Corridor in Pittsfield, Massachusetts and produced the Tyler Street District Housing Plan. Funding and support was provided by MassDevelopment under their Transformative Development Initiative. LDS provided market research for the supply and demand of rental and ownership housing, stakeholder interviews as well as financial modeling. Utile provided test fits for different housing models. Together, the team provided a road map to the City for future housing development along the Tyler Street corridor.

One major finding of the study is that Raytheon is hiring hundreds of workers for its Pittsfield facility and having a difficult time locating quality market rate rental housing for new employees.

Senior Housing Research Studies

LDS provided four market research studies for HealthBridge Management locations in Massachusetts and Connecticut. The sites have skilled nursing and rehabilitation facilities that are either shuttered and/or underutilized. LDS examined a variety of uses including hospice, traditional and memory care assisted living, independent living and supportive senior housing. LDS also examined the economics of several scenarios.

Highest and Best Use Study

LDS provided a planning study to assist a developer in determining that highest and best use for a site in a New Hampshire metropolitan area. LDS provided a supply and demand analysis for rental housing including market rate units and a variety of income restricted scenarios as well as for assisted living and memory care assisted living. LDS also examined area economics, employment and planned projects.

Ludlow Expert Witness Testimony

LDS will be preparing testimony for Wayfinders in connection with a housing appeals committee case for a proposed 43 unit townhouse income restricted rental development in Ludlow, MA. LDS' research and writing will be focused on the regional need for affordable housing.

Permitting, Marketing and Monitoring

M.G.L. Chapter 40B Permitting Gloucester, MA

LDS worked for Ten Gates Development in connection with a 7 unit rental development in Gloucester, MA. LDS coordinated the M.G.L. Chapter 40B application process which included obtaining a PEL from MassHousing, Comprehensive Permit from the Gloucester ZBA, a Community Preservation Committee grant and DHCD Final Approval. A certificate of occupancy is expected in September 2019. Harborlight Community Partners will be handling the lottery and Rockland Bank provided the financing. Thank you to the City of Gloucester for their support of this development!

M.G.L. Chapter 40B Permitting, Wellesley, MA

LDS has been working for Dennis DiSchino, principal of Equity Partners, on a proposed 16 unit rental development on Burke Lane in Wellesley, MA. The development received a Project Eligibility Letter ("PEL") from MassHousing on March 27, 2019 and LDS filed with the Wellesley Zoning Board of Appeals on April 18, 2019.

In addition to coordinating the team, which includes Guerriere & Halnon, Inc., Dixon Salo Architects and Vanasse & Associates, Inc., LDS provided a rental study letter to support the PEL application.

LDS has provided rental study letters for developments in Brewster, Melrose, Milton, North Reading, Wakefield and West Bridgewater over the last year for inclusion of PEL applications.

Affirmative Fair Marketing and Resident Selection Plans ("AFMRSP")

LDS worked with two developers in Newton, Massachusetts who were seeking special permits that required affordable housing units under the City's inclusionary zoning provision. LDS provided the marketing plans and worked with DHCD to obtain final approval.

In addition, LDS has provided a marketing plan for a Housing Development Incentive Program development in Peabody.

LDS is also working with an assisted living provider to set up their affordable housing lottery which will be handled by MCO Associates.

In all cases, LDS has provided lottery agent referrals.

Sherborn Master Planning

Along with Andrew Consigli, LDS is working the owner of land in downtown Sherborn to master plan the site and services include strategic planning and fiscal impact analysis. The goal is to identify the best route to permitting the site including examining the potential of a public private partnership for infrastructure.

Affordable Home Ownership Lotteries

MCO is currently conducting a lottery in Medfield and LA Associates is conducting a lottery in Foxboro.

LDS Administrative

Out and About

Community Housing Fair

Kyra and Lynne participated in Metro West's community housing fair in April. We provided attendees with information about our services and the eligibility requirements for income-restricted home ownership units. It was a great opportunity to hear firsthand what type of housing people are looking for!

CHAPA Fair Housing Forum

We also attended CHAPA's recent Fair Housing Forum and picked up some great tips for dealing with NIMBY's!

Home Ownership Monitoring

In addition, Lynne and Kyra participated in a meeting to discuss issues relative to home ownership monitoring hosted by MassHousing and attended by representatives from MHP, DHCD and other monitors. The goal of the newly established working group is to improve the process for all parties.

Middlesex County Assessors Association

Lynne will be addressing the association in September to educate assessors on affordable home ownership.

Our newest staff member: Marcus Artusio

LDS will be welcoming Marcus Artusio on June 3, 2019 as a Real Estate Analyst/Planner.

Marcus earned a B.S. in Geographical Sciences from the University of Maryland, College Park and a Master of City and Regional Planning from the University of Pennsylvania. Marcus' experiences prior to joining LDS include working at TreeBaltimore to improve community outreach, working with a private real estate developer to research environmentally-friendly building standards, working with the Centennial Parkside Community Development Corporation to build a property database for use in geographic information systems, and working for a real estate consulting firm providing technical assistance to Public Housing Authorities.

Look for Marcus at MHP's housing institute in June!

Community Development Housing Tax Credit

As LDS does every year, we directed our donation to MACDC to support our community development corporation clients.

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www.ldsconsultinggroup.com

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Thursday, June 20, 2019 12:09 PM
To: Brenda Downing
Subject: Minimum Wage Can't Pay for a Two-Bedroom Apartment



jun 20, 2019 PRESENTED BY



What We're Following

Placed wager: If you were working a minimum-wage job in the United States and needed to rent a two-bedroom apartment, where would you go? As it turns out, that place is nowhere to be found: There's not a single state, metro area, or county where 40 hours of work at the federal minimum wage of \$7.25 an hour pulls in enough money to cover rent without exceeding 30 percent of income. In only 28 counties is it possible to rent a one-bedroom affordably. As the map below shows, paying the fair market rent for a two-bedroom could require working up to three full-time jobs in some places.



Those are the latest statistics from the National Low Income Housing Coalition's annual "Out of Reach" report, which finds that the housing affordability crisis plunged to new depths in 2019. While many states and cities have higher minimum wages, none are enough to meet the housing wage without taking on a second job. This challenge isn't restricted to the nation's poorest: The money needed to rent a two-bedroom exceeds the average renter's wages everywhere. CityLab's Sarah Holder has the story: [Minimum Wage Still Can't Pay for a Two-Bedroom Apartment Anywhere](#)

—[Andrew Small](#)

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Smart cities start with smart lighting

How upgraded lighting infrastructure can save money and drive efficiency for your city.

More on CityLab

Brace for the Car Ban Backlash

With more conservative leadership moving in after elections, Madrid's pollution-fighting regulations on private vehicles may be in danger.

FEARGUS O'SULLIVAN

Luxury Gyms Invite You to Work Out, Hang Out, Or Just Work

With their invite-only policies and coworking spaces, high-end urban gyms aspire to be fitness studio, social club, and office rolled into one.

SAM EICHNER

The Essential Map for LGBTQ Outdoor Enthusiasts

For Pride Month, two organizations are making it easier to find LGBTQ outdoor recreation groups across the U.S.

LINDA POON

How to Block Multi-Family Housing, Boston-Style

Despite the area's progressive politics, NIMBY-minded residents in and around Boston are skilled in keeping new housing at bay.

ANTHONY FLINT

Gun Violence and Public Buildings: How to Balance Safety and Openness

"I want people to be able to walk into my office," said one city manager. "But I also need to make sure we're not putting ourselves at undue risk."

LAURA BLISS

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What We're Reading

With more storms and rising seas, which cities should be saved first? ([New York Times](#))

What it's like to be on *House Hunters*—twice ([Slate](#))

72 Philadelphia police officers just got put on desk duty over offensive social media posts ([NPR](#))

Barbershops can be fraught for people who aren't straight cis men. These women want to change that. ([DCist](#))

New York expanded rent control. Will others follow suit? ([Next City](#))

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Jay Leslie

From: Carol Spritz <cgspritz@comcast.net>
Sent: Monday, May 13, 2019 4:19 PM
To: John Lindamood
Subject: Re: Another check from [REDACTED]

That's fantastic!! I'll thank him, too. Looks like the banquet and site visit are having very positive results. Just had lunch with [REDACTED] and got an earful about the overlap. She is in the thick of it on the NIMBY side. I do think she'll be sending us more \$\$ if only to assuage her guilt. I'll fill you in when I see you.

On May 13, 2019, at 4:15 PM, John Lindamood <jlindamood@cambridge-housing.org> wrote:

Hi, Carol. We just received a [REDACTED] from [REDACTED] via [REDACTED]. The letter said it was dedicated to the 2019 Work Force graduating class. Good stuff.

We should add to the campaign ledger, and I'll shoot him a "thank you" note tomorrow morning.

J.

<Outlook-1510845050.png>

John Lindamood

Director of Resident Services

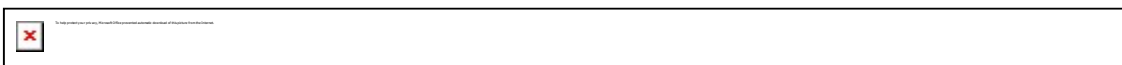
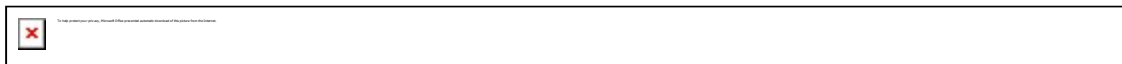
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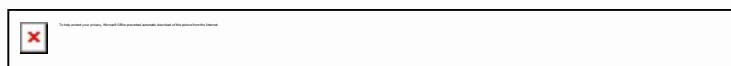
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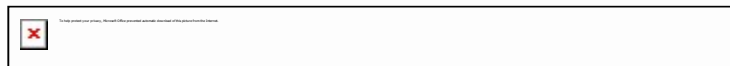
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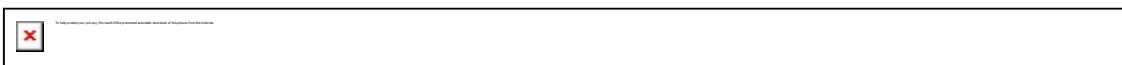
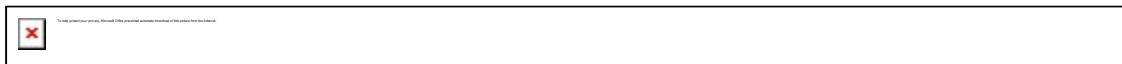
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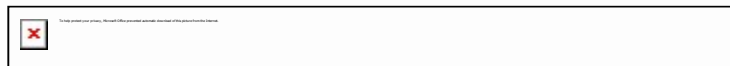
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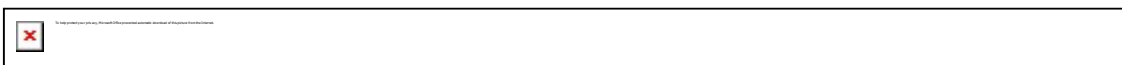
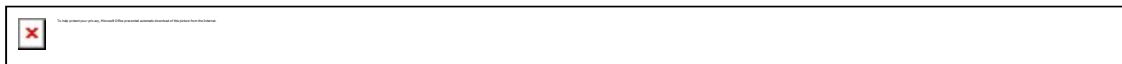
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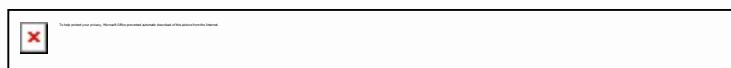
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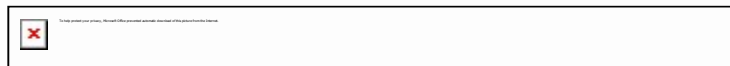
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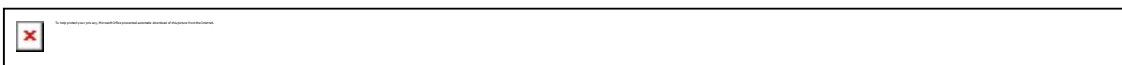
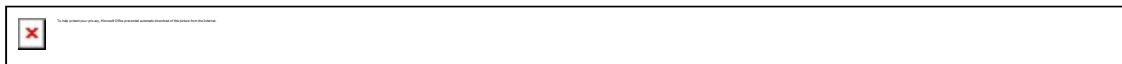
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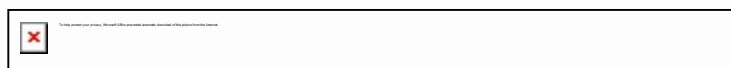
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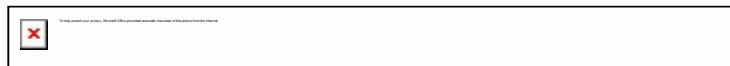
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Recent Research

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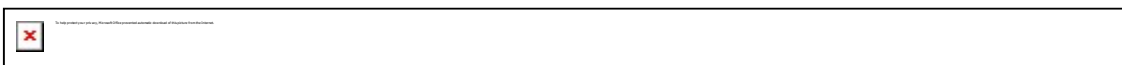
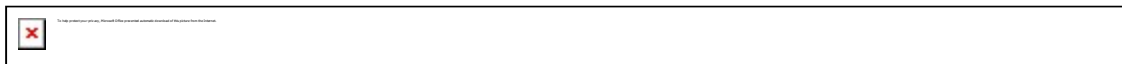
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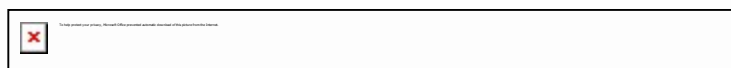
From: Citizens' Housing and Planning Association (CHAPA) <jconnolly@chapa.org>
Sent: Thursday, June 13, 2019 2:04 PM
To: Yuen Tang
Subject: CHAPA Housing Briefs: June 2019

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CHAPA Housing Briefs

June 2019



State Updates

FY2020 State Budget Heads to Conference Committee

The [FY2020 state budget is now before a conference committee](#), chaired by Rep. Aaron Michlewitz and Sen. Michael Rodrigues, to reconcile the differences between the House and Senate budget proposals. Once the Legislature agrees to a final budget, it will be sent to the Governor for his signature, amendments, and/or vetoes.

Baker-Polito Administration Releases FY2020 Capital Plan

On June 6, the [Baker-Polito Administration released its](#)

UPCOMING EVENTS

June 25, 2019

[CHAPA YP Network's Summer Mixer*](#)

**waitlist only*

October 30, 2019

[CHAPA's 52nd Annual Dinner](#)



Have you registered for our 52nd Annual Dinner yet? Four award winners and a special guest to be

[FY2020 Capital Plan](#), including investments in affordable housing, community development, and early education programs. The plan includes \$95 million in capital funding to support and improve state-assisted public housing and over \$20 million for programs that create accessible homes for persons with disabilities.

DHCD Announces Mini-Competition for Affordable Housing Funding

The Department of Housing and Community Development (DHCD) announced it will hold a [mini-competition for funding](#) certain highly-ready, multi-family affordable rental housing projects. DHCD will hold a public hearing on the competition on June 20. The deadline for the competition will be October 31.

State Senate Finalizes FY2020 Budget Proposal

On May 23, the [State Senate approved its final FY2020 state budget proposal](#). The budget includes significant funding increases for the Massachusetts Rental Voucher Program, the Alternative Housing Voucher Program, public housing, and unaccompanied homeless youth support services. The budget also provides increased funding for the Community Preservation Trust Fund.



Federal Updates

Federal Legislation Could Boost Affordable Housing Tax Credit

A bipartisan group of legislators from the [House and Senate introduced legislation](#) last week that would make

announced soon! [Get your tickets for the Dinner here.](#)



CHAPA's [Municipal Engagement Initiative](#) will be releasing the application for new communities soon! If you are interested in receiving the application for your community when available, please be in touch with [Dana LeWinter](#), Director of Municipal Engagement.

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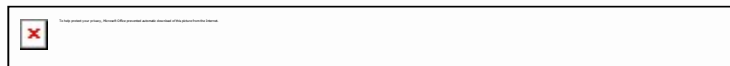
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Jay Leslie

From: HDLI <hdli-bounces+kbraga=cambridge-housing.org@listserve.com> on behalf of lwalker--- via HDLI <hdli@listserve.com>
Sent: Tuesday, July 16, 2019 10:30 AM
To: hdli@listserve.com
Subject: [hdli] New Chronic Nuisance Ordinance Article
Attachments: 54.2-Jarwala-Singh_CNOs.pdf; ATT00001.txt

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Best always,

Lisa

Lisa L. Walker
CEO and General Counsel
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Phone: 202-289-3400
Fax: 202 - 289-3401
Website:

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From: Next City <newsletter@nextcity.org>
Sent: Friday, July 26, 2019 12:00 PM
To: Clara Fraden
Subject: Backyard: Montgomery County MD Votes to Allow ADUs



Here's what got our attention in the world of housing policy this week. Remember, if you have a story idea for Backyard, email our housing correspondent, Jared Brey, at housing@nextcity.org. — *Next City editors*



Housing in Brief: Montgomery County MD Votes to Allow ADUs

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Residents of Montgomery County (pictured here, the town of Gaithersburg, Maryland) said that their towns could not accommodate the extra people that would be brought by the legalization of ADUs. (Photo by [Kai.Bates](#) / [CC BY-NC 2.0](#))

Montgomery County Passes Bill Allowing ADUs Amid Controversy

On Tuesday, Maryland's Montgomery County Council unanimously passed a bill allowing accessory dwelling units (ADUs) in three of the county's residential zones, [reports](#) Patch. The bill, Zoning Text Amendment 19-01, would loosen restrictions for in-law suites and tiny homes, and allow homeowners to convert basements and garages into separate residences.

Despite the unanimous decision, the zoning law has faced a great deal of backlash from Montgomery County residents. [According to](#) the Washington Post, a petition against the bill garnered over 1,200 signatures. During the council vote, homeowners gathered outside to protest the bill, [reports](#) the Washington Post.

The opponents of the bill have cited concerns over demographic change. Last month, Katherine Guglis, an appointed member of Montgomery County's Charter Review Commission, wrote a letter critiquing the zoning changes, writing, "Just because others flee crime-ridden and poverty-stricken areas doesn't mean Montgomery County has to be turned into a slum to accommodate them."

But supporters feel the bill will provide affordable housing for low income residents. "We have a housing crisis," Tom Hucker, a current council member, said in a **statement**. The median house price within the county is \$400,000. The new bill is expected to add 100 housing units that will be more affordable.

Warren and Booker Say Yes to YIMBY Policies

Elizabeth Warren and Cory Booker have plans to incentivize, or force, local governments into fostering more housing development to accommodate population growth. Both presidential candidates have joined the Yes In My Backyard (YIMBY) movement, **reports** Curbed.

YIMBY housing policies would push local governments into zoning reform. The zoning reform would primarily target strict single-family zoning laws, allowing for multiunit and affordable housing to be built in single-family residential areas.

According to Curbed, Warren plans to incentivize local governments with a \$10 billion grant program. Governments that make the reform would then be eligible for community grants to be used on infrastructure, roads, and schools. Booker, on the other hand, plans to withhold \$16 billion in existing federal funds if local governments don't make the necessary reforms.

Though the policies are embraced by some, single-family neighborhoods tend to resist zoning reform. Many families fear that multi-family housing would decrease home values.

New York City Apartment Building Values Plummet After Rent-Control Law

New York City's new rent stabilization legislation, which **passed earlier last month**, was a landmark bill in tenant's rights. The bill no longer allows landlords to hike rent stabilized apartments when tenants leave and prohibits vacant units from being taken out of rent control. For the first time, the city

made these reforms permanent. Almost immediately after the bill was passed, **a group of landlords sued the city**.

Now, **according to** Bloomberg, sales of apartment buildings in the city sales have plummeted. Apartment building owners are having difficulty selling property to investors, who are wary of the new rent legislation. Bloomberg reports that apartment building sales in the first half of 2019 have decreased 48 percent compared to the same period last year.

The values of apartment buildings have decreased since the reform. Now, the properties that have lost value will pay less property taxes. “You’re looking at a potentially \$1.5 to \$2 billion budget shortfall,” Paul Massey, CEO of B6 Real Estate Advisors, which reported the sales decrease, told Bloomberg.

However Victor Sozio, executive vice president of investment sales for Ariel Property Advisors, **told Bisnow** that though property values have changed, New York apartment buildings will always be lucrative for investors.

*This article is part of **Backyard**, a newsletter exploring scalable solutions to make housing fairer, more affordable and more environmentally sustainable. If your organization is interested in underwriting or advertising in this newsletter, please email **info@nextcity.org**.*

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From: CityLab <newsletters@citylab.com>
Sent: Friday, July 26, 2019 2:37 PM
To: Brenda Downing
Subject: What NIMBYs Want



jul 26, 2019

What We're Following

Backyard battleground: California's housing crisis has spurred a deep divide in the state's largely progressive metro areas. On one side of this debate stand the NIMBYs—often seen as older suburban homeowners fiercely resistant to any new development. Their young nemeses are the YIMBYs—Millennial urbanites who insist on squeezing in new housing wherever it can go. That generational clash has served to reduce each camp to cartoons, but it hasn't captured the nuances of the region's bitter struggle over housing supply; neither side seems interested in the hopes or fears of their adversaries, or their love of their cities and neighborhoods.

Today on CityLab, West Coast bureau chief Laura Bliss delves deep into the NIMBY instinct, asking the founder of the advocacy group Livable California what drives her passionate defense of the suburban status quo. Is the state's supercharged brand of NIMBYism as cynical and self-serving as housing activists say, or should the term imply something more positive? "It's about people being stewards of what they love and care about," she tells Laura. Read the story: [What NIMBYs Want](#)

—[Andrew Small](#)

More on CityLab

What the Fear Campaign Against Immigrants Is Doing

Even "secure" households say they're afraid of interacting with immigration enforcement, limiting their mobility and use of public space.

SARAH HOLDER

It's Getting Too Damn Hot to Have Fun in the Summer

An environmental economist explains how climate change and extreme weather could mean summer is no longer the peak season for festivals and outdoor recreation.

LINDA POON

Berkeley Bans Natural Gas in New Buildings

On Tuesday, the California city passed the first all-electric building ordinance in the United States.

SUSIE CAGLE

When Public Housing Was Suburban-Style and White

In 1945, Portland made a short film celebrating the low-rise, landscaped Columbia Villa, a public-housing project for white Portlanders.

CARL ABBOTT

House Specialty



Mike Segar/Reuters

Minnesota Senator Amy Klobuchar is the latest Democratic candidate to unveil a housing plan. On Thursday, she joined the ranks of her Senate colleagues Cory Booker, Kamala Harris, and Elizabeth Warren, plus former Housing Secretary Julián Castro, in releasing a comprehensive plan for housing affordability. [Klobuchar's vision](#) includes some features common to all those plans—stronger renter protections, expanded homeownership opportunities—as well as some details all her own.

Perhaps most notable: a focus on rural housing. Her plan would address the roughly 54 million Americans who live in rural areas without an adequate supply of safe, affordable housing—folks who often go unnoticed in conversations about the high cost of housing on the coasts. The senator's plan calls for training, education, and other improvements to connect rural communities with housing developers, for example. Other candidates with less to say about rural or Native American housing may want to look to her plan for inspiration.

Klobuchar trumpets the local accomplishments of the Minneapolis 2040 plans in her calls to loosen restrictive zoning as a way to build more housing. Like several other candidates, she aims to increase the scope and reach of successful federal housing programs such as Section 8 and Low Income Housing Tax Credits. Given the reach of the affordable housing crisis—it touches [every single county in America](#)—maybe the candidates could get together in some kind of forum for discussion to hash out the details of these housing plans?

CityLab context: [How Housing Became the Hottest Issue of the 2020 Elections](#)

—[Kriston Capps](#)

What We're Reading

Automakers strike a deal with California, rejecting Trump's pollution rule ([New York Times](#))

Better weather forecasts are changing the way cities are run ([Curbed](#))

Atlanta is blowing all its safety money on a flashy pedestrian bridge ([Streetsblog](#))

Here's why the U.S. can't figure out why infrastructure costs so much ([New York](#))

Bill de Blasio makes a national pitch for Vision Zero ([Politico](#))

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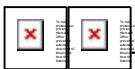
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Klobuchar trumpets the local accomplishments of the Minneapolis 2040 plans in her calls to loosen restrictive zoning as a way to build more housing. Like several other candidates, she aims to increase the scope and reach of successful federal housing programs such as Section 8 and Low Income Housing Tax Credits. Given the reach of the affordable housing crisis—it touches [every single county in America](#)—maybe the candidates could get together in some kind of forum for discussion to hash out the details of these housing plans?

CityLab context: [How Housing Became the Hottest Issue of the 2020 Elections](#)

—[Kriston Capps](#)

What We're Reading

Automakers strike a deal with California, rejecting Trump's pollution rule ([New York Times](#))

Better weather forecasts are changing the way cities are run ([Curbed](#))

Atlanta is blowing all its safety money on a flashy pedestrian bridge ([Streetsblog](#))

Here's why the U.S. can't figure out why infrastructure costs so much ([New York](#))

Bill de Blasio makes a national pitch for Vision Zero ([Politico](#))

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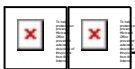
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From: CityLab <newsletters@citylab.com>
Sent: Friday, July 26, 2019 2:37 PM
To: Nathalie Janson
Subject: What NIMBYs Want



jul 26, 2019

What We're Following

Backyard battleground: California's housing crisis has spurred a deep divide in the state's largely progressive metro areas. On one side of this debate stand the NIMBYs—often seen as older suburban homeowners fiercely resistant to any new development. Their young nemeses are the YIMBYs—Millennial urbanites who insist on squeezing in new housing wherever it can go. That generational clash has served to reduce each camp to cartoons, but it hasn't captured the nuances of the region's bitter struggle over housing supply; neither side seems interested in the hopes or fears of their adversaries, or their love of their cities and neighborhoods.

Today on CityLab, West Coast bureau chief Laura Bliss delves deep into the NIMBY instinct, asking the founder of the advocacy group Livable California what drives her passionate defense of the suburban status quo. Is the state's supercharged brand of NIMBYism as cynical and self-serving as housing activists say, or should the term imply something more positive? "It's about people being stewards of what they love and care about," she tells Laura. Read the story: [What NIMBYs Want](#)

—[Andrew Small](#)

More on CityLab

What the Fear Campaign Against Immigrants Is Doing

Even "secure" households say they're afraid of interacting with immigration enforcement, limiting their mobility and use of public space.

SARAH HOLDER

It's Getting Too Damn Hot to Have Fun in the Summer

An environmental economist explains how climate change and extreme weather could mean summer is no longer the peak season for festivals and outdoor recreation.

LINDA POON

Berkeley Bans Natural Gas in New Buildings

On Tuesday, the California city passed the first all-electric building ordinance in the United States.

SUSIE CAGLE

When Public Housing Was Suburban-Style and White

In 1945, Portland made a short film celebrating the low-rise, landscaped Columbia Villa, a public-housing project for white Portlanders.

CARL ABBOTT

House Specialty



Mike Segar/Reuters

Minnesota Senator Amy Klobuchar is the latest Democratic candidate to unveil a housing plan. On Thursday, she joined the ranks of her Senate colleagues Cory Booker, Kamala Harris, and Elizabeth Warren, plus former Housing Secretary Julián Castro, in releasing a comprehensive plan for housing affordability. [Klobuchar's vision](#) includes some features common to all those plans—stronger renter protections, expanded homeownership opportunities—as well as some details all her own.

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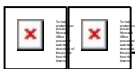
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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Monday, July 01, 2019 12:05 PM
To: Margaret Moran
Subject: Memo: This Is Our Moment

[Memo to Members](#) | [National Low Income Housing Coalition](#)

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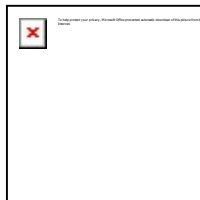


Volume 24, Issue 25
July 01, 2019

In This Issue:

Point of View

**This is Our Moment – by NLIHC
President and CEO Diane Yentel**

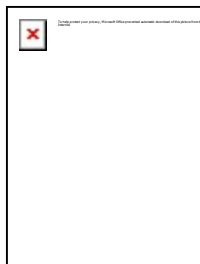


This is a critical time for our housing movement and our country, when we face both extraordinary challenges and exhilarating possibilities. Despite the challenges – maybe *because* of them - I've never felt so hopeful, or so certain that we will achieve big, positive change together. In fact, we already are.

[Read more of this article here](#)

Keep Families Together

**Successful Day of Action to Keep
Families Together; Join Tweetstorm
on July 8**



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the Latest
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Advocates across the country came together on June 26 for a Day of Action to *Keep Families Together* to oppose HUD's cruel proposal to force 25,000 mixed-status immigrant families – including 55,000 children who are U.S. citizens or have legal status – to separate or face eviction. Advocates held “commenting parties” and press conferences.

[Read more of this article here](#)

White House

President Trump Signs Executive Order on Deregulation and Housing

President Trump signed an [executive order](#) on June 25 establishing a White House Council on Eliminating Barriers to Affordable Housing Development to identify and remove obstacles that impede the development of new affordable housing.

[Read more of this article here](#)

Congress

Senator Schatz Introduces Bill to Block Changes to Equal Access Rule

Senator Brian Schatz (D-HI) and 11 other Democratic senators introduced on June 27 the “[Ensuring Equal Access to Shelter Act](#)” (S. 2007) that would block a HUD proposed rule to weaken the enforcement of its Equal Access Rule, which provides important protections for LGBTQ people experiencing homelessness and seeking emergency shelter.



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The National Low Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

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[Read more of this article here](#)

Members of Congress Introduce Bill to Keep Housing Tax Credit Properties Affordable

A bipartisan group of policymakers – including Senators Todd Young (R-IN) and Ron Wyden (D-OR) and Representatives Joe Neguse (D-CO), Don Beyer (D-VA), and Jackie Walorski (R-IN) – introduced bipartisan, bicameral [legislation](#) to help preserve housing developments financed by the Low Income Housing Tax Credit (Housing Credit) by reforming the “qualified contract” process..

[Read more of this article here](#)

Senator Young Introduces Bill Targeting Discriminatory Zoning

Senator Todd Young (R-IN) introduced on June 20 the “[Yes In My Backyard \(YIMBY\) Act](#)” (S. 1919), which aims to increase transparency and encourage affordable housing development in more communities by requiring Community Development Block Grant (CDBG) recipients to explain why they do not implement inclusive zoning practices that help increase housing opportunities for low- and middle-income residents.

[Read more of this article here](#)

Senator Kaine Reintroduces Bill to Expand Fair Housing Protections

Senator Tim Kaine (D-VA) on June 26 reintroduced the “[Fair Housing Improvement Act of 2019](#)” (S. 1986) which would prohibit housing discrimination based on source of income, veteran status, and military status by adding them as protected classes under the Fair Housing Act of 1968.

[Read more of this article here](#)

House Committee Advances Bill to Protect Residents from Carbon Monoxide Poisoning

The House Financial Services Committee approved on June 26 [legislation](#) introduced by Representative Chuy Garcia (D-IL) to protect residents of federally assisted housing from carbon monoxide poisoning. The “Safe Housing for Families Act of 2019” would require carbon monoxide detectors in all HUD-assisted homes, protecting the health and safety of residents.

[Read more of this article here](#)

Budget and Appropriations

House Passes Robust Spending Package for Affordable Housing

The House approved by a vote of 227-194 on June 25 a five-bill FY20 spending package that includes robust funding for affordable housing and community development investments at HUD and USDA, as well as several positive amendments.

[Read more of this article here](#)

Our Homes, Our Votes

First Democratic Debates Brings Little Discussion About Affordable Homes, But We’re Just Getting Started



[Our Homes, Our Votes: 2020](#), NLIHC’s non-partisan candidate and voter engagement project, continues to monitor all 2020 presidential candidates’

statements and proposals on affordable housing and the needs of the lowest-income people in America.

[Read more of this article here](#)

Research

Harvard Joint Center for Housing Studies Releases Annual *State of the Nation's Housing* Report

The Joint Center for Housing Studies of Harvard University (JCHS) released the [State of the Nation's Housing Report](#) on June 24. The report's authors found a continued shortage of affordable housing supply particularly for the lowest-income households and an increase in homelessness after years of decline, especially in certain areas of the country.

[Read more of this article here](#)

Fact of the Week

Rents Are Out of Reach, Especially for Renters with the Lowest Incomes



Source: NLIHC's *Out of Reach* 2019.

Disaster Housing Recovery

House Spending Package Includes Funding and Provisions for Disaster Relief



The House passed on June 25 a five-bill spending package for FY20 that includes funding and provisions that would affect disaster housing recovery efforts.

[Read more of this article here](#)

Additional Disaster Housing Recovery Updates - July 1, 2019

The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [6/24](#)).

[Read more of this article here](#)

Opportunity Starts at Home

Criminal Justice & Housing Fact Sheet Now Available!

The [Opportunity Starts at Home](#) multisector affordable homes campaign collaborated with [JustLeadershipUSA](#) to publish a downloadable [“Criminal Justice/Housing” fact sheet](#) on its website. JustLeadershipUSA, which is dedicated to cutting the nation’s correctional population in half by 2030, is the latest organization to join the campaign’s national Steering Committee.

[Read more of this article here](#)

From the Field

New York State Legislators Pass 'Housing Stability and Tenant Protection Act of 2019'

New York Governor Andrew Cuomo signed the "Housing Stability and Tenant Protection Act of 2019," the strongest law protecting tenants in the state's history, on June 14. The law permanently closes loopholes in New York's rent-stabilization system, allows the system to expand to the entire state, and offers eviction protections to renters and manufactured-housing residents everywhere in New York.

[Read more of this article here](#)

Event

New Orleans Hosts NeighborWorks Training Institute, August 19-23

The next [NeighborWorks Training Institute \(NTI\)](#) will be held in New Orleans the week of August 19-23. In addition to offering a wide array of courses for nonprofit professionals in community development, affordable housing, and nonprofit management, the NTI will feature a special Wednesday symposium on the nexus between health and community development: [Closing the Life Expectancy Gap \(ML933\)](#). Register for the NTI online [here](#).

NTI courses lasting from one to five days each are offered 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; Native American and rural community development; and single-family and small business lending.

Online registration is at: <https://bit.ly/1ATs8la>

NLIHC in the News

NLIHC in the News for the Week of June 23

The following are some of the news stories that NLIHC contributed to during the week of June 23.

- “Rent Is Becoming Unaffordable For Many U.S. Workers,” *Forbes*, June 24
at: <https://rebrand.ly/up5xkx>
 - “How Homeless Court helps clear up legal matters that could trip up people rebuilding their lives,” *The Arizona Republic*, June 24
at: <https://rebrand.ly/e1xigj>
 - “Until Further Notice: Hurricane Michael in Rural Florida,” *Medium*, June 25
at: <https://rebrand.ly/ak0ylm>
 - “Trump wants to deregulate local zoning. Housing advocates are skeptical,” *Curbed*, June 25 at: <https://rebrand.ly/9qtuxs>
 - “Full-time minimum wage workers cannot afford a 2-bedroom rental anywhere in the US,” *CNBC*, June 26
at: <https://rebrand.ly/md0c5p>
 - “Yes, Your Rent Is Too Damn High. Here's What 2020 Democrats Want to Do About It.,” *Vice News*, June 26
at: <https://rebrand.ly/zalaog>
-

NLIHC News

NLIHC Seeks Communications Specialist

NLIHC seeks a communications specialist who will be responsible for an array of communications coordination and project support for NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project, as well as other efforts such as compiling and publishing NLIHC's weekly e-newsletter *Memo to Member and Partners* and assisting the NLIHC media/communications coordinator on media outreach, response, and tracking.

[Read more of this article here](#)

NLIHC Seeks Fall Interns

NLIHC is accepting applications for our fall internship positions. 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, to work as policy, research, field, and communications/media/graphic design interns from late August/early September until mid-December.

[Read more of this article here](#)

NLIHC Welcomes Summer Policy Intern

NLIHC is pleased to welcome kenia jimenez as its newest summer policy intern.

kenia is a recent graduate from the University of California, Los Angeles with a degree in sociology and minors in philosophy and urban and regional studies. Before UCLA, she attended Santa Monica Community College where she earned associate degrees in behavioral sciences and arts and

humanities. During her studies, kenia shaped her education around how structural racism and discriminatory practices have created inequalities in the different neighborhoods we call home. While at UCLA, kenia was also very involved with the student group Underground Scholars Initiative, which worked to create a prison-to-school pipeline through recruitment, retention, and advocacy. kenia also worked with the UCLA Center for Neighborhood Knowledge and their community partners to create a StoryMap of the impact of gentrification and displacement in South Los Angeles, which sparked her interest in housing. She is excited to be interning at NLIHC where she hopes to gain substantive policy experience before she applies to Master of Urban and Regional planning programs.

Please join us in welcoming kenia to the NLIHC team.

Where to Find Us – July 1

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

- [RESULTS 2019 International Conference](#), Washington, DC, July 15
- NAACP State Economic Chairpersons Convening, Detroit, MI, July 18
- [Wisconsin Partnership for Housing Development Home for Everyone Conference](#), Eau Claire, WI, July 18-19
- [National Alliance to End Homelessness](#) Annual Conference 2019, Washington, DC, July 23
- [Utah Housing Coalition Conference](#), Park City, UT, August 27–28

- [Housing & Community Development Network of NJ Annual Conference](#), New Brunswick, NJ, October 18
- New Mexico Coalition to End Homelessness Conference, Albuquerque, NM, October 24
- [2019 Housing Matters! Conference](#), Housing Action Illinois, Bloomington, IL, October 24-25
- Rural Housing Summit, San Jose, CA, November 7

[NLIHC Staff](#)

Sonya Acosta, Policy Analyst, x231

Kyle Arbuckle, Housing Advocacy Organizer, x227

Andrew Aurand, Vice President for Research, x245

Victoria Bourret, Housing Advocacy Organizer, x244

Josephine Clarke, Executive Assistant, x226

Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314

kenia jimenez, Policy Intern, x241

Paul Kealey, Chief Operating Officer, x232

Mike Koprowski, Director, Multisector Housing Campaign, x317

Joseph Lindstrom, Manager, Field Organizing, x222

Lisa Marlow, Communications Coordinator, x239

Sarah Mickelson, Senior Director of Public Policy, x228

Khara Norris, Director of Administration, x242

Noah Patton, Housing Policy Analyst, x227

Catherine Porter, Research Intern, x249

Ikra Rafi, Creative Services Specialist, x246

Catherine Reeves, Development Coordinator, x234

Brooke Schipporeit, Housing Advocacy Organizer, x233

Nayasia Thomas, Graphic Design

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Taylor Washington, Field Intern, x252

Chantelle Wilkinson, Housing Campaign

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From: CityLab <newsletters@citylab.com>
Sent: Wednesday, June 26, 2019 1:55 PM
To: Brenda Downing
Subject: The Problem With 'Most Livable' Cities



jun 26, 2019

What We're Following

Crank ranking: People love to comparison shop. That simple fact explains the popularity of lists that rank cities by “livability,” feeding the notion that life will be better if you just pack your bags and move to another, more idyllic place. If you follow these annual lists, the winners won’t shock you: For the most part, prosperous and modestly scaled Northern European cities like Vienna, Copenhagen, and Helsinki dominate the finalists.

But these clicky rankings may not be the objective, data-driven reports they appear to be. Crunching the numbers on crime, weather, and housing costs can lend a sense of neutrality, but the results still project the tastes of the listmakers—and there’s a curious anti-urban slant to their outcomes. After all, how can you truly judge a city like Zurich, the serene Swiss semi-metropolis that recently topped one list, against a megacity like Beijing or Tokyo? CityLab’s Feargus O’Sullivan takes a look at what these world’s “most livable” city rankings really mean. Read his take: [Death to Livability!](#)

—[Andrew Small](#)

More on CityLab

Don't Call Trump's Housing Order a YIMBY Plan

The president just signed an executive order calling for states and cities to pursue zoning reform. But affordable housing advocates aren’t celebrating.

SARAH HOLDER

Seattle Will Open Clean-Air Shelters As Relief From Wildfire Smoke

Five public buildings will get filtration systems to keep the air inside clean on days when smoke affects the city, Mayor Jenny Durkan announced last week.

HALLIE GOLDEN

Revisiting Pittsburgh's Era of Big Plans

A conversation with the trio of authors behind a new book about the Steel City's mid-20th-century transformation.

MARK BYRNES

Can Waze Convince Commuters to Carpool Again?

Google's wayfinding company wants to help drivers and riders find each other on its navigation app—and ease traffic congestion along the way.

ANDREW SMALL

Gyms Are Becoming Third Places for Type-A Millennials

With their invite-only policies and coworking spaces, high-end urban gyms aspire to be fitness studio, social club, and office rolled into one.

SAM EICHNER

Sure Sign



(Pentagram)

For the past few years, there's been a subtle shift at New York City's parks, as the city's department of parks and recreation gradually rebranded itself through the signs at its properties. It wasn't easy: Years of changing rules, warnings, and regulations resulted in a messy system of ad-hoc signage at more than 5,000 properties. But the design firm Pentagram reined them in, bringing a new typeface, logo, and structure that make it easier to communicate answers to the questions visitors may have at any given park. CityLab's Kriston Capps spoke to Pentagram designer Paula Scher about what she learned the process. On CityLab: [The Secrets to NYC Parks' New Signs](#)

What We're Reading

The Green New Deal could change how America builds ([Fast Company](#))

How vacant lots create financial strain for smaller cities ([Curbed](#))

The unproven, invasive surveillance technology schools are using to monitor students ([ProPublica](#))

How apartheid killed Johannesburg's cycling culture ([The Guardian](#))

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Jay Leslie

From: Novogradac <cpas@novoco.com>
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Subject: Novogradac Journal of Tax Credits Abridged Edition - July 2019

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[State Incentives Crucial to Success of Community Development](#)

Michael J. Novogradac, CPA, Novogradac

State (and local) tax incentives play an often underappreciated role in the success of federal tax incentives.

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- **State LIHTC Programs are Active in 2019, Highlighted by California and Colorado**



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[States Show Variety of Approaches to Incentivize Opportunity Zones](#)

Brad Stanhope, Senior Editor, Novogradac

- **What Makes a Successful State NMTC Program?**
- **The State of Historic Tax Credits: Factors Affecting the Value of State Historic Tax Credits**



- **Nonprofit Developer Finds BRIDGE to Match OZs, LIHTCs**



- **Post-Recession Analysis Shows Fallacy of NIMBY Concerns about LIHTC Properties**



- **Focus On: Kansas City, Mo.**



- **Category 11q: Other Noncompliance Qualified Nonprofit Organization Failed to Materially Participate—What Does that Mean?**
- **Tenant Misrepresentation Can Complicate Compliance Decisions**



- **HUD Announces Further Expansion of LIHTC Pilot Program**

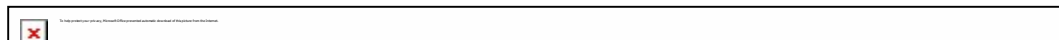


- **New Wisconsin State LIHTC Spurs Affordable Senior Housing Development**

Complementary state provisions are crucial for the federal opportunity zones (OZ) incentive.



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CDFI Fund Panelists Address Hot Topics at NMTC Conference

Teresa Garcia, Marketing Manager, Novogradac

Representatives of the Community Development Financial Institutions (CDFI) Fund addressed new markets tax credit (NMTC) hot topics June 6 at the Novogradac 2019 New Markets Tax Credit Spring Conference in Washington, D.C.



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NMTCs Bring Mission-Driven Healthy Foods Grocer to Oakland, Calif.

Mark O'Meara, Copy Editor, Novogradac

The neighborhood of West Oakland, Calif., got a much-needed grocery store with a healthy foods focus, which was financed partly by a new markets tax credit (NMTC) investment.



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- The NMTC and Investment in Historically Disadvantaged Communities
- Q&A: Best Practices to Find a CDE for your NMTC Development
- NMTC Qualified Equity Investment Report



- Historic Tax Credit Tool Box: State Historic Tax Credits and Historic Rehabilitation: Union Central Annex in Cincinnati



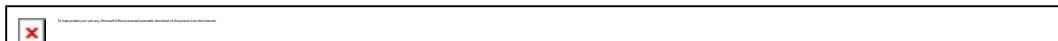
- Renewable Energy Groups Say Technology-Neutral Incentives Would Level Playing Field for Clean Energy



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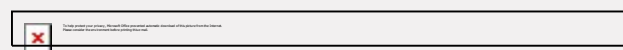


[‘It’s Been a Mixed Bag’: Opportunity Fund Managers Share their Experience](#)

Brad Stanhope, Senior Editor, Novogradac

As the federal opportunity zones (OZ) incentive reaches the midway point of its second year, attracting investors is still an issue for qualified opportunity funds (QOFs).

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The July 2019 edition of the Novogradac Journal of Tax Credits is available online:
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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Monday, July 01, 2019 12:05 PM
To: Sue Cohen
Subject: Memo: This Is Our Moment

[Memo to Members](#) | [National Low Income Housing Coalition](#)

[View this email in your browser](#)



Volume 24, Issue 25
July 01, 2019

In This Issue:

Point of View

**This is Our Moment – by NLIHC
President and CEO Diane Yentel**

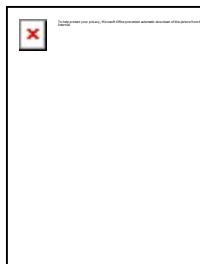


This is a critical time for our housing movement and our country, when we face both extraordinary challenges and exhilarating possibilities. Despite the challenges – maybe *because* of them - I've never felt so hopeful, or so certain that we will achieve big, positive change together. In fact, we already are.

[Read more of this article here](#)

Keep Families Together

**Successful Day of Action to Keep
Families Together; Join Tweetstorm
on July 8**



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of Memo to Members](#)

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the Latest
Coalition News!**

**Join NLIHC
Today!**

Advocates across the country came together on June 26 for a Day of Action to *Keep Families Together* to oppose HUD's cruel proposal to force 25,000 mixed-status immigrant families – including 55,000 children who are U.S. citizens or have legal status – to separate or face eviction. Advocates held “commenting parties” and press conferences.

[Read more of this article here](#)

White House

President Trump Signs Executive Order on Deregulation and Housing

President Trump signed an [executive order](#) on June 25 establishing a White House Council on Eliminating Barriers to Affordable Housing Development to identify and remove obstacles that impede the development of new affordable housing.

[Read more of this article here](#)

Congress

Senator Schatz Introduces Bill to Block Changes to Equal Access Rule

Senator Brian Schatz (D-HI) and 11 other Democratic senators introduced on June 27 the “[Ensuring Equal Access to Shelter Act](#)” (S. 2007) that would block a HUD proposed rule to weaken the enforcement of its Equal Access Rule, which provides important protections for LGBTQ people experiencing homelessness and seeking emergency shelter.



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SUITE 500
WASHINGTON, DC 20005
202-662-1530
WWW.NLIHC.ORG

[Read more of this article here](#)

Members of Congress Introduce Bill to Keep Housing Tax Credit Properties Affordable

A bipartisan group of policymakers – including Senators Todd Young (R-IN) and Ron Wyden (D-OR) and Representatives Joe Neguse (D-CO), Don Beyer (D-VA), and Jackie Walorski (R-IN) – introduced bipartisan, bicameral [legislation](#) to help preserve housing developments financed by the Low Income Housing Tax Credit (Housing Credit) by reforming the “qualified contract” process..

[Read more of this article here](#)

Senator Young Introduces Bill Targeting Discriminatory Zoning

Senator Todd Young (R-IN) introduced on June 20 the “[Yes In My Backyard \(YIMBY\) Act](#)” (S. 1919), which aims to increase transparency and encourage affordable housing development in more communities by requiring Community Development Block Grant (CDBG) recipients to explain why they do not implement inclusive zoning practices that help increase housing opportunities for low- and middle-income residents.

[Read more of this article here](#)

Senator Kaine Reintroduces Bill to Expand Fair Housing Protections

Senator Tim Kaine (D-VA) on June 26 reintroduced the “[Fair Housing Improvement Act of 2019](#)” (S. 1986) which would prohibit housing discrimination based on source of income, veteran status, and military status by adding them as protected classes under the Fair Housing Act of 1968.

[Read more of this article here](#)

House Committee Advances Bill to Protect Residents from Carbon Monoxide Poisoning

The House Financial Services Committee approved on June 26 [legislation](#) introduced by Representative Chuy Garcia (D-IL) to protect residents of federally assisted housing from carbon monoxide poisoning. The “Safe Housing for Families Act of 2019” would require carbon monoxide detectors in all HUD-assisted homes, protecting the health and safety of residents.

[Read more of this article here](#)

Budget and Appropriations

House Passes Robust Spending Package for Affordable Housing

The House approved by a vote of 227-194 on June 25 a five-bill FY20 spending package that includes robust funding for affordable housing and community development investments at HUD and USDA, as well as several positive amendments.

[Read more of this article here](#)

Our Homes, Our Votes

First Democratic Debates Brings Little Discussion About Affordable Homes, But We’re Just Getting Started



[Our Homes, Our Votes: 2020](#), NLIHC’s non-partisan candidate and voter engagement project, continues to monitor all 2020 presidential candidates’

statements and proposals on affordable housing and the needs of the lowest-income people in America.

[Read more of this article here](#)

Research

Harvard Joint Center for Housing Studies Releases Annual *State of the Nation's Housing* Report

The Joint Center for Housing Studies of Harvard University (JCHS) released the [State of the Nation's Housing Report](#) on June 24. The report's authors found a continued shortage of affordable housing supply particularly for the lowest-income households and an increase in homelessness after years of decline, especially in certain areas of the country.

[Read more of this article here](#)

Fact of the Week

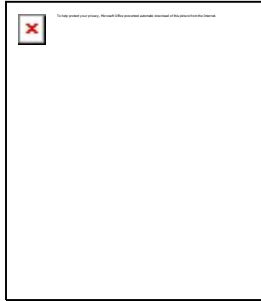
Rents Are Out of Reach, Especially for Renters with the Lowest Incomes



Source: NLIHC's *Out of Reach* 2019.

Disaster Housing Recovery

House Spending Package Includes Funding and Provisions for Disaster Relief



The House passed on June 25 a five-bill spending package for FY20 that includes funding and provisions that would affect disaster housing recovery efforts.

[Read more of this article here](#)

Additional Disaster Housing Recovery Updates - July 1, 2019

The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [6/24](#)).

[Read more of this article here](#)

Opportunity Starts at Home

Criminal Justice & Housing Fact Sheet Now Available!

The [Opportunity Starts at Home](#) multisector affordable homes campaign collaborated with [JustLeadershipUSA](#) to publish a downloadable [“Criminal Justice/Housing” fact sheet](#) on its website. JustLeadershipUSA, which is dedicated to cutting the nation’s correctional population in half by 2030, is the latest organization to join the campaign’s national Steering Committee.

[Read more of this article here](#)

From the Field

New York State Legislators Pass 'Housing Stability and Tenant Protection Act of 2019'

New York Governor Andrew Cuomo signed the "Housing Stability and Tenant Protection Act of 2019," the strongest law protecting tenants in the state's history, on June 14. The law permanently closes loopholes in New York's rent-stabilization system, allows the system to expand to the entire state, and offers eviction protections to renters and manufactured-housing residents everywhere in New York.

[Read more of this article here](#)

Event

New Orleans Hosts NeighborWorks Training Institute, August 19-23

The next [NeighborWorks Training Institute \(NTI\)](#) will be held in New Orleans the week of August 19-23. In addition to offering a wide array of courses for nonprofit professionals in community development, affordable housing, and nonprofit management, the NTI will feature a special Wednesday symposium on the nexus between health and community development: [Closing the Life Expectancy Gap \(ML933\)](#). Register for the NTI online [here](#).

NTI courses lasting from one to five days each are offered 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; Native American and rural community development; and single-family and small business lending.

Online registration is at: <https://bit.ly/1ATs8la>

NLIHC in the News

NLIHC in the News for the Week of June 23

The following are some of the news stories that NLIHC contributed to during the week of June 23.

- “Rent Is Becoming Unaffordable For Many U.S. Workers,” *Forbes*, June 24
at: <https://rebrand.ly/up5xkx>
 - “How Homeless Court helps clear up legal matters that could trip up people rebuilding their lives,” *The Arizona Republic*, June 24
at: <https://rebrand.ly/e1xigj>
 - “Until Further Notice: Hurricane Michael in Rural Florida,” *Medium*, June 25
at: <https://rebrand.ly/ak0ylm>
 - “Trump wants to deregulate local zoning. Housing advocates are skeptical,” *Curbed*, June 25 at: <https://rebrand.ly/9qtuxs>
 - “Full-time minimum wage workers cannot afford a 2-bedroom rental anywhere in the US,” *CNBC*, June 26
at: <https://rebrand.ly/md0c5p>
 - “Yes, Your Rent Is Too Damn High. Here's What 2020 Democrats Want to Do About It.,” *Vice News*, June 26
at: <https://rebrand.ly/zalaog>
-

NLIHC News

NLIHC Seeks Communications Specialist

NLIHC seeks a communications specialist who will be responsible for an array of communications coordination and project support for NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project, as well as other efforts such as compiling and publishing NLIHC's weekly e-newsletter *Memo to Member and Partners* and assisting the NLIHC media/communications coordinator on media outreach, response, and tracking.

[Read more of this article here](#)

NLIHC Seeks Fall Interns

NLIHC is accepting applications for our fall internship positions. 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, to work as policy, research, field, and communications/media/graphic design interns from late August/early September until mid-December.

[Read more of this article here](#)

NLIHC Welcomes Summer Policy Intern

NLIHC is pleased to welcome kenia jimenez as its newest summer policy intern.

kenia is a recent graduate from the University of California, Los Angeles with a degree in sociology and minors in philosophy and urban and regional studies. Before UCLA, she attended Santa Monica Community College where she earned associate degrees in behavioral sciences and arts and

humanities. During her studies, kenia shaped her education around how structural racism and discriminatory practices have created inequalities in the different neighborhoods we call home. While at UCLA, kenia was also very involved with the student group Underground Scholars Initiative, which worked to create a prison-to-school pipeline through recruitment, retention, and advocacy. kenia also worked with the UCLA Center for Neighborhood Knowledge and their community partners to create a StoryMap of the impact of gentrification and displacement in South Los Angeles, which sparked her interest in housing. She is excited to be interning at NLIHC where she hopes to gain substantive policy experience before she applies to Master of Urban and Regional planning programs.

Please join us in welcoming kenia to the NLIHC team.

Where to Find Us – July 1

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

- [RESULTS 2019 International Conference](#), Washington, DC, July 15
- NAACP State Economic Chairpersons Convening, Detroit, MI, July 18
- [Wisconsin Partnership for Housing Development Home for Everyone Conference](#), Eau Claire, WI, July 18-19
- [National Alliance to End Homelessness](#) Annual Conference 2019, Washington, DC, July 23
- [Utah Housing Coalition Conference](#), Park City, UT, August 27–28

- [Housing & Community Development Network of NJ Annual Conference](#), New Brunswick, NJ, October 18
- New Mexico Coalition to End Homelessness Conference, Albuquerque, NM, October 24
- [2019 Housing Matters! Conference](#), Housing Action Illinois, Bloomington, IL, October 24-25
- Rural Housing Summit, San Jose, CA, November 7

[NLIHC Staff](#)

Sonya Acosta, Policy Analyst, x231

Kyle Arbuckle, Housing Advocacy Organizer, x227

Andrew Aurand, Vice President for Research, x245

Victoria Bourret, Housing Advocacy Organizer, x244

Josephine Clarke, Executive Assistant, x226

Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314

kenia jimenez, Policy Intern, x241

Paul Kealey, Chief Operating Officer, x232

Mike Koprowski, Director, Multisector Housing Campaign, x317

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Catherine Porter, Research Intern, x249

Ikra Rafi, Creative Services Specialist, x246

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Brooke Schipporeit, Housing Advocacy Organizer, x233

Nayasia Thomas, Graphic Design

Intern, GDintern@nlihc.org

Taylor Washington, Field Intern, x252

Chantelle Wilkinson, Housing Campaign

Coordinator, x230

Renee Willis, Vice President for Field and

Communications, x247

Diane Yentel, President and CEO, x225

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Sent: Wednesday, July 10, 2019 2:40 PM
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Subject: Novogradac Journal of Tax Credits Abridged Edition - July 2019

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ABRIDGED EDITION | JULY 2019, VOLUME X, ISSUE VII | PUBLISHED BY NOVOGRADAC



INDUSTRY-LEADING LIHTC GUIDE

Novogradac 2019 Low-Income Housing Tax Credit Handbook

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WASHINGTON WIRE

State Incentives Crucial to Success of Community Development

Michael J. Novogradac, CPA, Novogradac

State (and local) tax incentives play an often underappreciated role in the success of federal tax incentives.

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1 WEEK LEFT

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- State LIHTC Programs are Active in 2019, Highlighted by California and Colorado
- What Makes a Successful State NMTC Program?
- The State of Historic Tax Credits: Factors Affecting the Value of State Historic Tax Credits

OPPORTUNITY ZONES

- Nonprofit Developer Finds BRIDGE to Match OZs, LIHTCs

LOW-INCOME HOUSING TAX CREDITS

- Post-Recession Analysis Shows Fallacy of NIMBY Concerns about LIHTC Properties

VALUATION

- Focus On: Kansas City, Mo.

PROPERTY COMPLIANCE

- Category 11q: Other Noncompliance Qualified Nonprofit Organization Failed to Materially Participate—What Does that Mean?
- Tenant Misrepresentation Can Complicate Compliance Decisions

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

- HUD Announces Further Expansion of LIHTC Pilot Program

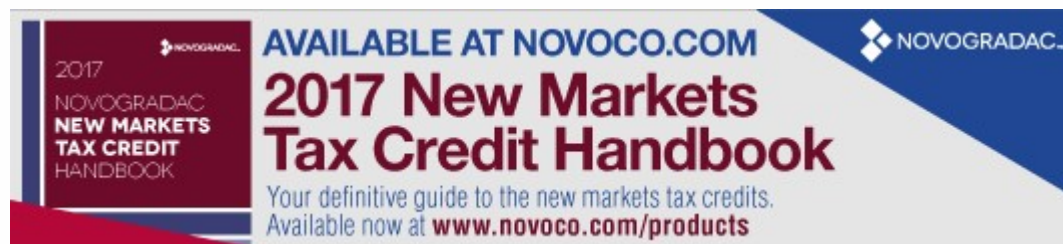
SPECIAL FEATURE

States Show Variety of Approaches to Incentivize Opportunity Zones

Brad Stanhope, Senior Editor, Novogradac

Complementary state provisions are crucial for the federal opportunity zones (OZ) incentive.

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NEW MARKETS TAX CREDITS

CDFI Fund Panelists Address Hot Topics at NMTC Conference

Teresa Garcia, Marketing Manager, Novogradac

Representatives of the Community Development Financial Institutions (CDFI) Fund addressed new markets tax credit (NMTC) hot topics June 6 at the Novogradac 2019 New Markets Tax Credit Spring Conference in Washington, D.C.

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NMTCs Bring Mission-Driven Healthy Foods Grocer to Oakland, Calif.

Mark O'Meara, Copy Editor, Novogradac

The neighborhood of West Oakland, Calif., got a much-needed grocery store with a healthy foods focus, which was financed partly by a new markets tax credit (NMTC) investment.

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STATE TAX CREDITS

- New Wisconsin State LIHTC Spurs Affordable Senior Housing Development

NEW MARKETS TAX CREDITS

- The NMTC and Investment in Historically Disadvantaged Communities
- Q&A: Best Practices to Find a CDE for your NMTC Development
- NMTC Qualified Equity Investment Report

HISTORIC TAX CREDITS

- Historic Tax Credit Tool Box: State Historic Tax Credits and Historic Rehabilitation: Union Central Annex in Cincinnati

RENEWABLE ENERGY TAX CREDITS

- Renewable Energy Groups Say Technology-Neutral Incentives Would Level Playing Field for Clean Energy

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OPPORTUNITY ZONES

'It's Been a Mixed Bag': Opportunity Fund Managers Share their Experience

Brad Stanhope, Senior Editor, Novogradac

As the federal opportunity zones (OZ) incentive reaches the midway point of its second year, attracting investors is still an issue for qualified opportunity funds (QOFs).

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From: Hasson Rashid <hasson.rashid@gmail.com>
Sent: Thursday, July 11, 2019 6:56 PM
To: tenants
Cc: Theresa cardosi; sherri tucker; Sonia Andujar; Laura Montgomery; Leonard Campbell
Subject: Fwd: Two State House hearings on Tuesday
Attachments: Lift Our Kids Fact Sheet.pdf; EAEDC Lift Our Kids Sample Testimony.pdf; MCH_EAEDC Fact Sheet.pdf; Rausch_Act of Living Fact Sheet.pdf; RTC Fact Sheet.pdf; RTC Principles.pdf; HOMES Fact Sheet.pdf

----- Forwarded message -----

From: **James Saucedo** <james@mahomeless.org>
Date: Thu, Jul 11, 2019 at 2:30 PM
Subject: Two State House hearings on Tuesday
To: hasson.rashid@gmail.com <hasson.rashid@gmail.com>

Hi Hasson,

I hope you're doing well this week! I'm reaching out this afternoon to folks that are active with MCH's Housing & Benefits Committee to make sure people know about priority bills that will be coming up for **hearings on Tuesday, July 16.**

The first hearing, **starting at 10:00 AM in Room B-1** of the State House, is hosted by the **Joint Committee on Children, Families, and Persons with Disabilities**. This hearing will review legislation related to DTA, children and families, homelessness, and the cliff effect. Bills to be reviewed include:

- **Senate Bill 36**, "An Act to lift kids out of deep poverty," led by Senator Sal **DiDomenico**, and **House Bill 102**, "An Act to reduce deep poverty among kids," led by Representative Marjorie **Decker**. These bills approach poverty reduction by **increasing the monthly grant levels** under the Transitional Aid to Families with Dependent Children (**TAFDC**) and Emergency Aid to the Elderly, Disabled, and Children (**EAEDC**) programs by 10% per year until grant levels reach 50% of the federal poverty level. After reaching that threshold, the bills attach an **automatic cost-of-living adjustment** to the monthly grant levels under the TAFDC and EAEDC programs. Currently, the monthly grant levels for EAEDC have not increased since 1988 and have not increased since 2001 for TAFDC!
- **Senate Bill 76**, led by Senator Becca **Rausch**, and **House Bill 150**, led by Representative Liz **Miranda**, both titled, "An Act relative to the safety, dignity, and civil rights of persons experiencing homelessness," also known as the "**act of living**." These bills repeal Massachusetts vagrancy laws, add homelessness to our state nondiscrimination law, and ensure the right to rest in public places.

The second hearing, **starting at 1:00 PM in Room A-1** of the State House, is hosted by the **Joint Committee on the Judiciary**. This hearing will review legislation related to land and residential property. Bills to be reviewed include:

- **Senate Bill 913**, led by Senator Sal **DiDomenico**, **House Bill 3456**, led by Representative Chynah **Tyler**, and **House Bill 1537**, led by Representatives David **Rogers** and Michael **Day**, which all deal in with the right to an attorney for low-income tenants facing an eviction.
- **Senate Bill 824**, led by Senator Joseph **Boncore**, and **House Bill 3566**, led by Representative Mike **Moran**, both titled, “An Act promoting housing opportunities through **eviction sealing (HOMES)**.” These bills seals eviction records from the public after 3 years and removes the names of minors and adults who are not responsible for paying rent from all eviction records.

There are many more bills that will be taken up during these two committee hearings. [Click here](#) to read up on bills that [Children and Families](#) will review. [Click here](#) to read up on bills that [Judiciary](#) will review. These hearings are great advocacy opportunities, and I encourage you to participate, either by testifying in person or by submitting written testimony over email to the committee chairs. Tuesday will be a busy day at the State House, so if you plan to join in-person, please plan for extra time to pass through security and make your way to the hearing room.

Prior to the Children and Families hearing, the Lift Our Kids coalition will host a rally starting at 9:00 AM, in front of Rep. Decker’s office, State House Room 33. Rep. Decker and Sen. DiDomenico both will speak, and this will be a good chance to get excited for the day.

I’m attaching fact sheets on relevant bills and campaigns. Please feel free to reach me over the phone or over email if you have any questions, or if I can assist in any way!

Have a great rest of your week!

-James

James Saucedo

Pronouns: he, him, his

Community Organizer & Legislative Advocate

Massachusetts Coalition for the Homeless

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james@mahomeless.org

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From: HDLI <hdli-bounces+ssimmons=cambridge-housing.org@listserve.com> on behalf of lwalker--- via HDLI <hdli@listserve.com>
Sent: Tuesday, July 16, 2019 10:30 AM
To: hdli@listserve.com
Subject: [hdli] New Chronic Nuisance Ordinance Article
Attachments: 54.2-Jarwala-Singh_CNOs.pdf; ATT00001.txt

Dear HDLI Members,

With permission I am forwarding you a copy of a recently published article in the Harvard Civil Rights-Civil Liberties Law Review on chronic nuisance ordinances. The article examines case studies gathered through open records requests to municipalities throughout the Midwest, and also discusses past/ongoing litigation that tried to bring disability-related claims. It then outlines how advocates can challenge these ordinances under the Fair Housing Act, the Americans with Disabilities Act, and the First Amendment. An interesting read...

Best always,

Lisa

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Training Website:

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Jay Leslie

From: ABA Forum on Affordable Housing and CD Law Members
<HOMEFORUM@MAIL.AMERICANBAR.ORG> on behalf of Michael Allen
<mallen@RELMANLAW.COM>
Sent: Sunday, July 14, 2019 8:33 PM
To: HOMEFORUM@MAIL.AMERICANBAR.ORG
Subject: Chronic Nuisance Ordinance Paper - it's published!
Attachments: 54.2-Jarwala-Singh_CNOs.pdf

Alisha Jarwala (a former Relman, Dane & Colfax civil rights paralegal entering her 3L year at Harvard Law School) and a classmate, Sejal Singh, have written the seminal article on how “chronic nuisance ordinances” are discriminatory with respect to people with disabilities. It has just been published in the *Harvard Civil Rights-Civil Liberties Law Review*. It's attached and also available on [CR-CL's website](#) or on [SSRN](#).

The article examines case studies gathered through open records requests to municipalities throughout the Midwest, and also discusses past/ongoing litigation that tried to bring disability-related claims. It then outlines how advocates can challenge these ordinances under the Fair Housing Act, the Americans with Disabilities Act, and the First Amendment. It is written for practitioners, so go read it right away.

Michael Allen
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Jay Leslie

From: Mike Johnston
Sent: Monday, August 05, 2019 9:41 AM
To: Margaret Moran
Subject: RE: NIMBY Bingo

This was pretty funny!!!!

Did you make it???? Come on, fess up!

mjj



Michael J. Johnston, Esq. | Executive Director
362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

From: Margaret Moran <mmoran@cambridge-housing.org>
Sent: Friday, August 2, 2019 7:53 PM
To: Mike Johnston <mjohnston@cambridge-housing.org>
Subject: NIMBY Bingo

someone made this last night



Margaret Donnelly Moran
Director of Planning & Development

1-617-520-6251 | www.cambridge-housing.org

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Tuesday, July 30, 2019 2:00 PM
To: Brenda Downing
Subject: Why Children From Big Cities Earn More as Adults



jul 30, 2019

What We're Following

Oh, the places you'll go: The economic advantages of living in a big city are significant, and have only grown in recent years. But does being born in a major metropolitan area give people a leg up for their whole lives? That's the question explored in a new study, which tracks the connection between a person's birth city and their earnings as an adult.

Looking at a sample of people in Britain over nearly two decades, the paper finds that a person's birthplace can have a sizable effect on their wages. The benefits are larger for those who were born in a big city and stay there: They tap into the advantages of income, education, and social networks that small-town kids have a tougher time gaining access to. And when kids from big cities move, they tend to go where the benefits of urban life continue. CityLab's Richard Florida looks at why urban babies might get a big boost later in life. Read: [Why Children Born in Big Cities Earn More As Adults](#)

—[Andrew Small](#)

More on CityLab

In Trump vs. Baltimore, No One Is Winning

In his tweets targeting Congressman Elijah Cummings, the president attacked a city that's already suffering. We can try to ignore him, or try to fight back.

KARSONYA WISE WHITEHEAD

Did the Notre Dame Fire Poison Paris With Toxic Lead?

A French environmental group is suing the city over widespread lead dust contamination released in the historic cathedral fire on April 15.

FEARGUS O'SULLIVAN

Democrats Hear the 'Yes in My Backyard' Message

Eye-popping housing costs have convinced some presidential candidates that looser zoning should be a national cause.

JENNY SCHUETZ

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New research finds that, when a neighborhood's green space leads to better health outcomes, tree canopy provides most of the benefits.

TOM JACOBS

The NIMBY Principle

The advocacy group Livable California has led the resistance to the state's biggest housing proposals. What's their demand for "local control" really about?

LAURA BLISS

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Not much of the Senate's \$287 billion road-repair bill would go toward walking and biking infrastructure ([Streetsblog](#))

Where all the 2020 candidates have lived—and where none have ([Washington Post](#))

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Jay Leslie

From: CityLab <newsletters@citylab.com>
Sent: Tuesday, July 30, 2019 1:59 PM
To: Nathalie Janson
Subject: Why Children From Big Cities Earn More as Adults



jul 30, 2019

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Jay Leslie

From: David Sullivan <davidesullivan77@gmail.com>
Sent: Friday, August 02, 2019 12:35 PM
To: Bill Tibbs; D Margaret Drury; Deborah Ruhe; Elaine DeRosa; George Metzger; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Sean Hope; Susan Schlesinger; Teresa cardosi; Esther Hanig
Subject: Fwd: [abc-family-active] Fwd: Nimby bingo
Attachments: IMG_1739.jpg

----- Forwarded message -----

From: Eugenia Huh <schraa@gmail.com>
Date: Fri, Aug 2, 2019 at 11:05 AM
Subject: [abc-family-active] Fwd: Nimby bingo
To: ABC Family-active <abc-family-active@googlegroups.com>

Hilarious!

----- Forwarded message -----

From: Pamela Thilo <pamelathilo@gmail.com>
Date: Thu, Aug 1, 2019 at 11:57 PM
Subject: Nimby bingo
To: Eugenia Huh <schraa@gmail.com>

Made by Luke at ordinance mtg

--

You received this message because you are subscribed to the Google Groups "ABC Family-active" group.

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From: Susan Schlesinger <sschlesinger@masscapital.com>
Sent: Friday, August 02, 2019 2:38 PM
To: David Sullivan
Cc: Bill Tibbs; D Margaret Drury; Deborah Ruhe; Elaine DeRosa; George Metzger; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Sean Hope; Teresa cardosi; Esther Hanig
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Excellent!!! How about I'm for affordable BUT.....

Sent from my iPhone

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From: **Pamela Thilo** <pamelathilo@gmail.com>
Date: Thu, Aug 1, 2019 at 11:57 PM
Subject: Nimby bingo
To: Eugenia Huh <schraa@gmail.com>

Made by Luke at ordinance mtg

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You received this message because you are subscribed to the Google Groups "ABC Family-active" group. To unsubscribe from this group and stop receiving emails from it, send an email to abc-family-active+unsubscribe@googlegroups.com. To view this discussion on the web visit <https://groups.google.com/d/msgid/abc-family-active/CAGuteO0v0FnXbNwPXB0HRbZBBtTfU3%2BTrTt%2B1fm5CJeh5%2BVQwg%40mail.gmail.com>.

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Jay Leslie

From: Margaret Moran
Sent: Friday, August 02, 2019 7:50 PM
To: Diana Prideaux-Brune; Clara Fraden; Carsten Snow-Eikelberg; Joseph Bednar; Maura Garland; Nathalie Janson; Amber Youhouse; Devin Chausse; Tina Miller
Subject: NIMBY Bingo
Attachments: NIMBY bingo.jpeg

A person who attended last night's Ordinance meeting created the attached NIMBY bingo board ---- all the things noted are things that are being repeatedly (and sadly) said. Two thoughts not captured on the board was equating the overlay to rearranging decks on the Titanic, and noting the proposal was "Orwellian". Very Cambridge.



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Director of Planning & Development
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someone made this last night



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From: Caroline Donnelly Moran <cdonnellymo@gmail.com>
Sent: Friday, August 02, 2019 8:50 PM
To: Margaret Moran
Cc: Katie Donnelly Moran; jenniferjlp4@aol.com
Subject: Re: NIMBY Bingo



Oh My!

Is there a link to be able to go watch the meeting?

On Fri, Aug 2, 2019 at 7:51 PM Margaret Moran <mmoran@cambridge-housing.org> wrote:

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Sent: Friday, August 02, 2019 9:23 PM
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Cc: Caroline Donnelly Moran; jenniferjlp4@aol.com
Subject: Re: NIMBY Bingo



On Fri, Aug 2, 2019 at 5:57 PM Margaret Moran <mmoran@cambridge-housing.org> wrote:

<https://cambridgema.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2471&Format=None>

I'm not sure I'm recommending it --- its four hours long!



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From: Caroline Donnelly Moran <cdonnellymo@gmail.com>
Sent: Friday, August 2, 2019 8:49 PM
To: Margaret Moran <mmoran@cambridge-housing.org>
Cc: Katie Donnelly Moran <kdonnellymoran@gmail.com>; jenniferjlp4@aol.com <jenniferjlp4@aol.com>
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<https://cambridgema.igmp2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=2471&Format=None>

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Jay Leslie

From: David Sullivan <davidesullivan77@gmail.com>
Sent: Tuesday, August 06, 2019 6:40 PM
To: ABC Family-active; Bill Tibbs; D Margaret Drury; Deborah Ruhe; Elaine DeRosa; George Metzger; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Sean Hope; Susan Schlesinger; Teresa cardosi
Subject: Re: Patty Nolan on AHO

And I know this is shocking, but Patty's piece is already posted prominently on the CCC blog:

<https://www.cccoalition.org/blog>

On Tue, Aug 6, 2019 at 6:38 PM David Sullivan <davidesullivan77@gmail.com> wrote:

<https://cambridge.wickedlocal.com/news/20190806/guest-column-affordable-housing-overlay-proposal-not-ready-for-prime-time-in-cambridge>

She's oh so reasonable, and please don't criticize anyone. Get used to her, because she'll probably fill Jan's seat -- she was the top School Committee vote-getter in 2017 -- and she knows how to troll for those NIMBY votes.

Also, this charming letter on Cambridge Day (both posted today):

<http://www.cambridgeday.com/2019/08/06/withdraw-affordable-housing-overlay-petition-for-a-rewrite-to-be-simply-voted-by-city-council/>

Looks like it will be a fun election season!

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From: Jared at Next City <newsletter@nextcity.org>
Sent: Thursday, August 15, 2019 7:00 AM
To: Clara Fraden
Subject: The YIMBY Group That Is Suing Small Cities



BY JARED BREY

Housing Correspondent

[Twitter](#) | [Email](#)

In California, there's a growing movement of YIMBYs who believe that an increase of housing supply is the best way to address the housing crisis. Some are lobbying for policy changes at the state level. And some, like the San Francisco-based group California Renters Legal Advocacy and Education Fund (CaRLA), are suing small cities that run afoul of state law. It's akin to a good cop/bad cop strategy, says one advocate. The group has four lawsuits open and four ready to file. If you have questions or comments, drop me a line at housing@nextcity.org.



The YIMBY Group That Is Suing Small Cities

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A proposal for Mills Park, a development in San Bruno that was initially rejected by city council, and is now in limbo. (Rendering by ktgy Architecture and Planning)

Last month, in San Bruno, California, a city of 43,000 people just to the south of San Francisco, another housing proposal hit the skids. The project is called Mills Park — a 425-unit apartment complex with 64 affordable units and a 40,000-square-foot, full-service grocery store. It had first been proposed in 2016, according to a **public letter** released by the San Bruno City Manager, and it came to a vote before the five-member city council on July 9. Because two of the councilmembers live within close proximity to the development site,

they recused themselves, and the voting members were down to three. Councilmember Marty Medina says that after about five hours of meeting, around 2 a.m., he suggested that a decision on the project should be put off until another day.

“I told the developer, ‘Hey, this is a good time for a continuance. It’s late and we could work on finding solutions. There’s just too many things that aren’t being addressed,’” Medina says.

But the developers didn’t want to wait, as the city manager noted in his letter. When they called for a vote, the other two voting members of the council voted to approve the project. But Medina, who says he was concerned about the size of the project and its potential impact on traffic at an already-busy intersection, voted no. And because only two councilmembers voted to approve — one shy of a majority of the five-member body — the project was not approved. Now, it’s in legal limbo while the city manager and staff attorney work to figure out whether it needs to be reconsidered by the council.

City Manager Jovan Grogan wrote in his letter that the developers have agreed to hold off on legal action while the city considers its options. (Grogan did not respond to an interview request.) And the **San Francisco Chronicle reported** that the city council was likely to reconsider the project, after receiving a letter from the state saying that disapproval of the project was probably illegal, because of a state rule that requires cities to approve housing proposals that align with their general plans unless they are a threat to public safety.

In the event that the city council officially votes to disapprove the project, the California Renters Legal Advocacy and Education Fund, or CaRLA, is ready to pounce. At the moment, says Sonja Trauss, a co-executive director of CaRLA, the organization has four lawsuits filed against different cities for failing to approve housing projects, and four that are imminent, including one for San Bruno.

“As a practical matter, either [the councilmember] who voted against it will be convinced by all this new public attention to approve it, or those other two people can vote to deny it, knowing that it will result in a lawsuit,” Trauss says.

It’s an “awkward” interaction between state and local law, Trauss says. City councils have the power to approve or deny development proposals, but the decisions they can make are limited, especially after a 2017 amendment to the

Housing Accountability Act that was meant to restrict cities from denying housing projects that are generally compliant with planning and zoning guidelines.

“We have this whole theater of decision-making, but actually, in most cases, there’s only one legal decision [cities] can reach,” Trauss says.

CaRLA has **made headlines** for “suing the suburbs” around the Bay Area, and recently has filed a new round of lawsuits, including **one last month against Los Altos**. The goal is to get cities to comply with evolving state laws aimed at addressing the housing crisis in California. Because it’s a nonprofit with a mission of increasing housing affordability, the organization is able to sue cities on its own behalf without having to find an individual petitioner in each city, Trauss says. So far it has started and finished five lawsuits, says Trauss, who also **made an unsuccessful bid** for a Board of Supervisors seat in San Francisco last year. And while all of CaRLA’s suits have been settled before an actual trial, they’ve all resulted in the housing project in question being approved. It’s a confrontational strategy, but that’s the point, Trauss says.

“We’re not creating conflict — we’re uncovering conflict,” Trauss says. “This is not original. This is Martin Luther King, Jr. 101 — this is Politics 101. These people are trying to promote a [housing] shortage. The conflict is when you’re like, ‘Fuck, my commute is an hour each way and when I get home my kids are asleep.’”

The question of balance between local control over development and progress between statewide housing goals has been animating the California housing debate for several years. For the last two years, some housing advocates have **tried to get laws passed** in the state legislature that would require cities to approve dense housing projects near transit stations and job centers. And while they haven’t won all the policies they want, groups like CaRLA are trying to make sure that the incremental progress that they do make is backed up with enforcement.

“If you look at the model of how the environmental movement evolved, they passed a bunch of clean air and clean water laws and then they would go around and make sure they were enforced,” says Matt Lewis, director of communications for California YIMBY. “[Suing the suburbs] is literally the same model.”

Lewis sees California YIMBY and CaRLA as two sides of a coin. The founder and CEO of California YIMBY, Brian Hanlon, is also a co-founder and board member of CaRLA. Without the threat of independent legal action, cities might take advantage of the fact that the state doesn't have the capacity to enforce its laws in every instance. California YIMBY pushes for policy changes, Lewis says, and "CaRLA is the bad cop, so to speak." The groups want to win people over to their side of the policy debate, but Lewis says he isn't too worried that the confrontational strategy will turn people off.

"We're trying to build a movement ... and I think, in terms of how we're going to overcome this problem, we need to be thoughtful about who we're attracting and who's going to be our ally," Lewis says. "But also, just to be honest about it, we have an actual opponent."

Some local politicians actually believe that the state is full and should not welcome more residents, Lewis says, and that's who the YIMBYs are fighting against. Medina, the city councilman in San Bruno, says he isn't one of those — and that San Bruno is not a NIMBY town. He didn't say whether he'd vote differently if the project came back to a vote at the city council. But he says he's been trying all along to "get to a yes," hoping that the developer will shrink the size of the grocery store, for example, or add bike lanes or a shuttle so the new residents don't completely clog the flow of traffic.

"It's unfortunate that we have to be in a position of looking at the legal side of things," Medina says. "I'm of the mindset that we could have had a continuance approved, and we could still talk about how to mitigate the impacts to the community."

Trauss says it's too soon to say what CaRLA will do in San Bruno, and in any case, no individual project is the motivating factor. Even if cities think twice about denying compliant housing projects because of the likelihood of a lawsuit, that's a win for the YIMBY movement.

"I think everybody's starting to get the message that these laws are out there and that the state is serious — and people are serious," Trauss says.

*This article is part of **Backyard**, a newsletter exploring scalable solutions to make housing fairer, more affordable and more environmentally sustainable. If*

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Jared Brey is Next City's housing correspondent, based in Philadelphia. He is a former staff writer at Philadelphia magazine and PlanPhilly, and his work has appeared in Columbia Journalism Review, Landscape Architecture Magazine, U.S. News & World Report, Philadelphia Weekly, and other publications.

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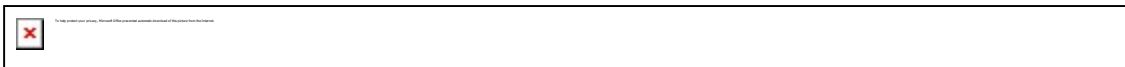
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Breaking Through and Breaking Down the Delmar Divide in St. Louis

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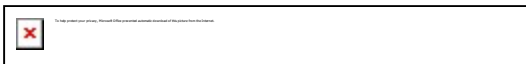
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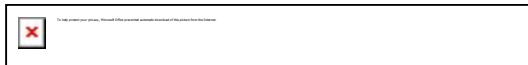
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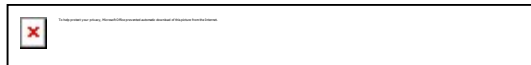
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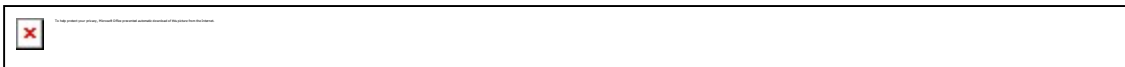
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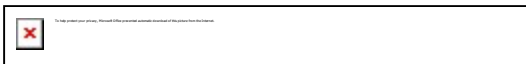
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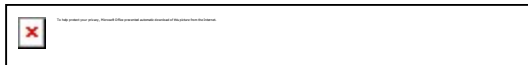
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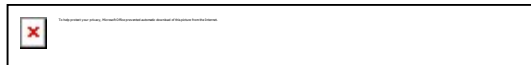
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[How State and Local Governments are Responding to the Affordability Crisis](#)

By



Riordan Frost

on Sep 11, 2019 09:31 am

The country is in the midst of a housing affordability crisis. As our recent [State of the Nation's Housing report](#) points out, cost burdens remain near record highs for low-income households, and burdens are growing for households higher up the income scale as well, which has added to the growing throng demanding action on affordability. With limited federal action, voters and policymakers in many states and localities are taking action to improve affordability in their jurisdictions. This has resulted in a predictably varied landscape of state and local policies, the most recent of

which fall into three broad areas: funding for more affordable housing, regulation reform to allow more housing, and funding to provide services for those hurt most by the lack of affordability.

Raising Funds to Build and Preserve Affordable Housing

There was a flurry of ballot measures in the 2018 midterm elections aimed at increasing funding for affordable housing on the state and local levels. As mentioned in our *State of the Nation’s Housing* report, one of the most substantial measures approved by voters was Proposition 1 in California, which allocated \$4 billion in bonds for housing programs for low-income residents. Many localities passed similar measures, albeit on a smaller scale. Several cities and counties turned to ballot measures to approve bonds to fund affordable housing efforts, including several counties in the Portland, OR metropolitan region (\$652 million), Austin, TX (\$250 million), Berkeley, CA (\$135 million), Charlotte, NC (\$35 million), and Chapel Hill, NC (\$10 million). While a majority of voters also supported substantial bond measures in San Jose, CA (\$450 million), Santa Rosa, CA (\$124 million), and Santa Cruz, CA (\$140 million), these measures did not garner the two-thirds majority support required. Smaller cities turned more to taxes or fees to fund affordable housing, including in East Palo Alto, CA (commercial office tax, estimated \$1.7 million revenue), West Marin, CA (hotel tax, est. \$1.3 million), Telluride, CO (property tax, est. \$554,000), and Bellingham, WA (property tax, est. \$4 million). Not all states rely as directly on ballot measures, however, including Massachusetts, where the state legislature approved \$1.8 billion in bonds in 2018 for the production and preservation of affordable housing.

Easing Restrictions on Development through Zoning Reform

Restrictive zoning and other stringent land-use regulations are also a major source of the high cost – and even prevention – of new housing development. In a [report](#) released last year, the National Multifamily Housing Council estimated that regulation accounts for over 30 percent of the costs of multifamily housing development. Reforming these regulations and changing zoning to open more areas to incrementally higher density has become a new priority, especially for those in the ‘yes in my backyard’ (YIMBY) movement. Minneapolis made big waves on this front, approving a comprehensive plan in 2018 to allow duplexes and triplexes in areas currently exclusively zoned for single-family housing (it is worth noting that the plan passed, but the zoning change has yet to be made). Oregon’s state legislature later took a similar action on a larger scale, enacting a law last month that requires cities with more than 25,000 residents to allow an array of denser housing types, in addition to requiring cities with at least 10,000 residents to allow duplexes in single-family zoned areas. Enabling more types of housing was also the goal of the County Council of Montgomery County, Maryland when it adopted a zoning change in July of this year removing many barriers to building accessory dwelling units (ADUs). And late last year, San Francisco’s city council eliminated

minimum parking requirements, which is expected to make housing development easier and less expensive (Minneapolis also included this policy in its comprehensive plan).

Not all places agree on the correct approach, however. For example, when Nashville attempted to require more affordable housing through an inclusionary zoning policy in 2016, the state legislature of Tennessee in 2018 enacted a law banning all inclusionary zoning policies, overruling Nashville’s law and preempting any other locality from following suit. This is one of many [state preemptions of policies designed to promote affordable housing](#).

Increasing Funding for Preventing Homelessness and Providing Services

Homelessness is becoming increasingly visible in some areas as unsheltered homelessness grows, even while overall homelessness declines, and this may be contributing to the rising pressure to create and preserve affordable housing. In California, where 33 people per 10,000 residents are experiencing homelessness (nearly 130,000 people) and nearly 70 percent of those people are living outside of homeless shelters, voters approved Proposition 2 in 2018, allocating \$2 billion in revenue bonds towards homelessness prevention initiatives. San Francisco voters also passed a substantial ballot initiative to increase the gross receipts tax on businesses in the city earning more than \$50 million per year (mostly applying to technology companies), with an estimated revenue of \$250-300 million per year for homelessness prevention and services. Voters in Oakland, CA passed a tax on vacant or rarely-used properties, expected to raise \$10 million over 20 years, and voters in Berkeley, CA passed a measure increasing the real estate transfer tax, expected to raise \$6 million per year for homelessness services.

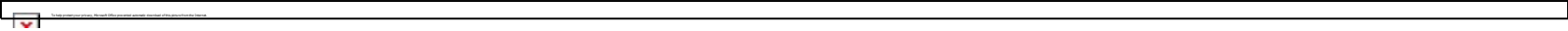
Barriers and the Road Ahead

The affordability crisis is being felt across the country, and while these types of alleviating efforts are underway in many communities, many challenges remain. The effects of local opposition, often fueled by not-in-my-backyard (NIMBY) sentiments, are still posing substantial barriers to efforts to expand affordable housing in many areas, as are the effects of state preemption. Without more leadership from the federal government, states and localities may look to one another for lessons on tackling this crisis, but many more might not act, resulting in an uneven landscape for homeowners and renters struggling with high costs across the country.

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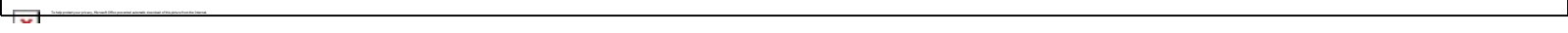



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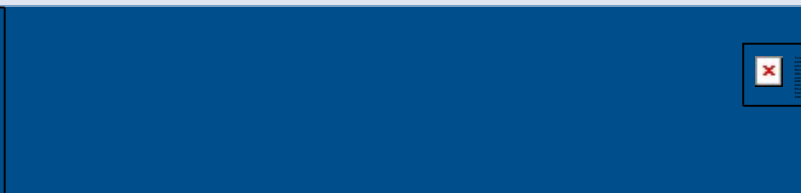
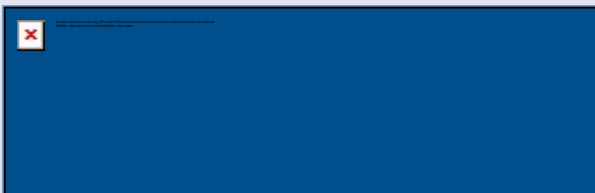


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Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

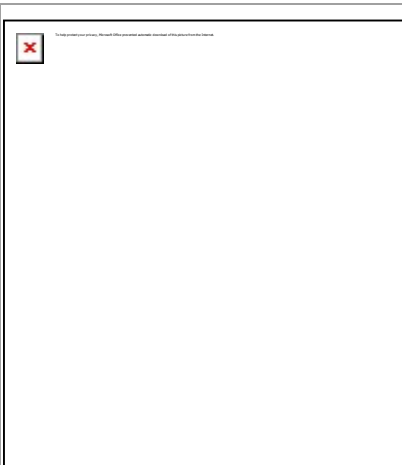
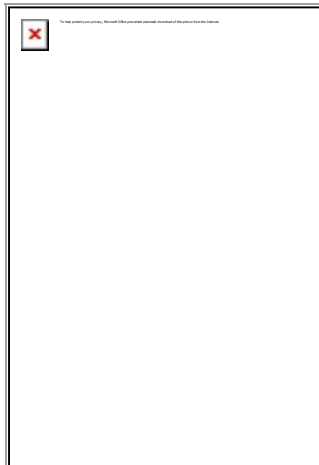
HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

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Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**[H 2019-09/ PIH 2019-23](#)**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **[blackline](#)** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

USDA Proposes Reducing Fees for the USDA 538 program

The Rural Housing Service (RHS or the Agency) is [proposing](#) to amend its regulation to remove the stated amount that the Agency will charge for the initial and annual guarantee fees. The regulation change will allow the Agency the flexibility to establish or make any future changes to the initial and annual guarantee fees without the need for a regulatory change. **Comments on the proposed rule are due by November 4.**

Congressman Blumenauer Recommends Strategies to Address Affordable Housing Crisis

Rep. Earl Blumenauer (D-OR) has released a housing report, ["Locked Out: Reversing Federal Housing Failures and Unlocking Opportunity."](#) The report offers strategies the federal government could pursue to meaningfully address the nation's housing affordability challenges – including expanding the Low-Income Housing Tax Credit program, making HUD's Section 8 Housing Choice Vouchers an entitlement program to cover everyone eligible, creating a renter's tax credit to support low-income households and providing federal incentives for communities to end exclusionary zoning.

Final SfS Registration Window, September 9 -27, 2019

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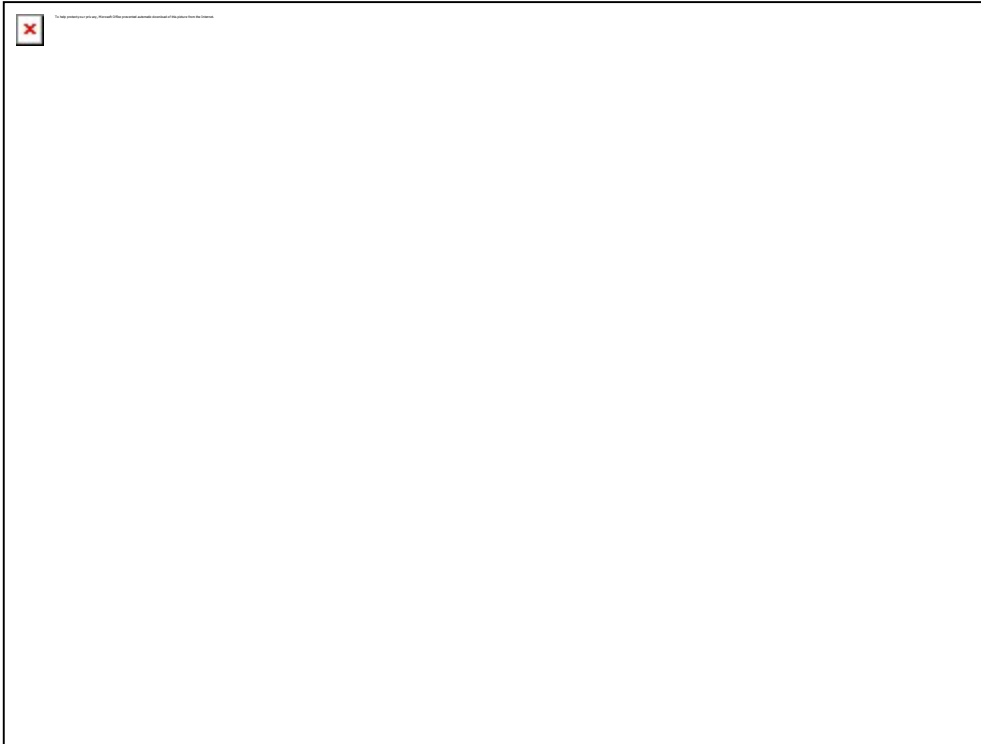
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St. Louis, MO

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Indianapolis, IN

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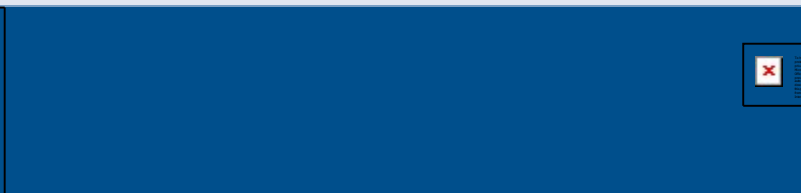
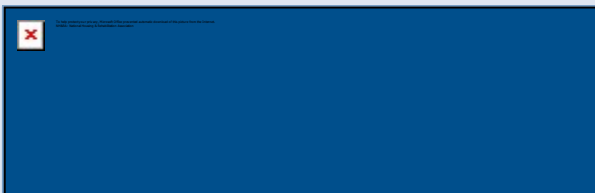
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From: info@housingonline.com
Sent: Wednesday, September 11, 2019 5:57 PM
To: Margaret Moran
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

IMPORTANT LINKS

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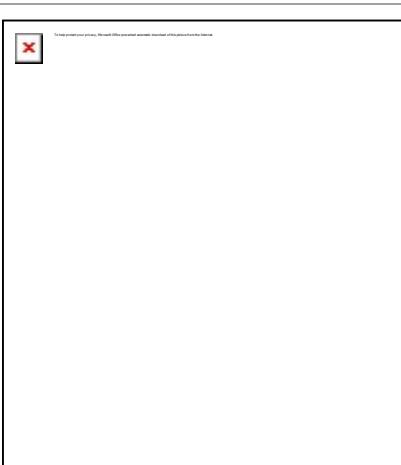
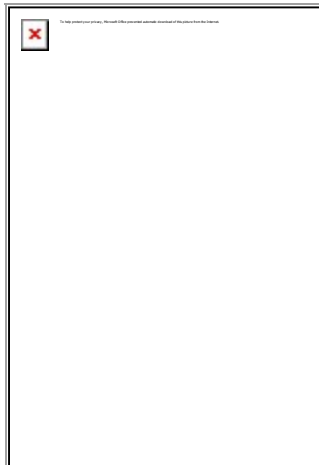
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Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**H 2019-09/ PIH 2019-23**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **blackline** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

USDA Proposes Reducing Fees for the USDA 538 program

The Rural Housing Service (RHS or the Agency) is [proposing](#) to amend its regulation to remove the stated amount that the Agency will charge for the initial and annual guarantee fees. The regulation change will allow the Agency the flexibility to establish or make any future changes to the initial and annual guarantee fees without the need for a regulatory change. **Comments on the proposed rule are due by November 4.**

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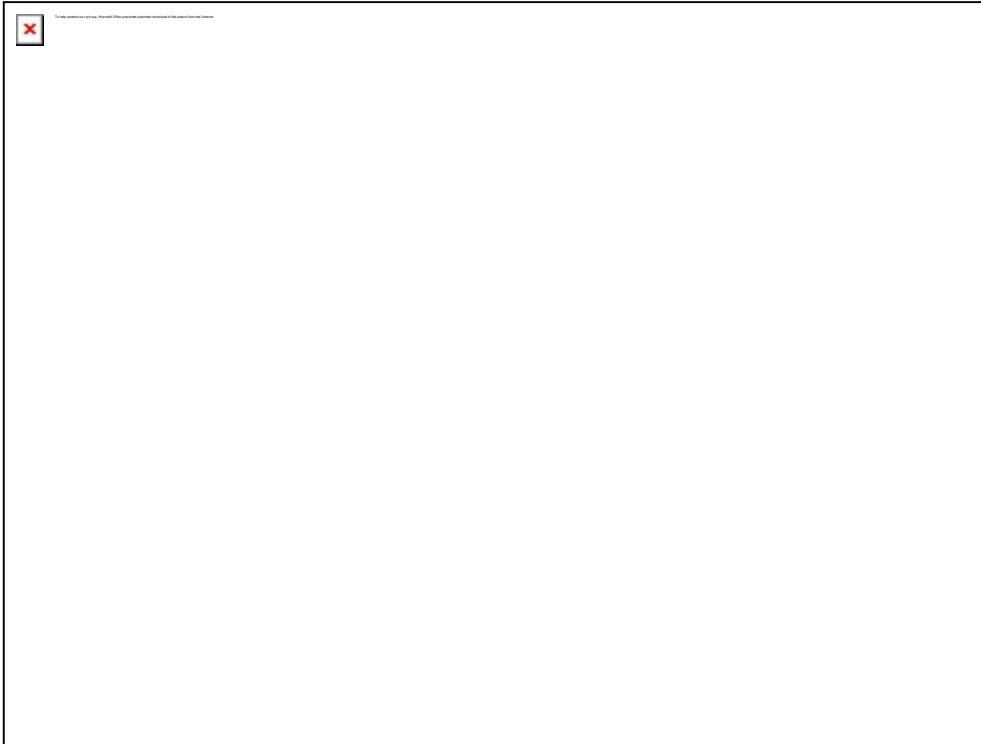
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Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

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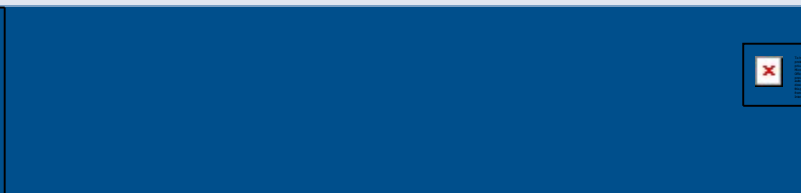
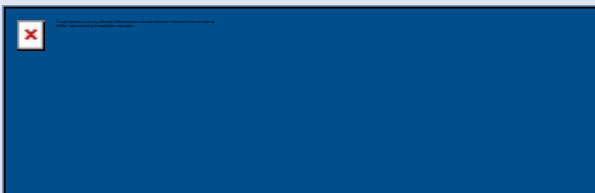
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To: Carsten Snow-Eikelberg
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

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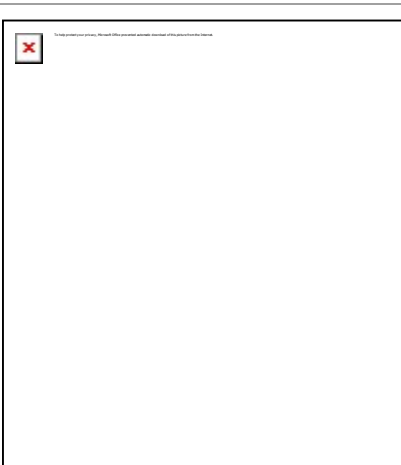
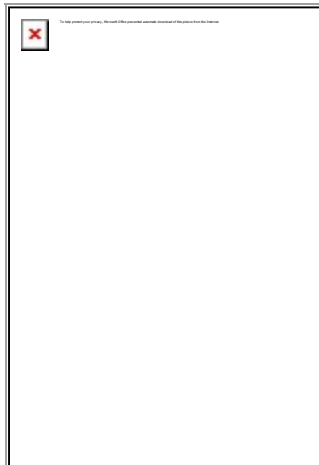
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Congressman Blumenauer Recommends Strategies to Address Affordable Housing Crisis

Rep. Earl Blumenauer (D-OR) has released a housing report, ["Locked Out: Reversing Federal Housing Failures and Unlocking Opportunity."](#) The report offers strategies the federal government could pursue to meaningfully address the nation's housing affordability challenges – including expanding the Low-Income Housing Tax Credit program, making HUD's Section 8 Housing Choice Vouchers an entitlement program to cover everyone eligible, creating a renter's tax credit to support low-income households and providing federal incentives for communities to end exclusionary zoning.

Final SfS Registration Window, September 9 -27, 2019

On January 1, 2019, the Multifamily Housing Service Coordinator (MFSC) program implemented HUD's new Standards for Success (SfS) report across the entire portfolio. The new report replaced the Semi-Annual Performance Report (Form 92456). HUD Form 92456 has expired and is no longer accepted as the performance report for either grant or budget-based properties with Service Coordinators. Click [here](#) for more information on the national implementation of SfS for the MFSC program.

The SfS reporting framework will modernize and enhance HUD's performance data efforts. Data will be stored in a central database called "InForm" where it can be analyzed on demand. Thus, the new report requires properties to register with HUD to submit their data. To date, properties had two registration periods to enroll in SfS.

A small number of properties have remained unaware of HUD's new reporting requirement. To accommodate these properties, HUD will offer one final SfS registration opportunity before the SfS report is due on October 30, 2019.

The final registration window will be from September 9 – September 27. Any property that needs to report to HUD, and does not register for SfS by September 27, will be out of compliance with HUD.

If a property has a MFSC grant or uses any aspect of the property budget for the MFSC program, the property is required to report. This includes elderly, disabled and family properties. Click [here](#) for a listing of properties that have complied with the requirement, as well as information on registration for those that have not.

Properties that use the AASC Online or FamilyMetrics case management systems are also automatically registered. The SfS report can be sent directly from those case management systems to HUD. Questions about this process can be directed to Pangea Foundation by phone at (866) 615-0982 or by email at support@pangeafoundation.org.

State and Local News

California Announces Compromise on Statewide Cap of Rent Increases

California Governor Gavin Newsom announced a [compromise](#) on proposed legislation to cap rent increases statewide and ultimately address the housing crisis. The following is a summary of key takeaways:

- The proposed bill (AB 1482) still needs to clear the legislation by September 13, however, if passed it would cap annual rent increases at five percent plus inflation, with a ten percent maximum increase.
 - The bill includes a ten-year sunset so if passed it will not be up for discussion again until 2030.
 - The exemption for new construction has changed from those built within the last ten years to those built within the last 15.
 - Cities are still free to enact new, stricter forms of rent control under the Costa-Hawkins guidelines.
- The 2020 rent control ballot measure will still move forward, regardless of the passage of AB 1482.

Ben Metcalf Resigns as California HCD Director

The California Department of Housing and Community Development [announced](#) that Director Ben Metcalf has resigned, effective September 6. Chief Deputy Director Doug McCauley, will serve as acting director until a new director is appointed.

Tax Credit Program Updates

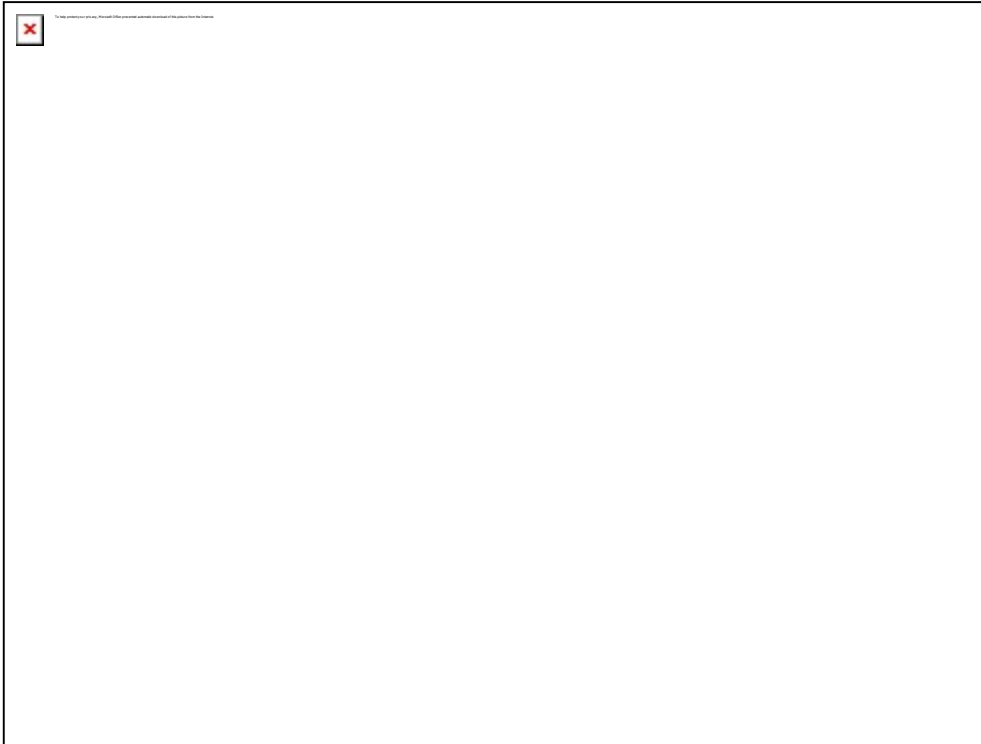
- Arizona Announces CoC NOFA Accepted Applications
- TCAC Reschedules Proposed Regulation Changes Hearing – September 11
- Florida Extends RFA Application Deadlines Following Hurricane Dorian, Releases Q&A and Modifies RFA 2019-102
- Kentucky Revises Minimum Design Standards for Multifamily Housing Units
- Kentucky Releases New Weatherization Program Manual
- \$10 Million Available for Rehabilitation of USDA Rural Development Multifamily Housing Properties in Minnesota
- Ohio Posts Final Draft of 2020-2021 QAP
- Oregon Hosts Stakeholder Participation Opportunity - Funding, Planning & Alignment Meeting
- Oregon Issues Summer 2019 Gap funding & Veterans NOFA
- Oregon's Proposed 2019 QAP Open for Comment Through October 7
- Texas DHCA Names Bobby Wilkinson Executive Director
- Texas Proposes Changes to Appeals Policy, Public Comment Procedures
- [Read More...](#)

Economic and Fixed Income Insights



Non-farm U.S. payroll growth slowed more than anticipated in August. Last Friday's data showed just 130,000 new jobs added versus an expected gain of 160,000. July and June payrolls were also adjusted downward. The data does little for the case against further rate cuts, which are widely anticipated at next week's meeting of the Federal Reserve. Improved trade relations between the U.S. and China spurred a bond sell off that has pushed yields drastically higher in the past week. The benchmark ten-year UST jumped 27 basis points to yield 1.73 percent. Similarly, both the ten-year and 30-year MMD finished 13 basis points higher to yield 1.35 percent and 1.97 percent respectively.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 10, 2019. [Click here to view important disclosures.](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Many Candidates, Many Housing Plans: *There's a New Across-the-Board Focus on Affordability*

By Scott Beyer

The affordable housing issue has gained momentum in America, from one that a decade ago nobody talked about, to a rising local and state issue. The "YIMBY" movement was a big reason why. With branches in different cities, the movement is premised on the idea that cities must allow more housing to accommodate population growth. The issue has now gone national. Federal legislators have proposed YIMBY bills. Most importantly, it has become a hot topic for Democratic presidential candidates, some of whom have released housing plans. [Read More...](#)

State and Local Preservation Solutions: *Three states, three different approaches*

By Mark Olshaker

One size does NOT fit all. That was the message from an expert panel on State and Local Preservation Solutions at the NH&RA Summer Institute in July. There are three distinct approaches that Rhode Island, Massachusetts and Colorado are taking in partnership with their localities to preserve affordable housing stocks. The efforts and programs in these three states show the possibilities when a variety of people and groups work together with a common purpose. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting &

Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Developers Forum

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

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Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural](#)

[Broadband Access Loans and Loan Guarantees](#)

[Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

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Rocky Hill, CT

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Bronze Members

Boston Capital Corporation
Boston Financial Investment Management
Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP
Locke Lord LLP
Mid-City Financial Corporation
Newmark Knight Frank
Nixon Peabody
Nolan Sheehan Patten LLP
Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

Upcoming Industry Events:

**Sept. 11-13: National Association of State and Local
Equity Funds Annual Conference**

Qualified Contracts & ROFRs

324 Unit LIHTC Qualified Contract Opportunity

(Deadline: 9/25/2019) Savannah, GA

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019) Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019) Casa Grande, AZ

40 Unit LIHTC Qualified Contract Opportunity

(Deadline: 12/6/2019) Peoria, AZ

152 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/2/2020) Peoria, AZ

240 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/17/2020) McDonough, GA

120 Unit LIHTC Qualified Contract Opportunity

(Deadline: 2/29/2020) Cartersville, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

Cleveland, OH

[136 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 6/3/2020) Buckeye, AZ

Sept. 11-13: RAD Collaborative Southeast Regional

Convening “Repositioning for the Future—Using RAD [104 Unit LIHTC Qualified Contract Opportunity](#) & Other Resources”

(Deadline 8/29/2020) Seguin, TX

Greensboro, NC

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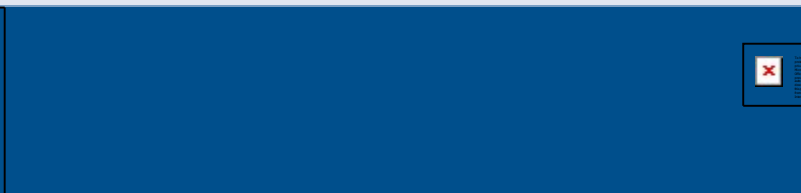
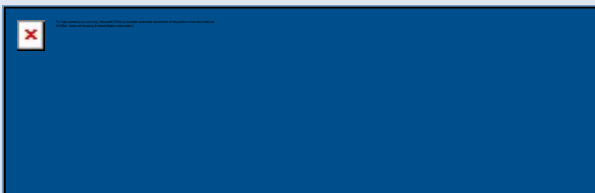
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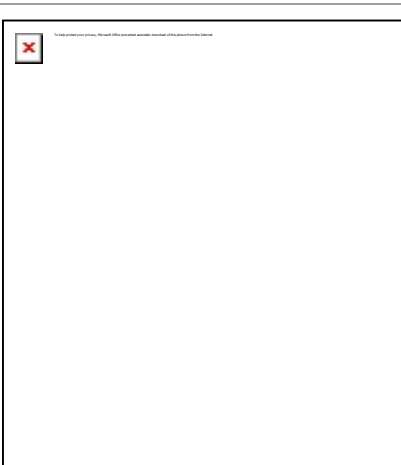
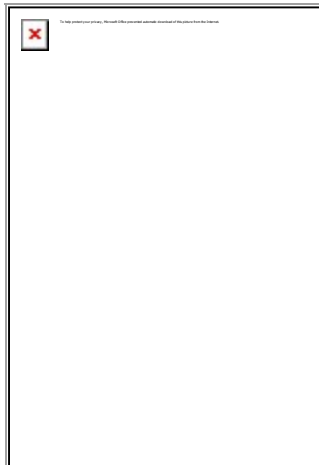
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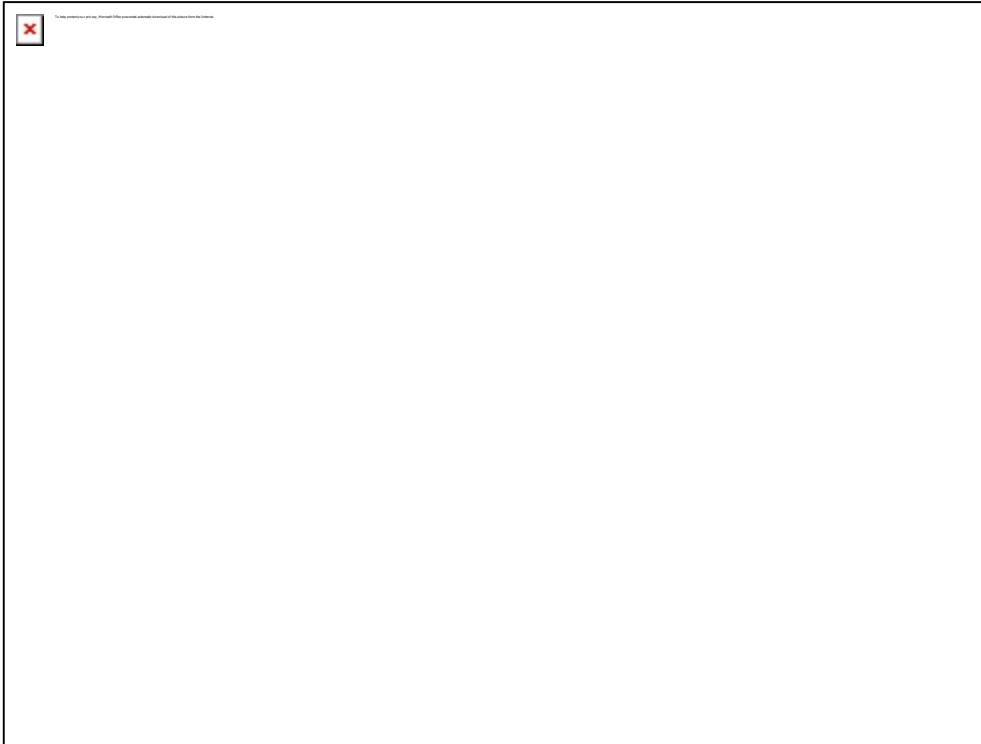
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Greensboro, NC

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Lexington, KY

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Atlantic City, NJ

Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

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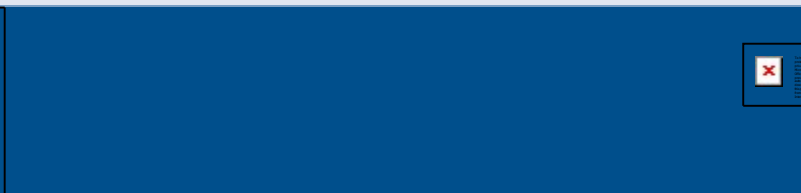
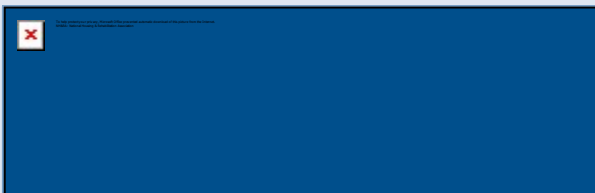
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From: info@housingonline.com
Sent: Wednesday, September 11, 2019 5:57 PM
To: Maura Garland
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

IMPORTANT LINKS

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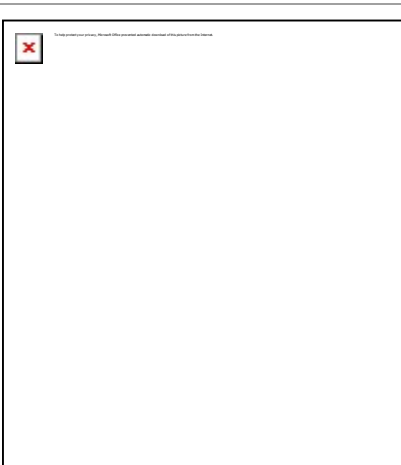
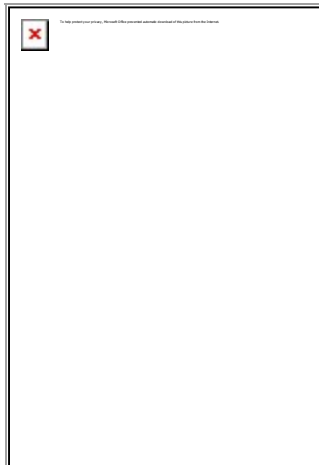
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[Monthly Applicable Federal Rates](#)

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Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**H 2019-09/ PIH 2019-23**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **blackline** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

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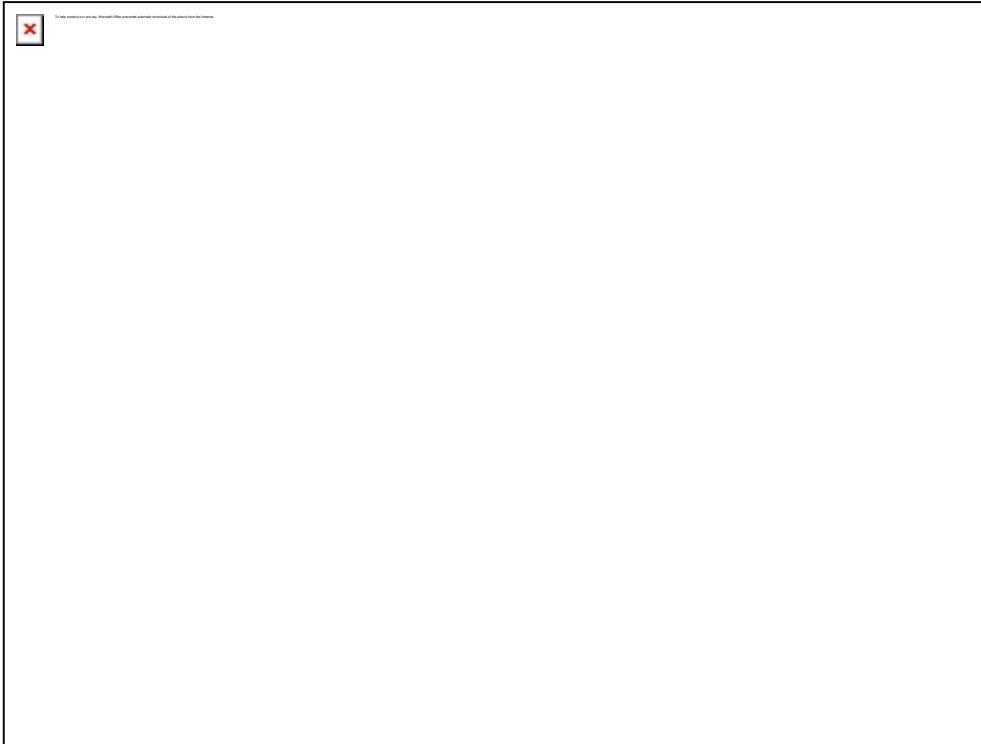
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(Deadline: 6/3/2020) Buckeye, AZ

Sept. 11-13: RAD Collaborative Southeast Regional

Convening “Repositioning for the Future—Using RAD [104 Unit LIHTC Qualified Contract Opportunity](#) & Other Resources”

(Deadline 8/29/2020) Seguin, TX

Greensboro, NC

Sept. 12 & 13: 2019 Kentucky Affordable Housing Conference

Lexington, KY

Sept. 16 & 17: 2019 New Jersey Governor’s Conference on Housing and Economic Development

Atlantic City, NJ

Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

[Click Here for NH&RA's Full Industry Event Calendar](#)



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Jay Leslie

From: Margaret Moran
Sent: Monday, August 05, 2019 10:21 AM
To: Mike Johnston
Subject: Re: NIMBY Bingo

Not me --- not that talented but it is very good!



Margaret Donnelly Moran
Director of Planning & Development
1-617-520-6251 | www.cambridge-housing.org

From: Mike Johnston <mjohnston@cambridge-housing.org>
Sent: Monday, August 5, 2019 9:40 AM
To: Margaret Moran <:mmoran@cambridge-housing.org>
Subject: RE: NIMBY Bingo

This was pretty funny!!!!

Did you make it???? Come on, fess up!

mjj



Michael J. Johnston, Esq. | Executive Director
362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

From: Margaret Moran <:mmoran@cambridge-housing.org>
Sent: Friday, August 2, 2019 7:53 PM
To: Mike Johnston <mjohnston@cambridge-housing.org>
Subject: NIMBY Bingo

someone made this last night



Margaret Donnelly Moran

Director of Planning & Development

1-617-520-6251 | www.cambridge-housing.org

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From: Next City <newsletter@nextcity.org>
Sent: Tuesday, August 06, 2019 7:04 AM
To: Clara Fraden
Subject: Backyard: New Housing Org Urges San Diego to Say 'Yes In God's Backyard'



Our senior housing correspondent Jared Brey is off this week, but we know you'll enjoy this piece from writer Emily Nonko about a new initiative that aims to help churches and other houses of worship build housing on surplus land. As Pastor Jonathan Doolittle, of Clairemont Lutheran Church in San Diego, puts it: "If congregations are going to survive into the future, and find ways to economically support the needs of their congregation, they'll need to find creative funding. Twenty years ago, every church thought that meant a preschool, but now we're in a post-preschool world and I think housing is a better use of land that congregations have." If you have questions or comments about this story or have an idea for a story that should appear in this newsletter, get in touch at housing@nextcity.org. — *Next City editors*



New Housing Org Urges San Diego to Say 'Yes In God's Backyard'

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(Courtesy Clairemont Lutheran Church)

By Emily Nonko

Four years ago, the congregation of Clairemont Lutheran Church, in San Diego, California, wondered what it'd take to build affordable housing. The redevelopment of their fellowship hall was moving slowly through the city approval process, and including housing might speed it up. They also knew the city, like many in California, faced a severe housing shortage.

But what the congregation quickly realized, according to Pastor Jonathan Doolittle, was that “from the city’s perspective, it didn’t make any sense.” The congregation didn’t fit the characteristic of affordable housing builders; the city had no official planning process to approve a small housing development on church property; the congregation couldn’t afford the environmental impact report required to build on its parking lot.

“Our project was too small to demand any variances to the [building] code,” Pastor Doolittle explains. “After four years, and not getting anywhere, it becomes difficult to rally people for a vision they don’t see going anywhere.”

You could call it fate that this years-long roadblock coincided with brainstorming between two San Diego housing advocates, Tom Theisen and Monica Ball. Theisen is a retired attorney and former chair of the **Regional Task Force on the Homeless**. Ball is a realtor and board member of the faith-based nonprofit **UPLIFT San Diego**.

Theisen and Ball were acutely aware of San Diego’s **housing** and **homelessness** crisis, and the city’s struggle to meet housing demands.

According to estimates from the Building Industry Association, San Diego needs to build a minimum of 12,000 housing units every year to meet current demand — at present, the city is building less than half that total.

But the pair were intrigued by a list compiled by the San Diego County Tax Collector, which showed the county had over 1,000 properties zoned for religious use, on over 2,000 acres of land. Much of that land was already zoned for housing.

So in April of this year, they presented a **slideshow** to the Community Planners Committee, which represents San Diego’s neighborhood planning groups, laying out the urgency of housing needs while pointing out that “every world religion has a call to aid the vulnerable.” They dubbed their efforts YIGBY: Yes In God’s Backyard.

“We are really trying to do a paradigm shift of how we develop affordable housing,” says Theisen. “If we go in and talk to the city about potentially building 3,000 units, by aggregating all these different faith-based properties, all of a sudden the city gets very excited about it.”

San Diego's planning department, in fact, is listening. They provided YIGBY with a list of houses of worship that planners felt were best for development. They're analyzing how zoning ordinances might work for proposals like Clairemont Lutheran Church, and how the city might expedite its approvals process.

That receptiveness encouraged YIGBY to set an ambitious goal: Help open housing at Clairemont Lutheran Church by the end of this year, and build capacity to develop as many as 50 projects annually within the next five years.

Pastor Doolittle points out that churches often have underutilized land — as congregations have declined, parking lots are less full. Reusing that land is a way for houses of faith to diversity their property and give back to their community.

"If congregations are going to survive into the future, and find ways to economically support the needs of their congregation, they'll need to find creative funding," says Pastor Doolittle. "Twenty years ago, every church thought that meant a preschool, but now we're in a post-preschool world and I think housing is a better use of land that congregations have."

Building on property that houses of worship already own eliminates land cost. "Then we can afford to build the housing and pay for it from the income coming from the rental of those units," Theisen explains. "These projects pay for themselves."

This significantly speeds up construction, he adds, as projects won't require time and legwork to secure government or philanthropic funding.

YIGBY also believes when local faith communities invest in affordable housing, it can quell the "NIMBY" attitude that often emerges in the face of denser housing development and slows the approval process.

"There are a number of big developers that have developed the ire of the community as a whole," says Pastor Doolittle. "Meeting with the community and talking about [our] project, they say it makes sense. When people understand what we're doing, it takes away some of the anger and fear associated with this kind of a housing project."

Clairemont Lutheran Church ultimately envisions a roughly 16-unit affordable rental for San Diego residents transitioning out of supportive housing. Though

the property is not downtown, it's near numerous bus lines and a major mall, according to Pastor Doolittle.

"Other [faith] communities may be looking at senior or transitional housing," Theisen says. "It depends on the best fit for the faith community and the neighborhood they're in."

Clairemont Lutheran Church will serve as "proof of concept" before YIGBY ramps up with other houses of worship.

"If it weren't for the YIGBY connection," Pastor Doolittle says, "we probably would be giving up."

*This article is part of **Backyard**, a newsletter exploring scalable solutions to make housing fairer, more affordable and more environmentally sustainable. If your organization is interested in underwriting or advertising in this newsletter, please email info@nextcity.org.*

Emily Nonko is a Brooklyn, New York-based reporter who writes about real estate, architecture, urbanism and design. Her work has appeared in the Wall Street Journal, New York Magazine, Curbed and other publications.

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Jay Leslie

From: David Sullivan <davidesullivan77@gmail.com>
Sent: Tuesday, August 06, 2019 6:38 PM
To: ABC Family-active; Bill Tibbs; D Margaret Drury; Deborah Ruhe; Elaine DeRosa; George Metzger; marchanthannon@gmail.com; Lauren Curry; Margaret Moran; Peter Daly; Sean Hope; Susan Schlesinger; Teresa cardosi
Subject: Patty Nolan on AHO

<https://cambridge.wickedlocal.com/news/20190806/guest-column-affordable-housing-overlay-proposal-not-ready-for-prime-time-in-cambridge>

She's oh so reasonable, and please don't criticize anyone. Get used to her, because she'll probably fill Jan's seat -- she was the top School Committee vote-getter in 2017 -- and she knows how to troll for those NIMBY votes.

Also, this charming letter on Cambridge Day (both posted today):

<http://www.cambridgeday.com/2019/08/06/withdraw-affordable-housing-overlay-petition-for-a-rewrite-to-be-simply-voted-by-city-council/>

Looks like it will be a fun election season!

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From: info@housingonline.com
Sent: Wednesday, September 25, 2019 5:33 PM
To: Margaret Moran
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 25, 2019

House Funds the Government Through November 21, Senate Appropriations Committee Approves USDA Funding

Last week the House passed a continuing resolution (CR) that would fund the government through November 21, 2019, averting a government shutdown when the 2019 comes to a close. The measure ([H.R. 4378](#)) passed the House with a veto-proof majority vote of [301-123](#). The Senate is expected to pass the bill and is expected to sign the bill before the end of the fiscal year.

This continues to fund government programs at FY 2019 funding levels. The bill also includes an important adjustment for the Section 202 Housing Choice Voucher program that will prevent renewal delays for Project Rental Assistance Contracts set to expire in early FY 2020.

The full Senate Committee on Appropriations approved the FY 2020 spending bills for Transportation, Housing and Urban Development, and Rural Development, Food and Drug Administration, and Related Agencies with no amendments. The HUD bill provides \$48.6 billion in discretionary funding, more than FY 2019. The Agriculture bill allots \$23.1 billion, \$58 million more than the FY19 enacted level.

In total, the Senate Appropriations Committee has approved five of its 12 bills. The Committee will need to finish work on the remaining seven bills with the House approved bills before the new November 21 deadline.

The National Low Income Housing Coalition updated its [budget chart](#) for selected HUD and USDA programs, which compares FY 2019 funding levels for the President, House and Senate.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



Fall Developers Forum Session Highlight: HFA Roundtable

We are excited to announce the speakers on our Housing Finance Agency Roundtable [Developers Forum](#), October 15-16 in Boston. Panelists will explore agency priorities, impacting affordable housing development. Hot topics will include income averaging policies, other QAP changes impacting tax credit and multifamily bond development. The speakers are:

- **Maura Collins**, Executive Director, Vermont Housing Finance Agency
- **Rob Dapice**, Managing Director, Management & Development, New Hampshire Housing Authority
- **Catherine Racer**, Associate Director, Massachusetts Department of Housing Development
- **Eric Shorter**, Director of Development, Rhode Island Housing
- **Mark Teden**, Vice President of Multifamily Programs, MassHousing
- **Mark Wiesendanger**, Director of Development, MaineHousing

Don't miss this opportunity to learn from and network with the key agency executives from the roundtable. **Questions?** Contact NH&RA at 202-939-1750 or info@housingonline.com.

FY 2020 Affordable Housing Program Funding Outlook Webinar Sept. 26

The Campaign for Housing and Community Development Funding will hold a webinar on FY 2020 Funding Outlook for Affordable Housing Program on September 26, 2019, at 4:00 pm EDT. Doug Rice from the Center on Budget and Policy Priorities, Moha Thakur from the National Housing Trust, Steve Berg from the National Alliance to End Homelessness and Seth Embry from the Public Housing Authorities Directors Association will speak on the webinar. Register [here](#).

Fiscal Year 2020 Fair Market Rents Released

HUD published the FY 2020 Fair Market Rents (FMRs) [here](#). The FY 2020 FMRs will be effective October 1, 2019, unless there is a request for reevaluation by September 30, 2019. [The Federal Register](#) notice contains the procedures for such reevaluation requests. These FMRs are used in the Moderate Rehabilitation Single Room Occupancy and the project-based voucher programs, as well as other programs that require location-based rents.

Housing Bills Introduced in Congress, Advanced in HFSC

Representative Denny Heck (D-WA) introduced the Yes In My Backyard Act ([H.R.4351](#)), which would require local governments applying Block Grant funds to report whether they have enacted policies to alleviate local regulations that stifle the production of housing. The bill is sponsored by Representatives Trey Hollingsworth (R-IN), Lacy Clay (D-MO), Virginia Foxx (R-NC), Mike Quigley (D-IL), Jaime Herrera Beutler (R-WA) and Senators Todd Young (R-IN) and Brian Schatz (D-HI) introduced companion legislation ([S. 1919](#)) in the Senate.

On September 20, the House Financial Services Committee (HFSC) passed twelve bills, several of which were related to housing:

- The Tribal Eligibility for Homeless Assistance Grants Act of 2019 ([H.R. 4029](#)), a bill by Representative Denny Heck (D-WA), to allow Native Americans and Alaska Natives by making tribes and tribally designated housing entities eligible for McKinney-Vento Homeless Assistance Grants. The bill was passed by voice vote. Senator Tina Smith (D-MN) introduced companion legislation ([S. 2282](#)) in the Senate.
- The Fostering Stable Housing Opportunities Act ([H.R. 4300](#)), a bill by Representative Madeleine Dean (D-PA), which would help foster care aging out of foster care and are at risk of homelessness will have critical assistance to help them achieve housing stability and secure employment. The bill was passed by a unanimous vote of 47-0.
- The Homeless Assistance Act ([H.R. 4302](#)), a bill by Representative Brad Sherman (D-CA), which would allow public housing agencies to work with local governments and nonprofit service providers, and help them to identify people who experience homelessness and frequent homelessness. The bill was passed by a unanimous vote of 49-0.
- The Alternative Data for Additional Credit FHA Pilot Program Reauthorization Act ([H.R. 123](#)), a bill by Representative Al Green (D-TX), which creates a pilot program at the Federal Housing Administration to test the benefits of the option to choose a credit scoring model that incorporates additional credit rating information, was passed by a vote of 32-22.

HUD Offers Technical Assistance to Launch FSS Programs

HUD is offering hands-on group learning and individualized technical assistance (TA) to multifamily assisted housing owners and managers to launch Family Self-Sufficiency (FSS) programs. The TA will include coaching, education and hands-on guidance from an expert in FSS program development for a one-month period. This TA will help housing providers successfully develop the program framework, access needed resources and launch the program.

Interested parties should complete the [request for interest](#) and application by October 8, 2019. HUD will host a webinar on September 27, 2019 to provide an overview of the FSS program and respond to questions about the TA opportunity. Register [here](#).

FSS is a HUD program that provides incentives and supports to help families living in multifamily assisted housing increase their earned income and reduce their dependence on public assistance programs. FSS promotes the development of local strategies to coordinate the use of HUD rental assistance with private resources, to enable eligible families to make progress toward economic independence and self-sufficiency.

\$19 Million Available for TOD Comprehensive Planning

The Federal Transit Administration (FTA) released [a Notice of Funding Opportunity \(NOFO\)](#) for the pilot program for Transit-Oriented Development (TOD) Comprehensive Planning. Nineteen million dollars in funding is available to support comprehensive planning for new fixed guideway and core capacity improvement projects. Grants ranging from \$250,000 to \$2 million dollars for proposals that meet the key objectives of the TOD pilot program. Applications are due by November 18, 2019.

IRS Provides Safe Harbor for Rental Real Estate Businesses

[Revenue Procedure 2019-38](#) provides a safe harbor for certain interests in rental real estate, including interests in mixed-use property, to be treated as a trade or business for purposes of the qualified business income deduction under section 199A of the Internal Revenue Code (section 199A deduction).

If all the safe harbor requirements are met, an interest in rental real estate will be treated as a single trade or business for purposes of the section 199A deduction. If an interest in real estate fails to satisfy all the requirements of the safe harbor, it may still be treated as a trade or business for purposes of the section 199A deduction if it otherwise meets the definition of a trade or business in the section 199A regulations.

This safe harbor is available for taxpayers who seek to claim the section 199A deduction with respect to a “rental real estate enterprise.” Section 199A(c)(7)(B)(i). Under the safe harbor, a rental real estate enterprise is defined as an interest in real property held to generate rental or lease income. It may consist of an interest in multiple properties. The taxpayer or a relevant passthrough entity (RPE) relying on this revenue procedure must hold each interest in the enterprise as an entity disregarded as an entity separate from its owner, such as a limited liability company with a single member. The following requirements must be met to qualify for this safe harbor:

- Separate books and records are maintained to reflect income and expenses for each rental real estate enterprise.
- For rental real estate enterprises that have been in existence less than four years, 250 or more hours of rental services are performed in the year; for rental real estate enterprises that have been in existence for four or more years, 250 or more hours of rental services are performed in at least three of the past five years.
- The taxpayer maintains contemporaneous records, including time reports, logs or similar documents, regarding the following: hours of service performed; a description of all services performed; dates on which such services were performed; and who performed the services.
- The taxpayer or RPE attaches a statement to the return filed for the tax year(s) the safe harbor is relied upon.

For more information about this and other TCJA provisions, visit www.irs.gov/taxreform. Revenue Procedure 2019-38 will be published in the Internal Revenue Bulletin 2019-42 on October 15, 2019.

DJ LaVoy Sworn in as Deputy Under Secretary for USDA Rural Development

Donald “DJ” LaVoy was [sworn](#) in on September 17 as deputy under secretary for Rural Development at the U.S. Department of Agriculture. LaVoy previously served as the head of HUD’s Real Estate Assessment Center. The under secretary for Rural Development position, eliminated by USDA Secretary Tom Vilsack in 2011, was reinstated by Section 12407 of the Agriculture Improvement Act of 2018 ([H.R. 2](#)), remains vacant.

Senator Sanders Releases Housing for All Plan

Democratic presidential hopeful Senator Bernie Sanders (VT) released his expansive [Housing for All](#) plan, which is guided by the belief that everyone has the right to a safe, decent, accessible and affordable home as a fundamental right. The plan proposed to build 7.4 million affordable units that will rent for no more than 30 percent of a household’s income through a ten-year, \$1.48 trillion investment in the National Housing Trust Fund.

Sen. Sanders calls for \$70 billion to repair and modernize public housing, including making all public housing accessible and provide access to broadband for all public housing residents, \$410 billion to fully fund tenant-based Section 8 rental assistance over the next ten years and moving the funding for the program off-budget to the side of the federal ledger, and the creation of a nationwide three percent rent cap. The plan also calls for ending homelessness, sustainable and affordable housing, decarbonized housing by 2030, federal preemption of state laws that prevent cities and counties from implementing inclusionary zoning, and other measures.

The plan, which comes in at \$2.5 trillion, would be paid for by a wealth tax on the wealthiest 0.10 percent of households.

Reports

Documenting the Long-Run Decline in Low-Cost Rental Units in the U.S. by State

The Joint Center for Housing Studies of Harvard University released a [working paper](#), which details the dramatic decline of low-cost rental units over several decades. The number of units renting for less than \$600 per month, adjusted for inflation, fell by almost 4 million between 1990 and 2017. The decline was concentrated in the last five years. After falling modestly in the 1990s and early 2000s, the stock of low-cost units rose in the mid-2000s. Since 2012, however, the number of units renting for under \$600 has fallen sharply, accounting for a large share of the decline in low-cost rental units.

White House Releases Report on Homelessness

The Council of Economic Advisers released [The State of Homelessness in America](#) report. The report raises serious methodological concerns and supports the reports positions and relies on outdated studies. The report's primary argument posits that the deregulation of 11 housing markets led to an increase of 71,709 people experiencing homelessness. That statistic relies on an assumption that a one percent reduction in rental home prices results in a one percent increase in homelessness. The report takes aim at municipalities that have implemented right-to-shelter policies and policies that affect the tolerability of homelessness by decreasing the demand for housing and increasing homelessness.

In a [statement](#), The National Alliance to End Homelessness said the report, "Reflects a fundamental misunderstanding of homelessness, the causes of homelessness and the people who experience it."

The report comes amid President Donald Trump's visit to California, Secretary Ben Carson's tour of public housing in San Francisco, [a letter from President Trump](#) requesting increased funding resources for homelessness, [a response letter from Secretary Carson](#) and President Trump's decision to have the Environmental Protection Agency issue a notice of environmental violation against homelessness in San Francisco because of the impact of homelessness through the storm sewers."

State and Local News

California Passes State Historic Tax Credit, Bill Awaits Governor's Signature

The California Legislature passed [S.B. 451](#), which would create a State Historic Tax Credit (HTC) for 20 or 25 percent of qualified rehabilitation costs that meet specific criteria and would be in effect from 2021 through 2026. The credit would have a statewide cap of \$50 million per calendar year for residential residences and \$8 million set aside for developments with QREs of less than \$1 million. The bill would require the Legislature to provide for annual appropriations and would require an annual review of the effectiveness of the credits. Governor Newsom has until Oct. 13 to sign the bill. Once signed into legislation, it becomes law.

Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory ownership of resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

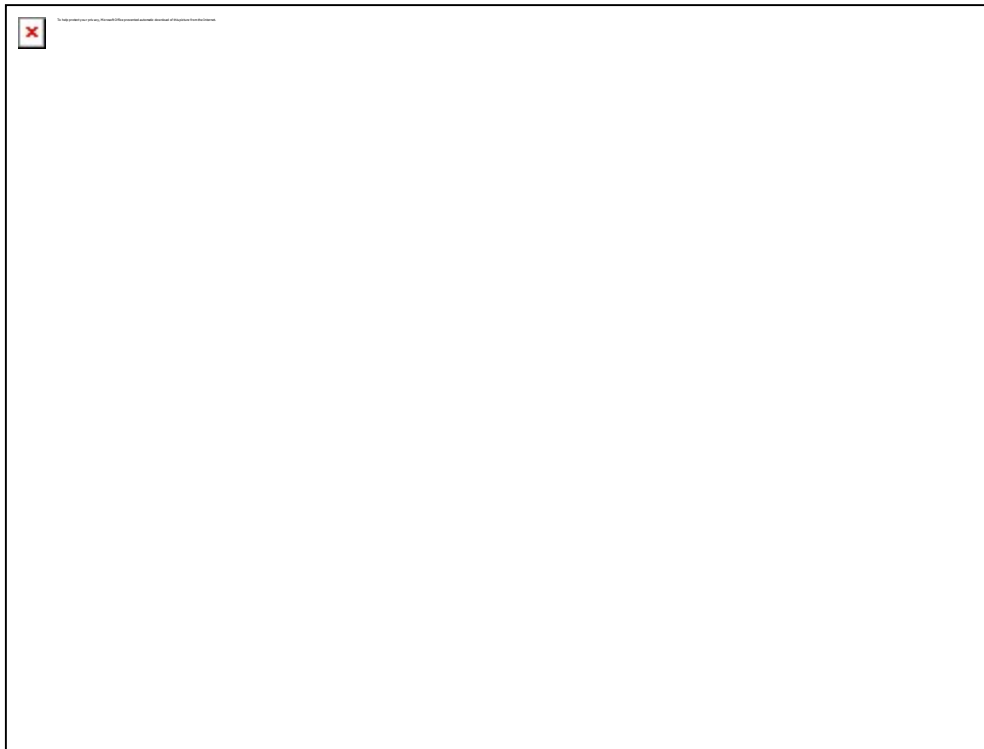
- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
- [Read More...](#)

Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.98 percent to 1.81 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-orient number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

How New Orleans Ended Veteran Homelessness: *A storm gives a city determination*

By Mark Fogarty

Martha Kegel remembers the intense six-month campaign to end veteran homelessness in New Orleans as “building the plane while we v but, just as impressively, after being the first city in America to achieve this milestone at the end of 2014, the Big Easy has maintained an for vets in every year since. [Read More...](#)

Solving Affordable Housing Problems with Technology: *Examples drawn from other ind*

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Develop

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers
Palm Beach, FL

[Learn More...](#)

NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey
Marina del Rey, CA

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Bellwether Enterprise

PGIM Real Estate Finance

R4 Capital

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Applegate & Thorne-Thomsen LLP

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Hunt Real Estate Capital

KeyBank NA

Lincoln Avenue Capital

Miles & Stockbridge

ProLink Solutions

Red Stone Equity Partners

Royal American Companies

Bronze Members

Boston Capital Corporation

Boston Financial Investment Management

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural Broadband
Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

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Capital One
 Chesapeake Community Advisors Inc
 Dauby O'Connor & Zaleski, LLC
 Fannie Mae
 Holland & Knight LLP
 Locke Lord LLP
 Mid-City Financial Corporation
 Newmark Knight Frank
 Nixon Peabody
 Nolan Sheehan Patten LLP
 Novogradac & Co.
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 Robinson & Cole LLP
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Subject: Affordable Housing News of the Week



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FSS is a HUD program that provides incentives and supports to help families living in multifamily assisted housing increase their earned income and reduce dependence on public assistance programs. FSS promotes the development of local strategies to coordinate the use of HUD rental assistance with private resources, to enable eligible families to make progress toward economic independence and self-sufficiency.

\$19 Million Available for TOD Comprehensive Planning

The Federal Transit Administration (FTA) released [a Notice of Funding Opportunity \(NOFO\)](#) for the pilot program for Transit-Oriented Development (TOD) Comprehensive Planning. Nineteen million dollars in funding is available to support comprehensive planning for new fixed guideway and core capacity improvement projects. Grants ranging from \$250,000 to \$2 million dollars for proposals that meet the key objectives of the TOD pilot program. Applications are due by November 18, 2019.

IRS Provides Safe Harbor for Rental Real Estate Businesses

[Revenue Procedure 2019-38](#) provides a safe harbor for certain interests in rental real estate, including interests in mixed-use property, to be treated as a trade or business for purposes of the qualified business income deduction under section 199A of the Internal Revenue Code (section 199A deduction).

If all the safe harbor requirements are met, an interest in rental real estate will be treated as a single trade or business for purposes of the section 199A deduction. If an interest in real estate fails to satisfy all the requirements of the safe harbor, it may still be treated as a trade or business for purposes of the section 199A deduction if it otherwise meets the definition of a trade or business in the section 199A regulations.

This safe harbor is available for taxpayers who seek to claim the section 199A deduction with respect to a “rental real estate enterprise.” Section 199A(c)(9)(B). Under the safe harbor, a rental real estate enterprise is defined as an interest in real property held to generate rental or lease income. It may consist of an interest in multiple properties. The taxpayer or a relevant passthrough entity (RPE) relying on this revenue procedure must hold each interest in the property as a disregarded entity, such as a limited liability company with a single member. The following requirements must be met to qualify for this safe harbor:

- Separate books and records are maintained to reflect income and expenses for each rental real estate enterprise.
- For rental real estate enterprises that have been in existence less than four years, 250 or more hours of rental services are performed in the year; for rental real estate enterprises that have been in existence for four or more years, 250 or more hours of rental services are performed in at least three of the past five years.
- The taxpayer maintains contemporaneous records, including time reports, logs or similar documents, regarding the following: hours of service performed; a description of all services performed; dates on which such services were performed; and who performed the services.
- The taxpayer or RPE attaches a statement to the return filed for the tax year(s) the safe harbor is relied upon.

For more information about this and other TCJA provisions, visit www.irs.gov/taxreform. Revenue Procedure 2019-38 will be published in the Internal Revenue Bulletin 2019-42 on October 15, 2019.

DJ LaVoy Sworn in as Deputy Under Secretary for USDA Rural Development

Donald “DJ” LaVoy was [sworn](#) in on September 17 as deputy under secretary for Rural Development at the U.S. Department of Agriculture. LaVoy was previously the head of HUD’s Real Estate Assessment Center. The under secretary for Rural Development position, eliminated by USDA Secretary Tom Vilsack in 2011, was reinstated by Section 12407 of the Agriculture Improvement Act of 2018 ([H.R. 2](#)), remains vacant.

Senator Sanders Releases Housing for All Plan

Democratic presidential hopeful Senator Bernie Sanders (VT) released his expansive [Housing for All](#) plan, which is guided by the belief that everyone has the right to a safe, decent, accessible and affordable home as a fundamental right. The plan proposed to build 7.4 million affordable units that will rent for no more than 30 percent of a household’s income through a ten-year, \$1.48 trillion investment in the National Housing Trust Fund.

Sen. Sanders calls for \$70 billion to repair and modernize public housing, including making all public housing accessible and provide access to broadband for all public housing residents, \$410 billion to fully fund tenant-based Section 8 rental assistance over the next ten years and moving the funding for the program off-budget to the side of the federal ledger, and the creation of a nationwide three percent rent cap. The plan also calls for ending homelessness, sustainable and affordable housing, decarbonized housing by 2030, federal preemption of state laws that prevent cities and counties from implementing inclusionary zoning, and other measures.

The plan, which comes in at \$2.5 trillion, would be paid for by a wealth tax on the wealthiest 0.10 percent of households.

Reports

Documenting the Long-Run Decline in Low-Cost Rental Units in the U.S. by State

The Joint Center for Housing Studies of Harvard University released a [working paper](#), which details the dramatic decline of low-cost rental units over several decades. The number of units renting for less than \$600 per month, adjusted for inflation, fell by almost 4 million between 1990 and 2017. The decline was concentrated in the last five years. After falling modestly in the 1990s and early 2000s, the stock of low-cost units rose in the mid-2000s. Since 2012, however, the number of units renting for under \$600 has fallen sharply, accounting for a large share of the decline in low-cost rental units.

White House Releases Report on Homelessness

The Council of Economic Advisers released [The State of Homelessness in America](#) report. The report raises serious methodological concerns and supports the reports positions and relies on outdated studies. The report's primary argument posits that the deregulation of 11 housing markets led to an increase of 71,709 people experiencing homelessness. That statistic relies on an assumption that a one percent reduction in rental home prices results in a one percent increase in homelessness. The report takes aim at municipalities that have implemented right-to-shelter policies and policies that affect the tolerability of homelessness by decreasing the demand for housing and increasing homelessness.

In a [statement](#), The National Alliance to End Homelessness said the report, "Reflects a fundamental misunderstanding of homelessness, the causes of homelessness and the people who experience it."

The report comes amid President Donald Trump's visit to California, Secretary Ben Carson's tour of public housing in San Francisco, [a letter from President Trump](#) requesting increased funding resources for homelessness, [a response letter from Secretary Carson](#) and President Trump's executive order having the Environmental Protection Agency issue a notice of environmental violation against homelessness in San Francisco because of its impact on the environment through the storm sewers."

State and Local News

California Passes State Historic Tax Credit, Bill Awaits Governor's Signature

The California Legislature passed [S.B. 451](#), which would create a State Historic Tax Credit (HTC) for 20 or 25 percent of qualified rehabilitation costs that meet specific criteria and would be in effect from 2021 through 2026. The credit would have a statewide cap of \$50 million per calendar year for historic residences and \$8 million set aside for developments with QREs of less than \$1 million. The bill would require the Legislature to provide for the appropriations and would require an annual review of the effectiveness of the credits. Governor Newsom has until Oct. 13 to sign the bill. Once signed into legislation, it becomes law.

Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory provisions that divert resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

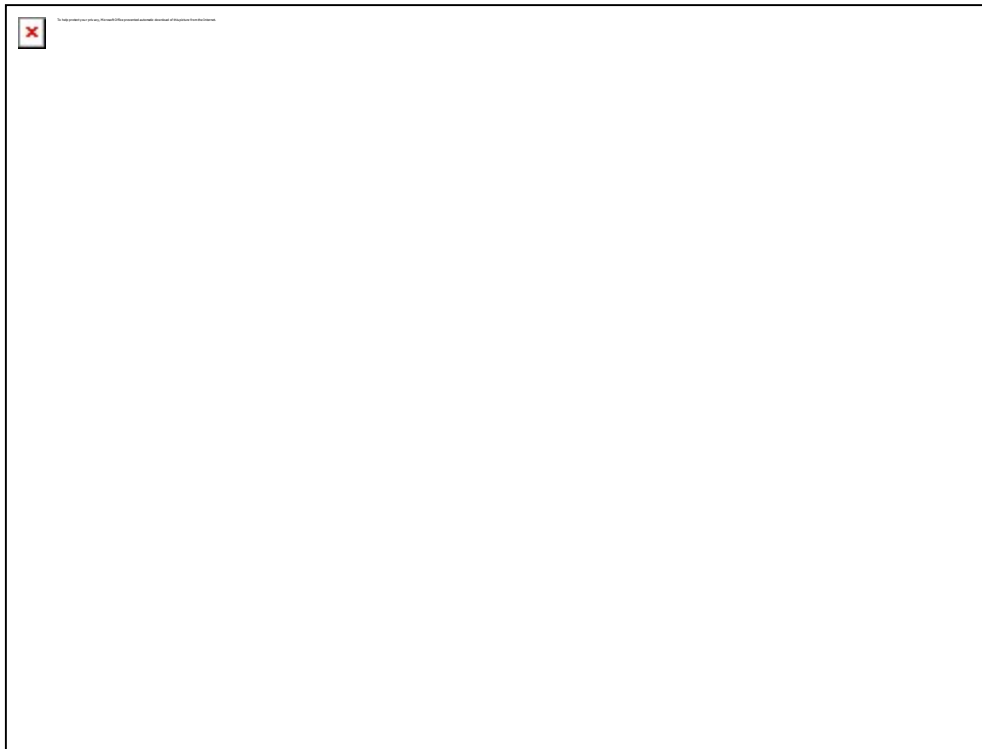
- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
- [Read More...](#)

Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.95 percent to 1.78 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-orient number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

How New Orleans Ended Veteran Homelessness: *A storm gives a city determination*

By Mark Fogarty

Martha Kegel remembers the intense six-month campaign to end veteran homelessness in New Orleans as “building the plane while we v but, just as impressively, after being the first city in America to achieve this milestone at the end of 2014, the Big Easy has maintained an for vets in every year since. [Read More...](#)

Solving Affordable Housing Problems with Technology: *Examples drawn from other ind*

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

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Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Develop

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

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PGIM Real Estate Finance

R4 Capital

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Churchill Stateside Group

Hunt Real Estate Capital

KeyBank NA

Lincoln Avenue Capital

Miles & Stockbridge

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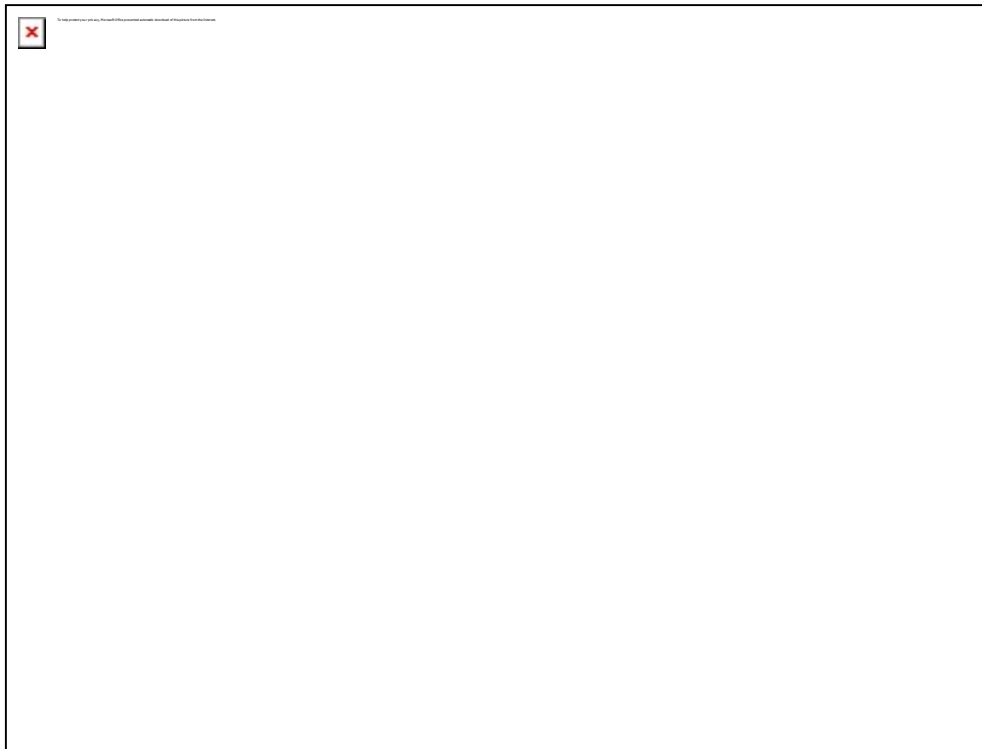
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How New Orleans Ended Veteran Homelessness: A storm gives a city determination

By Mark Fogarty

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Solving Affordable Housing Problems with Technology: Examples drawn from other ind

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Develop

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

Sustaining Members:

Diamond Member

Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

PGIM Real Estate Finance

R4 Capital

Silver Members

Applegate & Thorne-Thomsen LLP

Churchill Stateside Group

Hunt Real Estate Capital

KeyBank NA

Lincoln Avenue Capital

Miles & Stockbridge

ProLink Solutions

Red Stone Equity Partners

Royal American Companies

Bronze Members

Boston Capital Corporation

Boston Financial Investment Management

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural Broadband Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

Are you interested in posting a job on [HousingOnline](#)? Click here for more information.

Qualified Contracts & ROFRs

[324 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 9/25/2019) Savannah, GA

[230 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 10/22/2019) Atlanta, GA

[128 Unit Qualified Contract Opportunity](#)

(Deadline: 10/23/2019) Casa Grande, AZ

[40 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 12/6/2019) Peoria, AZ

[152 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/2/2020) Peoria, AZ

[240 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/17/2020) McDonough, GA

[120 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 2/29/2020) Cartersville, GA

Capital One
 Chesapeake Community Advisors Inc
 Dauby O'Connor & Zaleski, LLC
 Fannie Mae
 Holland & Knight LLP
 Locke Lord LLP
 Mid-City Financial Corporation
 Newmark Knight Frank
 Nixon Peabody
 Nolan Sheehan Patten LLP
 Novogradac & Co.
 Pepper Hamilton, LLP
 PNC Bank
 Robinson & Cole LLP
 Strategic Group of Companies
 Sullivan & Worcester
 Wisconsin Housing Preservation Corporation
 WNC & Associates, Inc.

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

136 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/3/2020) Buckeye, AZ

104 Unit LIHTC Qualified Contract Opportunity

(Deadline 8/29/2020) Seguin, TX

Upcoming Industry Events:

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

Oct. 1: Maryland Opportunity Zone Conference

Ellicott City, MD

Oct. 2: Navigating HUD Green MIP Services for 221(d)(4) New Construction Transactions

Dominion Due Diligence Group: Webinar

Oct. 3 & 4: Novogradac 2019 Credit and Bond Financing for Affordable Housing Conference

New Orleans, LA

Oct. 7 & 8: North Carolina Affordable Housing Conference

Raleigh, NC

Oct. 9 - 11: Housing Colorado Now Conference

Keystone, CO

Oct. 10 -12: NAHRO National Conference & Exhibition

San Antonio, TX

[Click Here for NH&RA's Full Industry Event Calendar](#)



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1400 16th St, NW, Suite 420

Washington, DC 20036

Questions? Contact NH&RA at (202) 939-1750 or info@housingonline.com



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From: info@housingonline.com
Sent: Wednesday, September 25, 2019 5:49 PM
To: Joseph Bednar
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 25, 2019

House Funds the Government Through November 21, Senate Appropriations Committee Approves USDA Funding

Last week the House passed a continuing resolution (CR) that would fund the government through November 21, 2019, averting a government shutdown when the 2019 comes to a close. The measure ([H.R. 4378](#)) passed the House with a veto-proof majority vote of [301-123](#). The Senate is expected to pass the bill and is expected to sign the bill before the end of the fiscal year.

This continues to fund government programs at FY 2019 funding levels. The bill also includes an important adjustment for the Section 202 Housing Choice Voucher program that will prevent renewal delays for Project Rental Assistance Contracts set to expire in early FY 2020.

The full Senate Committee on Appropriations approved the FY 2020 spending bills for Transportation, Housing and Urban Development, and Rural Development, Food and Drug Administration, and Related Agencies with no amendments. The HUD bill provides \$48.6 billion in discretionary funding, more than FY 2019. The Agriculture bill allots \$23.1 billion, \$58 million more than the FY19 enacted level.

In total, the Senate Appropriations Committee has approved five of its 12 bills. The Committee will need to finish work on the remaining seven bills with the House approved bills before the new November 21 deadline.

The National Low Income Housing Coalition updated its [budget chart](#) for selected HUD and USDA programs, which compares FY 2019 funding levels by President, House and Senate.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



Fall Developers Forum Session Highlight: HFA Roundtable

We are excited to announce the speakers on our Housing Finance Agency Roundtable [Developers Forum](#), October 15-16 in Boston. Panelists will explore agency priorities, impacting affordable housing development. Hot topics will include income averaging policies, other QAP changes impacting tax credit and multifamily bond development. The speakers are:

- **Maura Collins**, Executive Director, Vermont Housing Finance Agency
- **Rob Dapice**, Managing Director, Management & Development, New Hampshire Housing Authority
- **Catherine Racer**, Associate Director, Massachusetts Department of Housing Development
- **Eric Shorter**, Director of Development, Rhode Island Housing
- **Mark Teden**, Vice President of Multifamily Programs, MassHousing
- **Mark Wiesendanger**, Director of Development, MaineHousing

Don't miss this opportunity to learn from and network with the key agency executives from the roundtable. **Questions?** Contact NH&RA at 202-939-1750 or info@housingonline.com.

FY 2020 Affordable Housing Program Funding Outlook Webinar Sept. 26

The Campaign for Housing and Community Development Funding will hold a webinar on FY 2020 Funding Outlook for Affordable Housing on September 26, 2019, 4:00 pm EDT. Doug Rice from the Center on Budget and Policy Priorities, Moha Thakur from the National Housing Trust, Steve Berg from the National Alliance to End Homelessness and Seth Embry from the Public Housing Authorities Directors Association will speak on the webinar. Register [here](#).

Fiscal Year 2020 Fair Market Rents Released

HUD published the FY 2020 Fair Market Rents (FMRs) [here](#). The FY 2020 FMRs will be effective October 1, 2019, unless there is a request for reevaluation by September 30, 2019. [The Federal Register](#) notice contains the procedures for such reevaluation requests. These FMRs are used in the Moderate Rehabilitation Single Room Occupancy and the project-based voucher programs, as well as other programs that require location-based rents.

Housing Bills Introduced in Congress, Advanced in HFSC

Representative Denny Heck (D-WA) introduced the Yes In My Backyard Act ([H.R.4351](#)), which would require local governments applying Block Grant funds to report whether they have enacted policies to alleviate local regulations that stifle the production of housing. The bill is sponsored by Representatives Trey Hollingsworth (R-IN), Lacy Clay (D-MO), Virginia Foxx (R-NC), Mike Quigley (D-IL), Jaime Herrera Beutler (R-WA) and Senators Todd Young (R-IN) and Brian Schatz (D-HI) introduced companion legislation ([S. 1919](#)) in the Senate.

On September 20, the House Financial Services Committee (HFSC) passed twelve bills, several of which were related to housing:

- The Tribal Eligibility for Homeless Assistance Grants Act of 2019 ([H.R. 4029](#)), a bill by Representative Denny Heck (D-WA), to allow Native Americans and Alaska Natives by making tribes and tribally designated housing entities eligible for McKinney-Vento Homeless Assistance Grants was passed by voice vote. Senator Tina Smith (D-MN) introduced companion legislation ([S. 2282](#)) in the Senate.
- The Fostering Stable Housing Opportunities Act ([H.R. 4300](#)), a bill by Representative Madeleine Dean (D-PA), which would help foster care aging out of foster care and are at risk of homelessness will have critical assistance to help them achieve housing stability and success was passed by a unanimous vote of 47-0.
- The Homeless Assistance Act ([H.R. 4302](#)), a bill by Representative Brad Sherman (D-CA), which would allow public housing agencies to work with local governments and nonprofit service providers, and help them to identify people who experience homelessness and frequent homelessness was passed by a unanimous vote of 49-0.
- The Alternative Data for Additional Credit FHA Pilot Program Reauthorization Act ([H.R. 123](#)), a bill by Representative Al Green (D-TX) and the Subcommittee on Oversight and Investigations, which creates a pilot program at the Federal Housing Administration to test the benefits of the option to choose a credit scoring model that incorporates additional credit rating information, was passed by a vote of 32-22.

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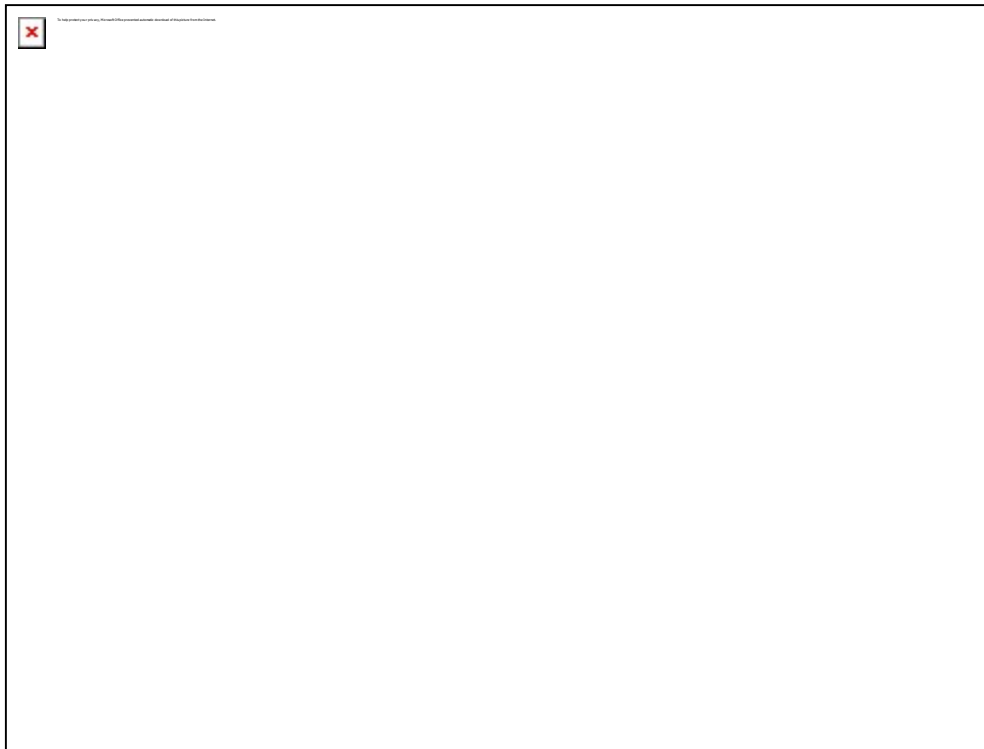
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Fiscal Year 2020 Fair Market Rents Released

HUD published the FY 2020 Fair Market Rents (FMRs) [here](#). The FY 2020 FMRs will be effective October 1, 2019, unless there is a request for reevaluation by September 30, 2019. [The Federal Register](#) notice contains the procedures for such reevaluation requests. These FMRs are used in the Moderate Rehabilitation Single Room Occupancy and the project-based voucher programs, as well as other programs that require location-based rents.

Housing Bills Introduced in Congress, Advanced in HFSC

Representative Denny Heck (D-WA) introduced the Yes In My Backyard Act ([H.R.4351](#)), which would require local governments applying Block Grant funds to report whether they have enacted policies to alleviate local regulations that stifle the production of housing. The bill is sponsored by Representatives Trey Hollingsworth (R-IN), Lacy Clay (D-MO), Virginia Foxx (R-NC), Mike Quigley (D-IL), Jaime Herrera Beutler (R-WA) and Senators Todd Young (R-IN) and Brian Schatz (D-HI) introduced companion legislation ([S. 1919](#)) in the Senate.

On September 20, the House Financial Services Committee (HFSC) passed twelve bills, several of which were related to housing:

- The Tribal Eligibility for Homeless Assistance Grants Act of 2019 ([H.R. 4029](#)), a bill by Representative Denny Heck (D-WA), to allow Native Americans and Alaska Natives by making tribes and tribally designated housing entities eligible for McKinney-Vento Homeless Assistance Grants was passed by voice vote. Senator Tina Smith (D-MN) introduced companion legislation ([S. 2282](#)) in the Senate.
- The Fostering Stable Housing Opportunities Act ([H.R. 4300](#)), a bill by Representative Madeleine Dean (D-PA), which would help foster care aging out of foster care and are at risk of homelessness will have critical assistance to help them achieve housing stability and security was passed by a unanimous vote of 47-0.
- The Homeless Assistance Act ([H.R. 4302](#)), a bill by Representative Brad Sherman (D-CA), which would allow public housing agencies to work with local governments and nonprofit service providers, and help them to identify people who experience homelessness and frequent homelessness was passed by a unanimous vote of 49-0.
- The Alternative Data for Additional Credit FHA Pilot Program Reauthorization Act ([H.R. 123](#)), a bill by Representative Al Green (D-TX) and the Subcommittee on Oversight and Investigations, which creates a pilot program at the Federal Housing Administration to test the benefits of the option to choose a credit scoring model that incorporates additional credit rating information, was passed by a vote of 32-22.

HUD Offers Technical Assistance to Launch FSS Programs

HUD is offering hands-on group learning and individualized technical assistance (TA) to multifamily assisted housing owners and managers to launch Family Self-Sufficiency (FSS) programs. The TA will include coaching, education and hands-on guidance from an expert in FSS program development for a 12-month period. This TA will help housing providers successfully develop the program framework, access needed resources and launch the program.

Interested parties should complete the [request for interest](#) and application by October 8, 2019. HUD will host a webinar on September 27, 2019 to provide an overview of the FSS program and respond to questions about the TA opportunity. Register [here](#).

FSS is a HUD program that provides incentives and supports to help families living in multifamily assisted housing increase their earned income and reduce their dependence on public assistance programs. FSS promotes the development of local strategies to coordinate the use of HUD rental assistance with private resources, to enable eligible families to make progress toward economic independence and self-sufficiency.

\$19 Million Available for TOD Comprehensive Planning

The Federal Transit Administration (FTA) released [a Notice of Funding Opportunity \(NOFO\)](#) for the pilot program for Transit-Oriented Development (TOD) Comprehensive Planning. Nineteen million dollars in funding is available to support comprehensive planning for new fixed guideway and core capacity improvement projects. Grants ranging from \$250,000 to \$2 million dollars for proposals that meet the key objectives of the TOD pilot program. Applications are due by November 18, 2019.

IRS Provides Safe Harbor for Rental Real Estate Businesses

[Revenue Procedure 2019-38](#) provides a safe harbor for certain interests in rental real estate, including interests in mixed-use property, to be treated as a trade or business for purposes of the qualified business income deduction under section 199A of the Internal Revenue Code (section 199A deduction).

If all the safe harbor requirements are met, an interest in rental real estate will be treated as a single trade or business for purposes of the section 199A deduction. If an interest in real estate fails to satisfy all the requirements of the safe harbor, it may still be treated as a trade or business for purposes of the section 199A deduction if it otherwise meets the definition of a trade or business in the section 199A regulations.

This safe harbor is available for taxpayers who seek to claim the section 199A deduction with respect to a “rental real estate enterprise.” Under the safe harbor, a rental real estate enterprise is defined as an interest in real property held to generate rental or lease income. It may consist of an interest in multiple properties. The taxpayer or a relevant passthrough entity (RPE) relying on this revenue procedure must hold each interest in the enterprise as an entity disregarded as an entity separate from its owner, such as a limited liability company with a single member. The following requirements must be met to qualify for this safe harbor:

- Separate books and records are maintained to reflect income and expenses for each rental real estate enterprise.
- For rental real estate enterprises that have been in existence less than four years, 250 or more hours of rental services are performed in the year; for rental real estate enterprises that have been in existence for four or more years, 250 or more hours of rental services are performed in at least three of the past five years.
- The taxpayer maintains contemporaneous records, including time reports, logs or similar documents, regarding the following: hours of service; a description of all services performed; dates on which such services were performed; and who performed the services.
- The taxpayer or RPE attaches a statement to the return filed for the tax year(s) the safe harbor is relied upon.

For more information about this and other TCJA provisions, visit www.irs.gov/taxreform. Revenue Procedure 2019-38 will be published in the Internal Revenue Bulletin 2019-42 on October 15, 2019.

DJ LaVoy Sworn in as Deputy Under Secretary for USDA Rural Development

Donald “DJ” LaVoy was [sworn](#) in on September 17 as deputy under secretary for Rural Development at the U.S. Department of Agriculture. LaVoy was previously the head of HUD’s Real Estate Assessment Center. The under secretary for Rural Development position, eliminated by USDA Secretary Vilsack in 2011, was re-established by Section 12407 of the Agriculture Improvement Act of 2018 ([H.R. 2](#)), remains vacant.

Senator Sanders Releases Housing for All Plan

Democratic presidential hopeful Senator Bernie Sanders (VT) released his expansive [Housing for All](#) plan, which is guided by the belief that everyone has the right to a safe, decent, accessible and affordable home as a fundamental right. The plan proposed to build 7.4 million affordable units that will rent for no more than 30 percent of a household’s income through a ten-year, \$1.48 trillion investment in the National Housing Trust Fund.

Sen. Sanders calls for \$70 billion to repair and modernize public housing, including making all public housing accessible and provide access to broadband for all public housing residents, \$410 billion to fully fund tenant-based Section 8 rental assistance over the next ten years and moving the funding for the program off-budget to the side of the federal ledger, and the creation of a nationwide three percent rent cap. The plan also calls for ending homelessness, sustainable and affordable housing, decarbonized housing by 2030, federal preemption of state laws that prevent cities and counties from implementing inclusionary zoning, and other measures.

The plan, which comes in at \$2.5 trillion, would be paid for by a wealth tax on the wealthiest 0.10 percent of households.

Reports

Documenting the Long-Run Decline in Low-Cost Rental Units in the U.S. by State

The Joint Center for Housing Studies of Harvard University released a [working paper](#), which details the dramatic decline of low-cost rental units over several decades. The number of units renting for less than \$600 per month, adjusted for inflation, fell by almost 4 million between 1990 and 2017. The decline was concentrated in the last five years. After falling modestly in the 1990s and early 2000s, the stock of low-cost units rose in the mid-2000s. Since 2012, however, the number of units renting for under \$600 has fallen sharply, accounting for a large share of the decline in low-cost rental units.

White House Releases Report on Homelessness

The Council of Economic Advisers released [The State of Homelessness in America](#) report. The report raises serious methodological concerns and supports the reports positions and relies on outdated studies. The report's primary argument posits that the deregulation of 11 housing markets led to an increase of 71,709 people experiencing homelessness. That statistic relies on an assumption that a one percent reduction in rental home prices results in a one percent increase in homelessness. The report takes aim at municipalities that have implemented right-to-shelter policies and policies that affect the tolerability of homelessness by decreasing the demand for housing and increasing homelessness.

In a [statement](#), The National Alliance to End Homelessness said the report, "Reflects a fundamental misunderstanding of homelessness, the causes of homelessness and the people who experience it."

The report comes amid President Donald Trump's visit to California, Secretary Ben Carson's tour of public housing in San Francisco, [a letter from President Trump](#) requesting increased funding resources for homelessness, [a response letter from Secretary Carson](#) and President Trump's executive order having the Environmental Protection Agency issue a notice of environmental violation against homelessness in San Francisco because of the impact of homelessness through the storm sewers."

State and Local News

California Passes State Historic Tax Credit, Bill Awaits Governor's Signature

The California Legislature passed [S.B. 451](#), which would create a State Historic Tax Credit (HTC) for 20 or 25 percent of qualified rehabilitation costs that meet specific criteria and would be in effect from 2021 through 2026. The credit would have a statewide cap of \$50 million per calendar year for residential residences and \$8 million set aside for developments with QREs of less than \$1 million. The bill would require the Legislature to provide for annual appropriations and would require an annual review of the effectiveness of the credits. Governor Newsom has until Oct. 13 to sign the bill. Once signed into legislation, it becomes law.

Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory provisions that divert resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

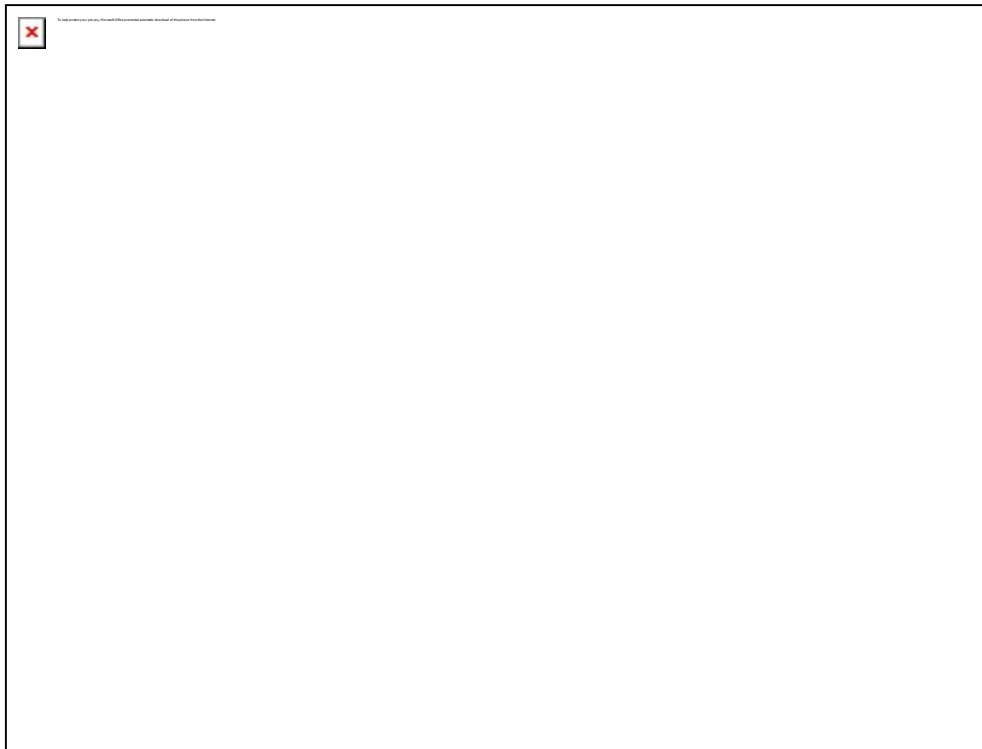
- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
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Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.98 percent to 1.81 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-oriented number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

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How New Orleans Ended Veteran Homelessness: *A storm gives a city determination*

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Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory ownership of resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

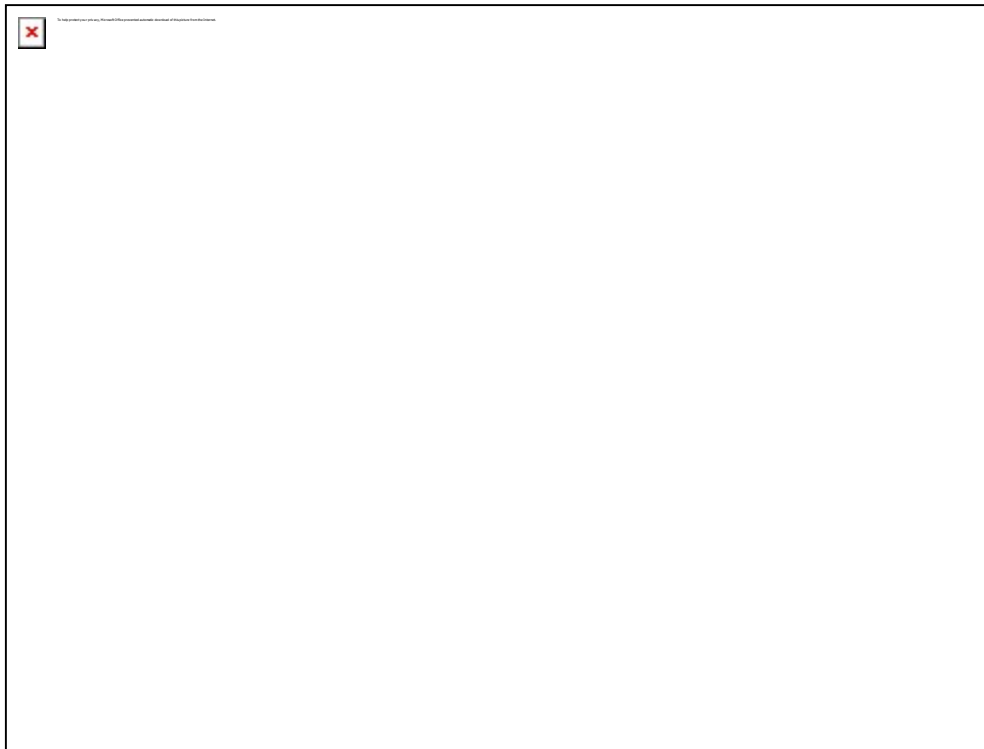
- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
- [Read More...](#)

Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.98 percent to 1.81 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-orient number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

How New Orleans Ended Veteran Homelessness: *A storm gives a city determination*

By Mark Fogarty

Martha Kegel remembers the intense six-month campaign to end veteran homelessness in New Orleans as “building the plane while we v but, just as impressively, after being the first city in America to achieve this milestone at the end of 2014, the Big Easy has maintained an for vets in every year since. [Read More...](#)

Solving Affordable Housing Problems with Technology: *Examples drawn from other ind*

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Develop

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

Sustaining Members:

Diamond Member

Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

PGIM Real Estate Finance

R4 Capital

Silver Members

Applegate & Thorne-Thomsen LLP

Churchill Stateside Group

Hunt Real Estate Capital

KeyBank NA

Lincoln Avenue Capital

Miles & Stockbridge

ProLink Solutions

Red Stone Equity Partners

Royal American Companies

Bronze Members

Boston Capital Corporation

Boston Financial Investment Management

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural Broadband Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

Are you interested in posting a job on [HousingOnline](#)? Click here for more information.

Qualified Contracts & ROFRs

[324 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 9/25/2019) Savannah, GA

[230 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 10/22/2019) Atlanta, GA

[128 Unit Qualified Contract Opportunity](#)

(Deadline: 10/23/2019) Casa Grande, AZ

[40 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 12/6/2019) Peoria, AZ

[152 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/2/2020) Peoria, AZ

[240 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/17/2020) McDonough, GA

[120 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 2/29/2020) Cartersville, GA

Capital One
 Chesapeake Community Advisors Inc
 Dauby O'Connor & Zaleski, LLC
 Fannie Mae
 Holland & Knight LLP
 Locke Lord LLP
 Mid-City Financial Corporation
 Newmark Knight Frank
 Nixon Peabody
 Nolan Sheehan Patten LLP
 Novogradac & Co.
 Pepper Hamilton, LLP
 PNC Bank
 Robinson & Cole LLP
 Strategic Group of Companies
 Sullivan & Worcester
 Wisconsin Housing Preservation Corporation
 WNC & Associates, Inc.

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

136 Unit LIHTC Qualified Contract Opportunity

(Deadline: 6/3/2020) Buckeye, AZ

104 Unit LIHTC Qualified Contract Opportunity

(Deadline 8/29/2020) Seguin, TX

Upcoming Industry Events:

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

Oct. 1: Maryland Opportunity Zone Conference

Ellicott City, MD

Oct. 2: Navigating HUD Green MIP Services for 221(d)(4) New Construction Transactions

Dominion Due Diligence Group: Webinar

Oct. 3 & 4: Novogradac 2019 Credit and Bond Financing for Affordable Housing Conference

New Orleans, LA

Oct. 7 & 8: North Carolina Affordable Housing Conference

Raleigh, NC

Oct. 9 - 11: Housing Colorado Now Conference

Keystone, CO

Oct. 10 -12: NAHRO National Conference & Exhibition

San Antonio, TX

[Click Here for NH&RA's Full Industry Event Calendar](#)



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National Housing & Rehabilitation Association

1400 16th St, NW, Suite 420

Washington, DC 20036

Questions? Contact NH&RA at (202) 939-1750 or info@housingonline.com



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From: info@housingonline.com
Sent: Wednesday, September 25, 2019 5:49 PM
To: Diana Prideaux-Brune
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 25, 2019

House Funds the Government Through November 21, Senate Appropriations Committee Approves USDA Funding

Last week the House passed a continuing resolution (CR) that would fund the government through November 21, 2019, averting a government shutdown when the 2019 comes to a close. The measure ([H.R. 4378](#)) passed the House with a veto-proof majority vote of [301-123](#). The Senate is expected to pass the bill and is expected to sign the bill before the end of the fiscal year.

This continues to fund government programs at FY 2019 funding levels. The bill also includes an important adjustment for the Section 202 Housing Choice Voucher program that will prevent renewal delays for Project Rental Assistance Contracts set to expire in early FY 2020.

The full Senate Committee on Appropriations approved the FY 2020 spending bills for Transportation, Housing and Urban Development, and Rural Development, Food and Drug Administration, and Related Agencies with no amendments. The HUD bill provides \$48.6 billion in discretionary funding, more than FY 2019. The Agriculture bill allots \$23.1 billion, \$58 million more than the FY19 enacted level.

In total, the Senate Appropriations Committee has approved five of its 12 bills. The Committee will need to finish work on the remaining seven bills with the House approved bills before the new November 21 deadline.

The National Low Income Housing Coalition updated its [budget chart](#) for selected HUD and USDA programs, which compares FY 2019 funding levels for the President, House and Senate.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



Fall Developers Forum Session Highlight: HFA Roundtable

We are excited to announce the speakers on our Housing Finance Agency Roundtable [Developers Forum](#), October 15-16 in Boston. Panelists will explore agency priorities, impacting affordable housing development. Hot topics will include income averaging policies, other QAP changes impacting tax credit and multifamily bond development. The speakers are:

- **Maura Collins**, Executive Director, Vermont Housing Finance Agency
- **Rob Dapice**, Managing Director, Management & Development, New Hampshire Housing Authority
- **Catherine Racer**, Associate Director, Massachusetts Department of Housing Development
- **Eric Shorter**, Director of Development, Rhode Island Housing
- **Mark Teden**, Vice President of Multifamily Programs, MassHousing
- **Mark Wiesendanger**, Director of Development, MaineHousing

Don't miss this opportunity to learn from and network with the key agency executives from the roundtable. **Questions?** Contact NH&RA at 202-939-1750 or info@housingonline.com.

FY 2020 Affordable Housing Program Funding Outlook Webinar Sept. 26

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Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory ownership of resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
- [Read More...](#)

Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.95 percent to 1.78 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed old school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-orient number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

How New Orleans Ended Veteran Homelessness: A storm gives a city determination

By Mark Fogarty

Martha Kegel remembers the intense six-month campaign to end veteran homelessness in New Orleans as “building the plane while we v but, just as impressively, after being the first city in America to achieve this milestone at the end of 2014, the Big Easy has maintained an for vets in every year since. [Read More...](#)

Solving Affordable Housing Problems with Technology: Examples drawn from other ind

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Develop

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

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NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural Broadband Loan Guarantees Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

Are you interested in posting a job on [HousingOnline](#)? Click here for more information.

Qualified Contracts & ROFRs

[324 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 9/25/2019) Savannah, GA

[230 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 10/22/2019) Atlanta, GA

[128 Unit Qualified Contract Opportunity](#)

(Deadline: 10/23/2019) Casa Grande, AZ

[40 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 12/6/2019) Peoria, AZ

[152 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/2/2020) Peoria, AZ

[240 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 1/17/2020) McDonough, GA

[120 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 2/29/2020) Cartersville, GA

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Locke Lord LLP
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Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

Upcoming Industry Events:

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

Oct. 1: Maryland Opportunity Zone Conference

Ellicott City, MD

Oct. 2: Navigating HUD Green MIP Services for 221(d)(4) New Construction Transactions

Dominion Due Diligence Group: Webinar

Oct. 3 & 4: Novogradac 2019 Credit and Bond Financing for Affordable Housing Conference

New Orleans, LA

Oct. 7 & 8: North Carolina Affordable Housing Conference

Raleigh, NC

[144 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/13/2020) Kingsland, GA

[156 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/21/2020) Peoria, AZ

[192 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/21/2020) Newnan, GA

[214 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/27/2020) Atlanta, GA

[271 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 3/27/2020) Atlanta, GA

[96 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 4/25/2020) Cottonwood, AZ

[136 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 6/3/2020) Buckeye, AZ

[104 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline 8/29/2020) Seguin, TX

Oct. 9 - 11: Housing Colorado Now Conference

Keystone, CO

Oct. 10 -12: NAHRO National Conference & Exhibition

San Antonio, TX

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Jay Leslie

From: Shelterforce Weekly <shelterforceweekly@shelterforce.ccsend.com> on behalf of Shelterforce Weekly <shelter@shelterforce.org>
Sent: Tuesday, October 08, 2019 7:31 AM
To: Brenda Downing
Subject: What CRA Leaves Out

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Week of October 7

In This Issue: How California's "Sleeping Giant" Woke Up and Won Statewide Rent Caps • Racial Diversity in Community Development Leadership • Improving CRA for Rural America • Also: Jobs • Events • In Case You Missed It +



Improving CRA for Rural America

Keith Wiley, *Housing Assistance Council*

The Community Reinvestment Act has led to trillions of dollars of investment in low-income areas—but rural areas see little to none of that money. How can this balance be improved? [Read Full Article](#)

How California's "Sleeping Giant" Woke Up and Won Statewide Rent Caps

Peter Dreier, *Occidental College*

California's momentous statewide win for rent caps is owed to organizers and the power of organizing. Now that the giant is awake, what's next? [Read Full Article](#)

Racial Diversity in Community Development Leadership

Keli A. Tianga, *Shelterforce*

Last week's plenary at the Reclaiming Vacant Properties conference "Leading a More Equitable Future for Community Development: A Discussion with Nonprofit CEOs," reminded us of this roundtable discussion we held in the spring with several of the same leaders. Many organizations in the community development field have experienced transitions from white leadership to leadership of color in the past few

years, marking something of a watershed moment. If you couldn't be in Atlanta, or want more on this topic, read it here. [Read Full Article](#)



Industry News



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Events

Thursday, Oct. 17, 2 p.m. ET | Remaking the Economy in New Mexico | Nonprofit Quarterly is hosting a webinar focusing on New Mexico where they highlight efforts in low-income communities and communities of color to develop new economic structures in the arts, the food industry, and beyond. Register [here](#).

Oct. 17 - 18, 10 a.m. ET | Housing, Fundraising & Grant Writing | Join the National Community Reinvestment Coalition in Baltimore for a training session discussing housing advocacy and racial economic inequality, targeted fundraising strategies, and grant writing preparation. Register [here](#).

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We only list free events and resources of national interest. To learn about advertising, click [here](#).

You Said It

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Jessica Andors: Thank you for articulating the whole problem with the opportunity neighborhood paradigm, which I have been feeling for some time. To me it seems like an excuse to NOT invest directly in low-income communities of color, to ignore . . .

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Robert A. Rapoza: Excellent article on a great program. [Via Twitter](#)

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- [Too Many Conferences Miss the Bus](#)
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- [When Domestic Violence and Utility Bill Debt Intersect](#)
- [Can Prohibiting Source-of-Income Discrimination Help Voucher Holders?](#)

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Jobs



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• This position is responsible for a staff of 30+ with a budget of over \$13 million. The Director is charged with developing,

directing and administering various housing and community development programs to meet the needs of the residents of Fulton County. This will include grants administration, contract compliance. . . [Read Full Listing](#)



Manufactured Housing Project Manager, Sherwood, OR • Casa of Oregon is seeking an individual who is committed to social change and is ready to work with residents and stakeholders in creating wealth and stability. The ideal candidate is a curious, motivated and mission-driven individual who can navigate the needs of multiple. . . [Read Full Listing](#)



Executive Director, Nashville, TN • The Executive Director is the key management leader of New Level CDC. The Executive Director oversees the administration, programs and strategic direction of the organization. Other key duties include housing development, fundraising (specifically housing development grants), grant administration. . . [Read Full Listing](#)



Executive Director, Louisville, KY • The Center for Neighborhoods is seeking a motivated, skilled Executive Director with experience in nonprofit administration and grassroots community planning and development. We are seeking someone to lead the organization into its next chapter of growth through. . . [Read Full Listing](#)



Executive Director, Montclair, NJ • Launched in 2011, The Essex Community Land Trust (ECLT) strengthens communities by providing permanently affordable housing and financial empowerment opportunities for low- to moderate-income individuals and working families throughout Essex County. ECLT is looking for an executive director to manage. . . [Read Full Listing](#)

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Jay Leslie

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Sent: Thursday, October 03, 2019 4:34 PM
To: Garrett Anderson
Subject: Young adults are more mobile than previous generations

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Young Adults Are More Mobile Than Previous Generations

A Zillow Economic Research analysis of U.S. Census Bureau numbers found that the share of 25 to 34 year olds who lived in their home less than two years grew to 45.3% in 2017 compared with 33.8% in 1960. A majority of young adults ...

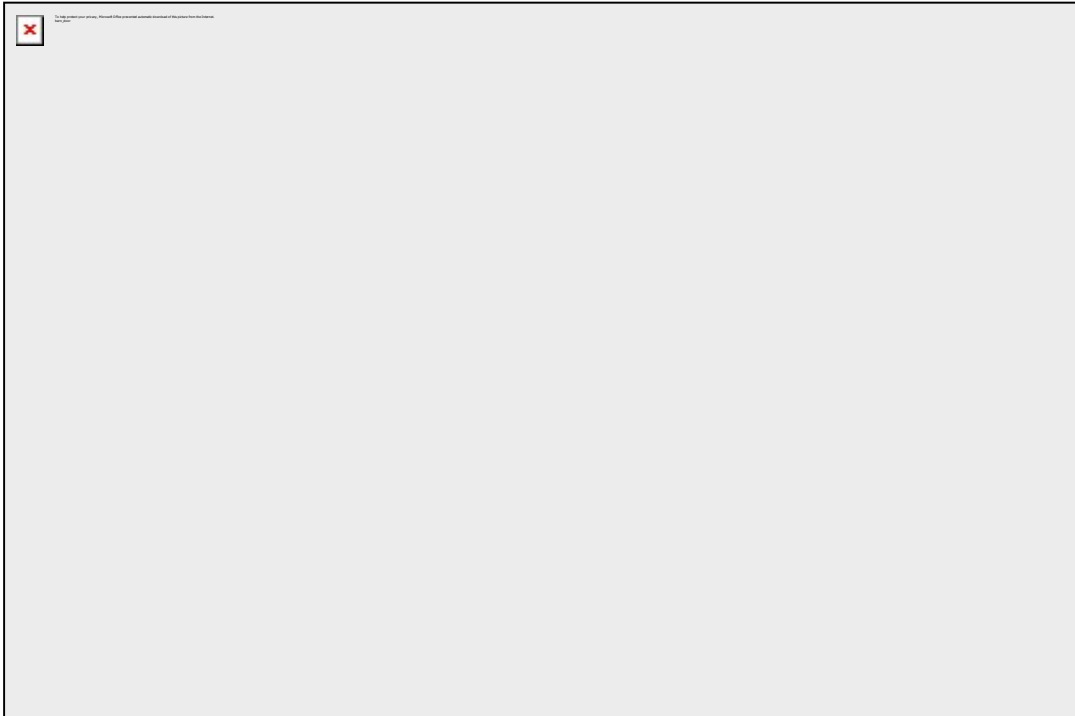
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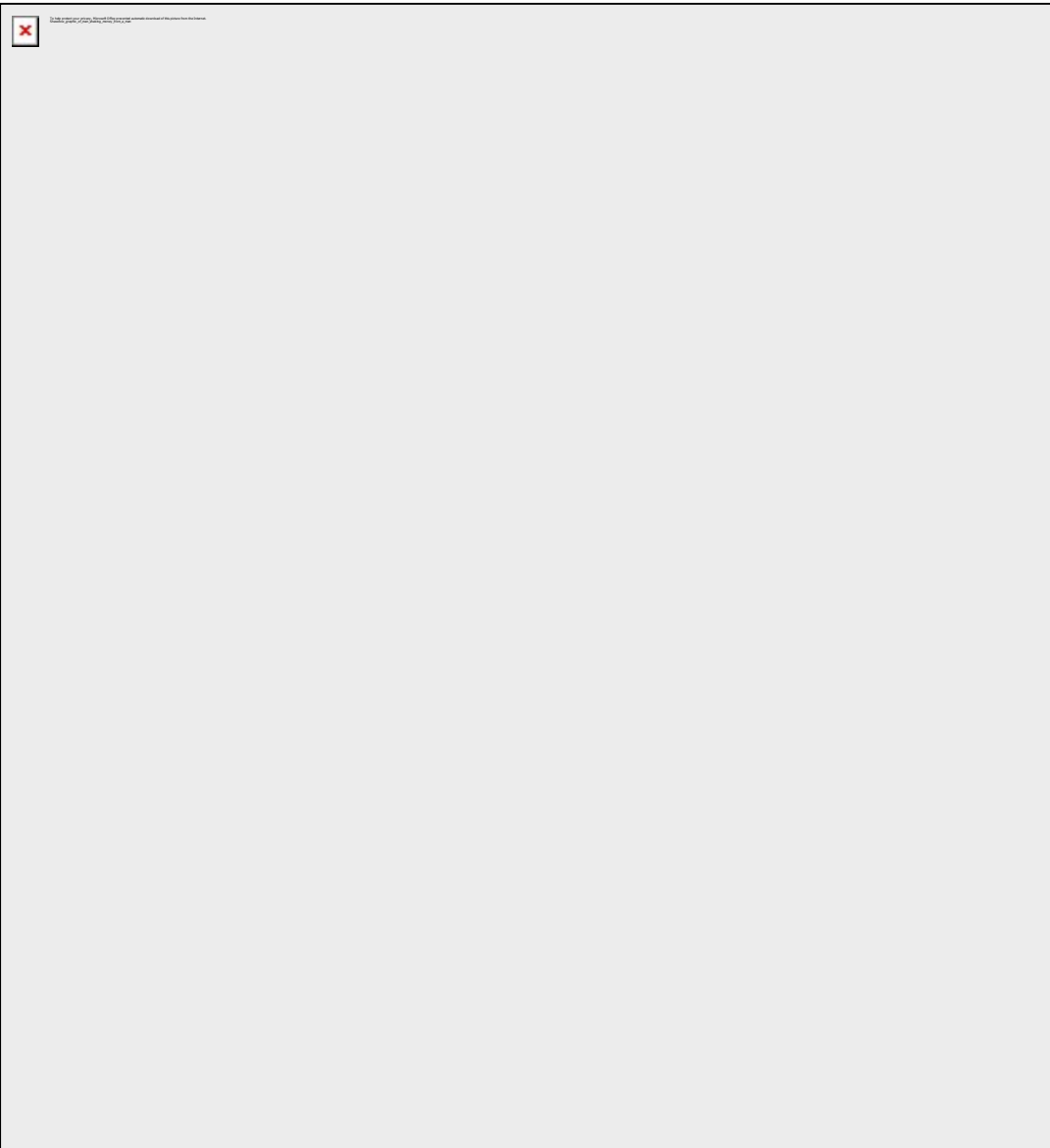


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Home and décor site Apartment Therapy asked real estate agents which current home design trends are going the way of shag carpeting and blonde wood flooring ...

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California is not the least tax-friendly state in the union.
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Builders in states with significant regulation burdens, impact fees, and potent Nimby opposition will be jealous upon seeing that the national average completion time for a single-family house, from authorization to finished construction, is ...

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The Next Threat to Stability of the Financial System Could be Wet

Mortgage providers may be hiding the risk related to lending in areas that are prone to flooding by moving vulnerable mortgages out of the private sector to government-sponsored home lenders, according to a paper by the National Bureau of Economic Research.

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Jay Leslie

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Week of October 7

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Improving CRA for Rural America

Keith Wiley, *Housing Assistance Council*

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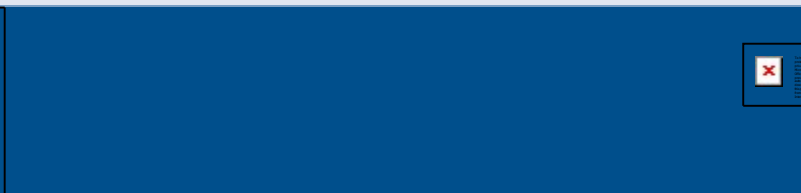
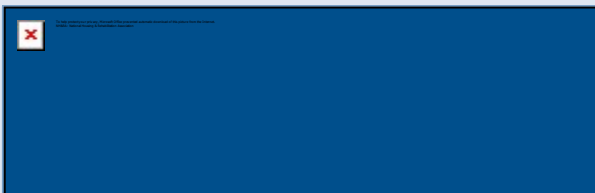
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From: info@housingonline.com
Sent: Wednesday, September 11, 2019 5:41 PM
To: Joseph Bednar
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

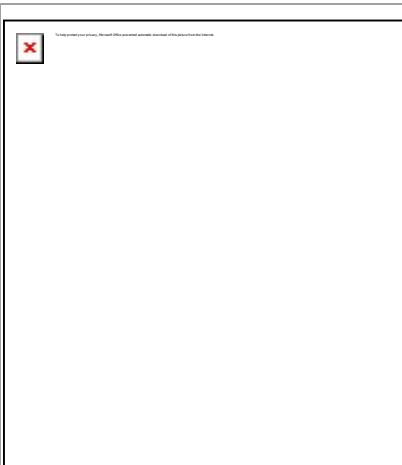
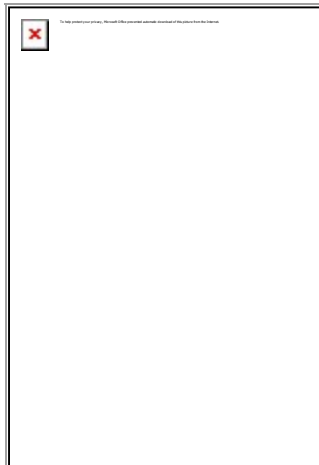
HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

IMPORTANT LINKS

[Upcoming Events](#)[Business Opportunities](#)[Employment Opportunities](#)[NH&RA Store](#)[Resources](#)[Monthly LIHTC Rates](#)[Monthly Applicable Federal Rates](#)[NCHMA Market Analyst Directory](#)

	
Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**H 2019-09/ PIH 2019-23**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **blackline** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

USDA Proposes Reducing Fees for the USDA 538 program

The Rural Housing Service (RHS or the Agency) is [proposing](#) to amend its regulation to remove the stated amount that the Agency will charge for the initial and annual guarantee fees. The regulation change will allow the Agency the flexibility to establish or make any future changes to the initial and annual guarantee fees without the need for a regulatory change. **Comments on the proposed rule are due by November 4.**

Congressman Blumenauer Recommends Strategies to Address Affordable Housing Crisis

Rep. Earl Blumenauer (D-OR) has released a housing report, ["Locked Out: Reversing Federal Housing Failures and Unlocking Opportunity."](#) The report offers strategies the federal government could pursue to meaningfully address the nation's housing affordability challenges – including expanding the Low-Income Housing Tax Credit program, making HUD's Section 8 Housing Choice Vouchers an entitlement program to cover everyone eligible, creating a renter's tax credit to support low-income households and providing federal incentives for communities to end exclusionary zoning.

Final SfS Registration Window, September 9 -27, 2019

On January 1, 2019, the Multifamily Housing Service Coordinator (MFSC) program implemented HUD's new Standards for Success (SfS) report across the entire portfolio. The new report replaced the Semi-Annual Performance Report (Form 92456). HUD Form 92456 has expired and is no longer accepted as the performance report for either grant or budget-based properties with Service Coordinators. Click [here](#) for more information on the national implementation of SfS for the MFSC program.

The SfS reporting framework will modernize and enhance HUD's performance data efforts. Data will be stored in a central database called "InForm" where it can be analyzed on demand. Thus, the new report requires properties to register with HUD to submit their data. To date, properties had two registration periods to enroll in SfS.

A small number of properties have remained unaware of HUD's new reporting requirement. To accommodate these properties, HUD will offer one final SfS registration opportunity before the SfS report is due on October 30, 2019.

The final registration window will be from September 9 – September 27. Any property that needs to report to HUD, and does not register for SfS by September 27, will be out of compliance with HUD.

If a property has a MFSC grant or uses any aspect of the property budget for the MFSC program, the property is required to report. This includes elderly, disabled and family properties. Click [here](#) for a listing of properties that have complied with the requirement, as well as information on registration for those that have not.

Properties that use the AASC Online or FamilyMetrics case management systems are also automatically registered. The SfS report can be sent directly from those case management systems to HUD. Questions about this process can be directed to Pangea Foundation by phone at (866) 615-0982 or by email at support@pangeafoundation.org.

State and Local News

California Announces Compromise on Statewide Cap of Rent Increases

California Governor Gavin Newsom announced a [compromise](#) on proposed legislation to cap rent increases statewide and ultimately address the housing crisis. The following is a summary of key takeaways:

- The proposed bill (AB 1482) still needs to clear the legislation by September 13, however, if passed it would cap annual rent increases at five percent plus inflation, with a ten percent maximum increase.
 - The bill includes a ten-year sunset so if passed it will not be up for discussion again until 2030.
 - The exemption for new construction has changed from those built within the last ten years to those built within the last 15.
 - Cities are still free to enact new, stricter forms of rent control under the Costa-Hawkins guidelines.
- The 2020 rent control ballot measure will still move forward, regardless of the passage of AB 1482.

Ben Metcalf Resigns as California HCD Director

The California Department of Housing and Community Development [announced](#) that Director Ben Metcalf has resigned, effective September 6. Chief Deputy Director Doug McCauley, will serve as acting director until a new director is appointed.

Tax Credit Program Updates

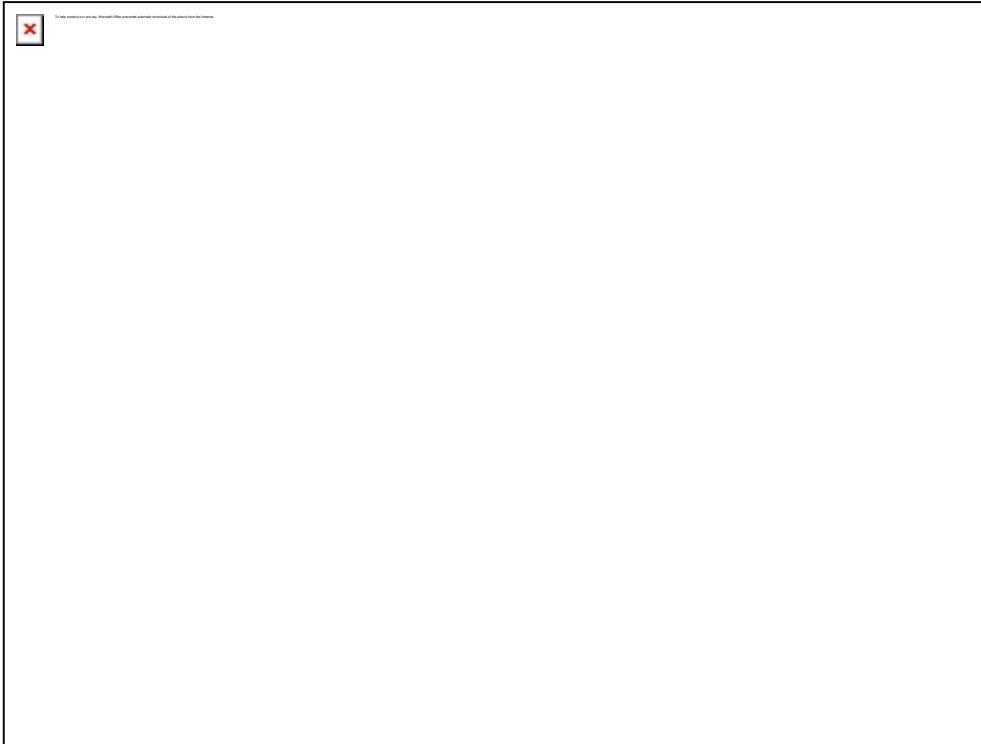
- Arizona Announces CoC NOFA Accepted Applications
- TCAC Reschedules Proposed Regulation Changes Hearing – September 11
- Florida Extends RFA Application Deadlines Following Hurricane Dorian, Releases Q&A and Modifies RFA 2019-102
- Kentucky Revises Minimum Design Standards for Multifamily Housing Units
- Kentucky Releases New Weatherization Program Manual
- \$10 Million Available for Rehabilitation of USDA Rural Development Multifamily Housing Properties in Minnesota
- Ohio Posts Final Draft of 2020-2021 QAP
- Oregon Hosts Stakeholder Participation Opportunity - Funding, Planning & Alignment Meeting
- Oregon Issues Summer 2019 Gap funding & Veterans NOFA
- Oregon's Proposed 2019 QAP Open for Comment Through October 7
- Texas DHCA Names Bobby Wilkinson Executive Director
- Texas Proposes Changes to Appeals Policy, Public Comment Procedures
- [Read More...](#)

Economic and Fixed Income Insights



Non-farm U.S. payroll growth slowed more than anticipated in August. Last Friday's data showed just 130,000 new jobs added versus an expected gain of 160,000. July and June payrolls were also adjusted downward. The data does little for the case against further rate cuts, which are widely anticipated at next week's meeting of the Federal Reserve. Improved trade relations between the U.S. and China spurred a bond sell off that has pushed yields drastically higher in the past week. The benchmark ten-year UST jumped 27 basis points to yield 1.73 percent. Similarly, both the ten-year and 30-year MMD finished 13 basis points higher to yield 1.35 percent and 1.97 percent respectively.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 10, 2019. [Click here to view important disclosures.](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Many Candidates, Many Housing Plans: *There's a New Across-the-Board Focus on Affordability*

By Scott Beyer

The affordable housing issue has gained momentum in America, from one that a decade ago nobody talked about, to a rising local and state issue. The “YIMBY” movement was a big reason why. With branches in different cities, the movement is premised on the idea that cities must allow more housing to accommodate population growth. The issue has now gone national. Federal legislators have proposed YIMBY bills. Most importantly, it has become a hot topic for Democratic presidential candidates, some of whom have released housing plans. [Read More...](#)

State and Local Preservation Solutions: *Three states, three different approaches*

By Mark Olshaker

One size does NOT fit all. That was the message from an expert panel on State and Local Preservation Solutions at the NH&RA Summer Institute in July. There are three distinct approaches that Rhode Island, Massachusetts and Colorado are taking in partnership with their localities to preserve affordable housing stocks. The efforts and programs in these three states show the possibilities when a variety of people and groups work together with a common purpose. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Developers Forum

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

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Diamond Member

Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural](#)

[Broadband Access Loans and Loan Guarantees](#)

[Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

[Chief Executive Officer, Connecticut Housing Finance Authority](#)

Rocky Hill, CT

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R4 Capital

Silver Members

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Churchill Stateside Group
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ProLink Solutions
Red Stone Equity Partners
Royal American Companies

Bronze Members

Boston Capital Corporation
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Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP
Locke Lord LLP
Mid-City Financial Corporation
Newmark Knight Frank
Nixon Peabody
Nolan Sheehan Patten LLP
Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

Upcoming Industry Events:

**Sept. 11-13: National Association of State and Local
Equity Funds Annual Conference**

Qualified Contracts & ROFRs

324 Unit LIHTC Qualified Contract Opportunity

(Deadline: 9/25/2019) Savannah, GA

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019) Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019) Casa Grande, AZ

40 Unit LIHTC Qualified Contract Opportunity

(Deadline: 12/6/2019) Peoria, AZ

152 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/2/2020) Peoria, AZ

240 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/17/2020) McDonough, GA

120 Unit LIHTC Qualified Contract Opportunity

(Deadline: 2/29/2020) Cartersville, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

Cleveland, OH

[136 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 6/3/2020) Buckeye, AZ

Sept. 11-13: RAD Collaborative Southeast Regional

Convening “Repositioning for the Future—Using RAD [104 Unit LIHTC Qualified Contract Opportunity](#) & Other Resources”

(Deadline 8/29/2020) Seguin, TX

Greensboro, NC

Sept. 12 & 13: 2019 Kentucky Affordable Housing Conference

Lexington, KY

Sept. 16 & 17: 2019 New Jersey Governor’s Conference on Housing and Economic Development

Atlantic City, NJ

Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

[Click Here for NH&RA's Full Industry Event Calendar](#)



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From: Commonwealth Magazine <amiddle@massinc.org>
Sent: Wednesday, September 25, 2019 11:33 AM
To: Margaret Moran
Subject: The Download: All politics is local



All politics is local

Wednesday, September 25, 2019

Though he made his biggest mark in Washington as speaker of the House, famous son of Cambridge **Tip O'Neill**'s most quoted aphorism was his claim that "all politics is local."

It's fitting, then, that [a fascinating new story](#) in *Mother Jones* on **Bernie Sanders**'s views on housing and his political impact opens with a tale of how the rabble-rousing presidential hopeful may have tipped a battle in Tip's hometown over zoning -- often the mother of all local political disputes.

The story argues that while the Vermont democratic socialist has released an ambitious national plan to boost housing production, he has backed candidates in local races who work to do just the opposite.

In Cambridge, that meant endorsing a slate of five candidates in the 2017 City Council election. Four of them won, including one who local observers claim was little known and would never have won without Sanders's high-profile endorsement.

Fast forward to earlier this month, when the Cambridge council fell short by one vote of passing a zoning change that would have allowed developers to exceed existing height restrictions if new housing units were made permanently affordable to low- and moderate-income renters. A super-majority of six votes of the nine-member council are needed for such a change, and the proposal got only five votes. Two of the Sanders-backed councilors voted against the zoning measure.

"I'm convinced that if Bernie hadn't gotten involved two years ago, we would have had the six votes. So it's a really awful thing he did," said **David Sullivan**, a former Cambridge city councilor active with the group A Better Cambridge, which is part of a national ["YIMBY" movement pushing for more housing](#) development as a solution to the affordability crisis.

Sullivan told the magazine he was shocked that Sanders waded into the local race "because I didn't know Bernie knew anything about local politics. And it turned out, he didn't know anything about local politics."



The Codcast | Widespread praise for ed funding bill

The battle over affordable housing has created a huge fault line within progressive circles between those who favor greater regulation of the market and are wary of the private developers and those who say robust private development has to be part of the solution.

Though Sanders has called for a huge federal commitment to housing, **Aaron Weiner**, author of the *Mother Jones* piece, says he has “expressed skepticism of private housing development.” He quoted Sanders railing against developers at a recent presidential forum sponsored by the NAACP.

“The unfortunate effect of endorsing the people that Bernie Sanders endorsed,” **Eugenia Schraa**, who heads the political action committee affiliated with A Better Cambridge, tells *Mother Jones*, “is that it helped people who claimed to be progressive but who—whether purposefully or not—end up allying with the most conservative faction of people in Cambridge, who tend to be wealthier, whiter homeowners, and enact policies that keep people out, including immigrants, young people, and newcomers of any kind.”

The article says Sanders has also weighed in on local races on the West Coast, backing anti-development candidates in the Bay Area who YIMBY advocates say are thwarting efforts to address the housing shortage.

Sullivan, the former Cambridge city councilor, is no toady for big-money developers. He was a member of Our Revolution, the group Sanders formed in 2016, and Democratic Socialists of America, which endorsed Sanders for president in 2016 and has done so again in the 2020 race. Though Sullivan backed Hillary Clinton over Sanders in the 2016 primary, the article says most members of the board of A Better Cambridge at the time of Sanders’s 2017 Cambridge city council endorsements had backed him in 2016.

But most of the pro-housing activists Weiner spoke with say they’re now supporting **Elizabeth Warren**, including **Jessie Kanson-Benanav**, who founded A Better Cambridge in 2012 and supported Sanders four years ago.

One wrinkle to the local-national dynamic to the story that *Mother Jones* doesn’t mention: Warren happens to be a Cambridge resident.

Never mind her views on impeachment, federal tax rates, or foreign policy, the burning question now in Tip O’Neill’s backyard ought to be, who did Warren vote for in the 2017 Cambridge city council race?

MICHAEL JONAS



BEACON HILL

In the face of a mysterious lung illness that appears to be gaining momentum, Gov. **Charlie Baker** [declared](#) a four-month ban on the sale of all vaping products. An official with the Centers for Disease Control and Prevention told a congressional panel that consumers should stop using vaping products but stopped short of calling for a ban. (*CommonWealth*) Baker’s ban [goes beyond](#) what other states are doing in response to the rising number of lung illnesses. (*Boston Globe*) Around the Commonwealth, vaping retailers [are scrambling](#). (*Cape Cod Times*)

Proponents of the state’s **film tax credit** have been successful in fending off attempts to eliminate it or pare it back. But with the credit nearing a sunset date, those proponents [now](#)

[face an even bigger challenge](#) -- amending the law to extend the credit indefinitely. (*CommonWealth*)

WASHINGTON/NATIONAL/INTERNATIONAL

House Speaker **Nancy Pelosi** [announces the start of an impeachment inquiry](#) over **President Trump**'s dealings with Ukraine, setting a high-stakes showdown in motion that's likely to have a significant effect on the 2020 presidential contest. (*Washington Post*)

ELECTIONS

Preliminary election results: Republican Sen. **Donald Humason** and Police Captain **Michael McCabe** [advance](#) in the Westfield mayor's race. (MassLive) In Taunton, Republican Rep. **Shaunna O'Connell** [garnered](#) 62 percent of the vote, while City Councilor **Estele Borges** won 29 percent in the race for mayor. (*Taunton Daily Gazette*)

Explicitly challenging Sen. **Elizabeth Warren** on her much-touted tax plan, Sen. **Bernie Sanders** [unveils his own wealth tax](#), which he says would bring in \$4 trillion over a decade from the richest people. (*Associated Press*) Meanwhile, Warren [moves to ramp up](#) ad spending and add staff beyond the early primary states. (*Boston Globe*)

All four at-large Boston city councilors [advanced to the November final election](#), with would-be mayoral challenger **Michelle Wu** topping the ticket, but **Althea Garrison** only placed sixth, confirming speculation that she may face a tough time retaining the seat she walked into when **Ayanna Pressley** resigned to take her seat in Congress. (*Boston Herald*)

BUSINESS/ECONOMY

Comstock Inc., the company that tracks digital readership, [paid](#) a \$5 million fine to settle Securities and Exchange Commission findings that the firm fraudulently manipulated its revenues.

TJX Cos. [is expanding its footprint](#) in Framingham, purchasing a nearby property owned by Meditech for \$120 million. (*MetroWest Daily News*) **Marshalls** [opens](#) an online store. (MassLive)

Pittsfield [proposes](#) a \$160,000 grant and a \$45,000 tax break to lure Electro Magnetic Applications and six jobs to the Berkshire Innovation Center. (*Berkshire Eagle*)

EDUCATION

With state officials preparing to review Boston's low-performing school system, a *Globe* editorial [says](#) Mayor **Marty Walsh** has "had more than five years to put his mark on the schools — without much to show for it."

Four Massachusetts residents [are awarded](#) **MacArthur Foundation** "genius grants," including a legal scholar, two scientists, and a poet. (*Boston Globe*)

HEALTH/HEALTH CARE

With the death of a Hampden County resident, three people in Massachusetts [have died](#) this year from **eastern equine encephalitis**, the mosquito-borne illness. (*WBUR*)

Thousands of patients could [lose doctors](#) in a dispute between **Blue Cross Blue Shield of Massachusetts** and **Southcoast Health**. **Dr. Ronnie Brownsworth**, president of the Southcoast Health Network says Blue Cross has decided not to invest as much for patients on the SouthCoast as it does elsewhere. (*Standard -Times*)

ARTS/CULTURE

The **Barr Foundation** [donates](#) \$500,000 to **MassDevelopment** to augment the state agency's arts initiatives in Gateway Cities. (*CommonWealth*)

TRANSPORTATION

As a new poll indicates most biotech workers [are angry](#) about their commutes, the leader of the Greater Boston Chamber of Commerce calls for more transportation revenue. (*CommonWealth*)

ENERGY/ENVIRONMENT

Warming oceans [have dire effects](#) that will threaten everything from fish stocks that millions rely on for food to the liveability of coastal areas, a new UN report says. (*New York Times*)

Last year as devastating fires erupted in the Merrimack Valley, **Columbia Gas** [officials had no maps](#) of their system to share with emergency responders, and company officials were difficult to reach as the disaster unfolded, according to the **National Transportation Safety Bureau**. (*Eagle-Tribune*)

Jets at **Logan Airport** are [emitting ultrafine particles](#), which create health hazards. (*WGBH*)

CASINOS/MARIJUANA

The state's **Cannabis Control Commission** [approves](#) home deliveries of pot and requires drivers to wear body cameras. (State House News)

CRIMINAL JUSTICE/COURTS

Boston Municipal Court Judge **Richard Sinnott**, whose prosecutorial-minded handling of protesters' charges created controversy, is [under investigation](#) by the **Judicial Conduct Commission**. (*WBUR*)

Jurors heard [harrowing eyewitness details](#) of a double-killing committed by **Wes Doughty**, who prosecutors allege went on the attack in Peabody to muscle rivals out of drug-dealing turf. (*Salem News*)

Decks of cards [featuring the photos](#) of people who are missing or are crime suspects were released by **Norfolk County Sheriff Jerry McDermott** on Tuesday in an effort to mine information from the men sitting behind bars to help solve the cases. They will be the only cards allowed in jail. (*Patriot Ledger*)

MEDIA

Vox Media [acquires](#) **New York Magazine**. (*New York Times*)

Media critic Dan Kennedy thinks the press [is turning](#) the Ukraine scandal into another partisan brawl. (*Media Nation*)

PASSINGS

Former state rep **Marie Parente** of Milford [dies](#) at age 91 (*MetroWest Daily News*)

Stay connected.



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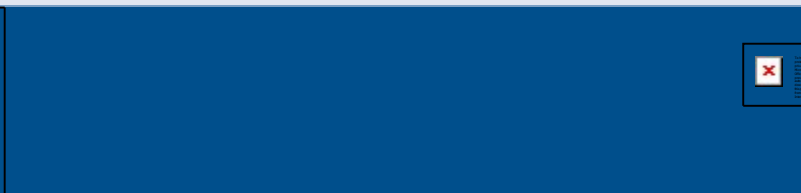
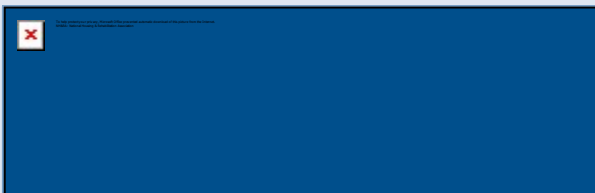
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From: info@housingonline.com
Sent: Wednesday, September 11, 2019 5:53 PM
To: Diana Prideaux-Brune
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

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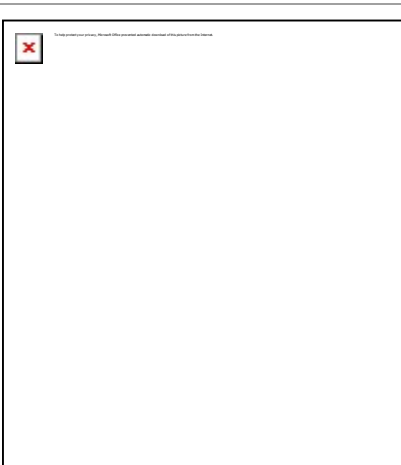
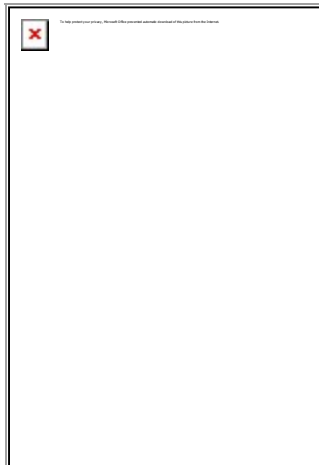
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Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**[H 2019-09/ PIH 2019-23](#)**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **[blackline](#)** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

USDA Proposes Reducing Fees for the USDA 538 program

The Rural Housing Service (RHS or the Agency) is [proposing](#) to amend its regulation to remove the stated amount that the Agency will charge for the initial and annual guarantee fees. The regulation change will allow the Agency the flexibility to establish or make any future changes to the initial and annual guarantee fees without the need for a regulatory change. **Comments on the proposed rule are due by November 4.**

Congressman Blumenauer Recommends Strategies to Address Affordable Housing Crisis

Rep. Earl Blumenauer (D-OR) has released a housing report, ["Locked Out: Reversing Federal Housing Failures and Unlocking Opportunity."](#) The report offers strategies the federal government could pursue to meaningfully address the nation's housing affordability challenges – including expanding the Low-Income Housing Tax Credit program, making HUD's Section 8 Housing Choice Vouchers an entitlement program to cover everyone eligible, creating a renter's tax credit to support low-income households and providing federal incentives for communities to end exclusionary zoning.

Final SfS Registration Window, September 9 -27, 2019

On January 1, 2019, the Multifamily Housing Service Coordinator (MFSC) program implemented HUD's new Standards for Success (SfS) report across the entire portfolio. The new report replaced the Semi-Annual Performance Report (Form 92456). HUD Form 92456 has expired and is no longer accepted as the performance report for either grant or budget-based properties with Service Coordinators. Click [here](#) for more information on the national implementation of SfS for the MFSC program.

The SfS reporting framework will modernize and enhance HUD's performance data efforts. Data will be stored in a central database called "InForm" where it can be analyzed on demand. Thus, the new report requires properties to register with HUD to submit their data. To date, properties had two registration periods to enroll in SfS.

A small number of properties have remained unaware of HUD's new reporting requirement. To accommodate these properties, HUD will offer one final SfS registration opportunity before the SfS report is due on October 30, 2019.

The final registration window will be from September 9 – September 27. Any property that needs to report to HUD, and does not register for SfS by September 27, will be out of compliance with HUD.

If a property has a MFSC grant or uses any aspect of the property budget for the MFSC program, the property is required to report. This includes elderly, disabled and family properties. Click [here](#) for a listing of properties that have complied with the requirement, as well as information on registration for those that have not.

Properties that use the AASC Online or FamilyMetrics case management systems are also automatically registered. The SfS report can be sent directly from those case management systems to HUD. Questions about this process can be directed to Pangea Foundation by phone at (866) 615-0982 or by email at support@pangeafoundation.org.

State and Local News

California Announces Compromise on Statewide Cap of Rent Increases

California Governor Gavin Newsom announced a [compromise](#) on proposed legislation to cap rent increases statewide and ultimately address the housing crisis. The following is a summary of key takeaways:

- The proposed bill (AB 1482) still needs to clear the legislation by September 13, however, if passed it would cap annual rent increases at five percent plus inflation, with a ten percent maximum increase.
 - The bill includes a ten-year sunset so if passed it will not be up for discussion again until 2030.
 - The exemption for new construction has changed from those built within the last ten years to those built within the last 15.
 - Cities are still free to enact new, stricter forms of rent control under the Costa-Hawkins guidelines.
- The 2020 rent control ballot measure will still move forward, regardless of the passage of AB 1482.

Ben Metcalf Resigns as California HCD Director

The California Department of Housing and Community Development [announced](#) that Director Ben Metcalf has resigned, effective September 6. Chief Deputy Director Doug McCauley, will serve as acting director until a new director is appointed.

Tax Credit Program Updates

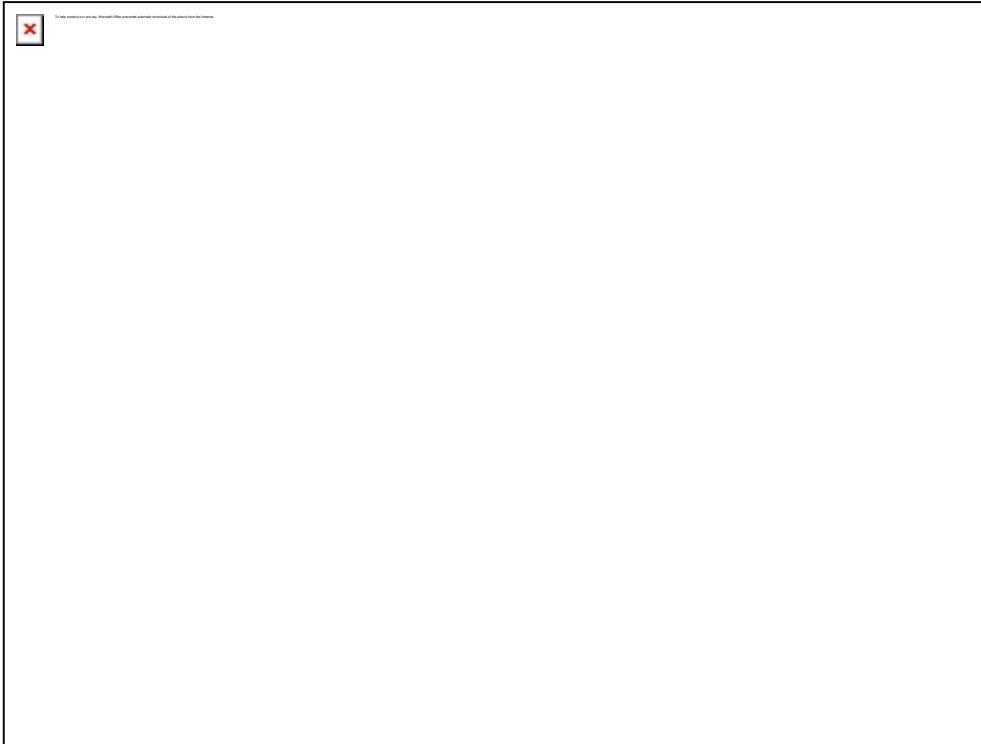
- Arizona Announces CoC NOFA Accepted Applications
- TCAC Reschedules Proposed Regulation Changes Hearing – September 11
- Florida Extends RFA Application Deadlines Following Hurricane Dorian, Releases Q&A and Modifies RFA 2019-102
- Kentucky Revises Minimum Design Standards for Multifamily Housing Units
- Kentucky Releases New Weatherization Program Manual
- \$10 Million Available for Rehabilitation of USDA Rural Development Multifamily Housing Properties in Minnesota
- Ohio Posts Final Draft of 2020-2021 QAP
- Oregon Hosts Stakeholder Participation Opportunity - Funding, Planning & Alignment Meeting
- Oregon Issues Summer 2019 Gap funding & Veterans NOFA
- Oregon's Proposed 2019 QAP Open for Comment Through October 7
- Texas DHCA Names Bobby Wilkinson Executive Director
- Texas Proposes Changes to Appeals Policy, Public Comment Procedures
- [Read More...](#)

Economic and Fixed Income Insights



Non-farm U.S. payroll growth slowed more than anticipated in August. Last Friday's data showed just 130,000 new jobs added versus an expected gain of 160,000. July and June payrolls were also adjusted downward. The data does little for the case against further rate cuts, which are widely anticipated at next week's meeting of the Federal Reserve. Improved trade relations between the U.S. and China spurred a bond sell off that has pushed yields drastically higher in the past week. The benchmark ten-year UST jumped 27 basis points to yield 1.73 percent. Similarly, both the ten-year and 30-year MMD finished 13 basis points higher to yield 1.35 percent and 1.97 percent respectively.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 10, 2019. [Click here to view important disclosures.](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Many Candidates, Many Housing Plans: *There's a New Across-the-Board Focus on Affordability*

By Scott Beyer

The affordable housing issue has gained momentum in America, from one that a decade ago nobody talked about, to a rising local and state issue. The "YIMBY" movement was a big reason why. With branches in different cities, the movement is premised on the idea that cities must allow more housing to accommodate population growth. The issue has now gone national. Federal legislators have proposed YIMBY bills. Most importantly, it has become a hot topic for Democratic presidential candidates, some of whom have released housing plans. [Read More...](#)

State and Local Preservation Solutions: *Three states, three different approaches*

By Mark Olshaker

One size does NOT fit all. That was the message from an expert panel on State and Local Preservation Solutions at the NH&RA Summer Institute in July. There are three distinct approaches that Rhode Island, Massachusetts and Colorado are taking in partnership with their localities to preserve affordable housing stocks. The efforts and programs in these three states show the possibilities when a variety of people and groups work together with a common purpose. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Fall Developers Forum

Oct. 15-16, 2019

The Harvard Club of Boston

Boston, MA

[Learn More...](#)

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting &

Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NH&RA Spring Developers Forum

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

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Diamond Member

Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

NOFAs & Funding Opportunities

Notice of Solicitation of Applications: [Rural](#)

[Broadband Access Loans and Loan Guarantees](#)

[Program](#) (Deadline: 9/30/2019)

Industry Employment Opportunities

[Chief Executive Officer, Connecticut Housing Finance Authority](#)

Rocky Hill, CT

Are you interested in posting a job on

[HousingOnline.com](#)? [Click here](#) for more information.

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R4 Capital

Silver Members

Applegate & Thorne-Thomsen LLP
Churchill Stateside Group
Hunt Real Estate Capital
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ProLink Solutions
Red Stone Equity Partners
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Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP
Locke Lord LLP
Mid-City Financial Corporation
Newmark Knight Frank
Nixon Peabody
Nolan Sheehan Patten LLP
Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

Upcoming Industry Events:

**Sept. 11-13: National Association of State and Local
Equity Funds Annual Conference**

Qualified Contracts & ROFRs

324 Unit LIHTC Qualified Contract Opportunity

(Deadline: 9/25/2019) Savannah, GA

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019) Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019) Casa Grande, AZ

40 Unit LIHTC Qualified Contract Opportunity

(Deadline: 12/6/2019) Peoria, AZ

152 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/2/2020) Peoria, AZ

240 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/17/2020) McDonough, GA

120 Unit LIHTC Qualified Contract Opportunity

(Deadline: 2/29/2020) Cartersville, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

Cleveland, OH

[136 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 6/3/2020) Buckeye, AZ

Sept. 11-13: RAD Collaborative Southeast Regional

Convening “Repositioning for the Future—Using RAD [104 Unit LIHTC Qualified Contract Opportunity](#) & Other Resources”

(Deadline 8/29/2020) Seguin, TX

Greensboro, NC

Sept. 12 & 13: 2019 Kentucky Affordable Housing Conference

Lexington, KY

Sept. 16 & 17: 2019 New Jersey Governor’s Conference on Housing and Economic Development

Atlantic City, NJ

Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

[Click Here for NH&RA's Full Industry Event Calendar](#)



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From: info@housingonline.com
Sent: Wednesday, September 25, 2019 5:37 PM
To: Amber Youhouse
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 25, 2019

House Funds the Government Through November 21, Senate Appropriations Committee Approves USDA Funding

Last week the House passed a continuing resolution (CR) that would fund the government through November 21, 2019, averting a government shutdown when the 2019 comes to a close. The measure ([H.R. 4378](#)) passed the House with a veto-proof majority vote of [301-123](#). The Senate is expected to pass the bill and is expected to sign the bill before the end of the fiscal year.

This continues to fund government programs at FY 2019 funding levels. The bill also includes an important adjustment for the Section 202 Housing Choice Voucher program that will prevent renewal delays for Project Rental Assistance Contracts set to expire in early FY 2020.

The full Senate Committee on Appropriations approved the FY 2020 spending bills for Transportation, Housing and Urban Development, and Rural Development, Food and Drug Administration, and Related Agencies with no amendments. The HUD bill provides \$48.6 billion in discretionary funding, more than FY 2019. The Agriculture bill allots \$23.1 billion, \$58 million more than the FY19 enacted level.

In total, the Senate Appropriations Committee has approved five of its 12 bills. The Committee will need to finish work on the remaining seven bills with the House approved bills before the new November 21 deadline.

The National Low Income Housing Coalition updated its [budget chart](#) for selected HUD and USDA programs, which compares FY 2019 funding levels for the President, House and Senate.

IMPORTANT LINKS

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[NCHMA Market Analyst Directory](#)



Fall Developers Forum Session Highlight: HFA Roundtable

We are excited to announce the speakers on our Housing Finance Agency Roundtable [Developers Forum](#), October 15-16 in Boston. Panelists will explore agency priorities, impacting affordable housing development. Hot topics will include income averaging policies, other QAP changes impacting tax credit and multifamily bond development. The speakers are:

- **Maura Collins**, Executive Director, Vermont Housing Finance Agency
- **Rob Dapice**, Managing Director, Management & Development, New Hampshire Housing Finance Authority
- **Catherine Racer**, Associate Director, Massachusetts Department of Housing and Community Development
- **Eric Shorter**, Director of Development, Rhode Island Housing
- **Mark Teden**, Vice President of Multifamily Programs, MassHousing
- **Mark Wiesendanger**, Director of Development, MaineHousing

Don't miss this opportunity to learn from and network with the key agency executives from the roundtable. **Questions?** Contact NH&RA at 202-939-1750 or info@housingonline.com.

FY 2020 Affordable Housing Program Funding Outlook Webinar Sept. 26

The Campaign for Housing and Community Development Funding will hold a webinar on FY 2020 Funding Outlook for Affordable Housing Program on September 26, 2019, at 4:00 pm EDT. Doug Rice from the Center on Budget and Policy Priorities, Moha Thakur from the National Housing Trust, Steve Berg from the National Housing Homelessness and Seth Embry from the Public Housing Authorities Directors Association will speak on the webinar. Register [here](#).

Fiscal Year 2020 Fair Market Rents Released

HUD published the FY 2020 Fair Market Rents (FMRs) [here](#). The FY 2020 FMRs will be effective October 1, 2019, unless there is a request for reevaluation by September 30, 2019. [The Federal Register](#) notice contains the procedures for such reevaluation requests. These FMRs are used in the Moderate Rehabilitation Single Room Occupancy and the project-based voucher programs, as well as other programs that require location-based rents.

Housing Bills Introduced in Congress, Advanced in HFSC

Representative Denny Heck (D-WA) introduced the Yes In My Backyard Act ([H.R.4351](#)), which would require local governments applying Block Grant funds to report whether they have enacted policies to alleviate local regulations that stifle the production of housing. The bill is sponsored by Representatives Trey Hollingsworth (R-IN), Lacy Clay (D-MO), Virginia Foxx (R-NC), Mike Quigley (D-IL), Jaime Herrera Beutler (R-WA) and Senators Todd Young (R-IN) and Brian Schatz (D-HI) introduced companion legislation ([S. 1919](#)) in the Senate.

On September 20, the House Financial Services Committee (HFSC) passed twelve bills, several of which were related to housing:

- The Tribal Eligibility for Homeless Assistance Grants Act of 2019 ([H.R. 4029](#)), a bill by Representative Denny Heck (D-WA), to allow Native Americans and Alaska Natives by making tribes and tribally designated housing entities eligible for McKinney-Vento Homeless Assistance Grants. The bill was passed by voice vote. Senator Tina Smith (D-MN) introduced companion legislation ([S. 2282](#)) in the Senate.
- The Fostering Stable Housing Opportunities Act ([H.R. 4300](#)), a bill by Representative Madeleine Dean (D-PA), which would help foster care aging out of foster care and are at risk of homelessness will have critical assistance to help them achieve housing stability and secure employment. The bill was passed by a unanimous vote of 47-0.
- The Homeless Assistance Act ([H.R. 4302](#)), a bill by Representative Brad Sherman (D-CA), which would allow public housing agencies to work with local governments and nonprofit service providers, and help them to identify people who experience homelessness and frequent homelessness. The bill was passed by a unanimous vote of 49-0.
- The Alternative Data for Additional Credit FHA Pilot Program Reauthorization Act ([H.R. 123](#)), a bill by Representative Al Green (D-TX), which creates a pilot program at the Federal Housing Administration to test the benefits of the option to choose a credit scoring model that incorporates additional credit rating information, was passed by a vote of 32-22.

HUD Offers Technical Assistance to Launch FSS Programs

HUD is offering hands-on group learning and individualized technical assistance (TA) to multifamily assisted housing owners and managers to launch Family Self-Sufficiency (FSS) programs. The TA will include coaching, education and hands-on guidance from an expert in FSS program development for a 12-month period. This TA will help housing providers successfully develop the program framework, access needed resources and launch the program.

Interested parties should complete the [request for interest](#) and application by October 8, 2019. HUD will host a webinar on September 27, 2019 to provide an overview of the FSS program and respond to questions about the TA opportunity. Register [here](#).

FSS is a HUD program that provides incentives and supports to help families living in multifamily assisted housing increase their earned income and reduce their dependence on public assistance programs. FSS promotes the development of local strategies to coordinate the use of HUD rental assistance with private resources, to enable eligible families to make progress toward economic independence and self-sufficiency.

\$19 Million Available for TOD Comprehensive Planning

The Federal Transit Administration (FTA) released [a Notice of Funding Opportunity \(NOFO\)](#) for the pilot program for Transit-Oriented Development (TOD) Comprehensive Planning. Nineteen million dollars in funding is available to support comprehensive planning for new fixed guideway and core capacity improvement projects. Grants ranging from \$250,000 to \$2 million dollars for proposals that meet the key objectives of the TOD pilot program. Applications are due by November 18, 2019.

IRS Provides Safe Harbor for Rental Real Estate Businesses

[Revenue Procedure 2019-38](#) provides a safe harbor for certain interests in rental real estate, including interests in mixed-use property, to be treated as a trade or business for purposes of the qualified business income deduction under section 199A of the Internal Revenue Code (section 199A deduction).

If all the safe harbor requirements are met, an interest in rental real estate will be treated as a single trade or business for purposes of the section 199A deduction. If an interest in real estate fails to satisfy all the requirements of the safe harbor, it may still be treated as a trade or business for purposes of the section 199A deduction if it otherwise meets the definition of a trade or business in the section 199A regulations.

This safe harbor is available for taxpayers who seek to claim the section 199A deduction with respect to a “rental real estate enterprise.” Section 199A(c)(7)(B)(i). Under the safe harbor, a rental real estate enterprise is defined as an interest in real property held to generate rental or lease income. It may consist of an interest in multiple properties. The taxpayer or a relevant passthrough entity (RPE) relying on this revenue procedure must hold each interest in the property as a disregarded entity, such as a limited liability company with a single member. The following requirements must be met to qualify for this safe harbor:

- Separate books and records are maintained to reflect income and expenses for each rental real estate enterprise.
- For rental real estate enterprises that have been in existence less than four years, 250 or more hours of rental services are performed in the year; for rental real estate enterprises that have been in existence for four or more years, 250 or more hours of rental services are performed in at least three of the past five years.
- The taxpayer maintains contemporaneous records, including time reports, logs or similar documents, regarding the following: hours of service performed; a description of all services performed; dates on which such services were performed; and who performed the services.
- The taxpayer or RPE attaches a statement to the return filed for the tax year(s) the safe harbor is relied upon.

For more information about this and other TCJA provisions, visit www.irs.gov/taxreform. Revenue Procedure 2019-38 will be published in the Internal Revenue Bulletin 2019-42 on October 15, 2019.

DJ LaVoy Sworn in as Deputy Under Secretary for USDA Rural Development

Donald “DJ” LaVoy was [sworn](#) in on September 17 as deputy under secretary for Rural Development at the U.S. Department of Agriculture. LaVoy was previously the head of HUD’s Real Estate Assessment Center. The under secretary for Rural Development position, eliminated by USDA Secretary Tom Vilsack in 2011, was re-established by Section 12407 of the Agriculture Improvement Act of 2018 ([H.R. 2](#)), remains vacant.

Senator Sanders Releases Housing for All Plan

Democratic presidential hopeful Senator Bernie Sanders (VT) released his expansive [Housing for All](#) plan, which is guided by the belief that everyone has the right to a safe, decent, accessible and affordable home as a fundamental right. The plan proposed to build 7.4 million affordable units that will rent for no more than 30 percent of a household’s income through a ten-year, \$1.48 trillion investment in the National Housing Trust Fund.

Sen. Sanders calls for \$70 billion to repair and modernize public housing, including making all public housing accessible and provide access to broadband for all public housing residents, \$410 billion to fully fund tenant-based Section 8 rental assistance over the next ten years and moving the funding for the program off-budget and off the side of the federal ledger, and the creation of a nationwide three percent rent cap. The plan also calls for ending homelessness, sustainable and affordable housing, decarbonized housing by 2030, federal preemption of state laws that prevent cities and counties from implementing inclusionary zoning, and other measures.

The plan, which comes in at \$2.5 trillion, would be paid for by a wealth tax on the wealthiest 0.10 percent of households.

Reports

Documenting the Long-Run Decline in Low-Cost Rental Units in the U.S. by State

The Joint Center for Housing Studies of Harvard University released a [working paper](#), which details the dramatic decline of low-cost rental units over several decades. The number of units renting for less than \$600 per month, adjusted for inflation, fell by almost 4 million between 1990 and 2017. The decline was concentrated in the last five years. After falling modestly in the 1990s and early 2000s, the stock of low-cost units rose in the mid-2000s. Since 2012, however, the number of units renting for under \$600 has fallen sharply, accounting for a large share of the decline in low-cost rental units.

White House Releases Report on Homelessness

The Council of Economic Advisers released [The State of Homelessness in America](#) report. The report raises serious methodological concerns and supports the reports positions and relies on outdated studies. The report's primary argument posits that the deregulation of 11 housing markets led to an increase of 71,709 people experiencing homelessness. That statistic relies on an assumption that a one percent reduction in rental home prices results in a one percent increase in homelessness. The report takes aim at municipalities that have implemented right-to-shelter policies and policies that affect the tolerability of homelessness by decreasing the demand for housing and increasing homelessness.

In a [statement](#), The National Alliance to End Homelessness said the report, "Reflects a fundamental misunderstanding of homelessness, the causes of homelessness and the people who experience it."

The report comes amid President Donald Trump's visit to California, Secretary Ben Carson's tour of public housing in San Francisco, [a letter from President Trump](#) requesting increased funding resources for homelessness, [a response letter from Secretary Carson](#) and President Trump's executive order having the Environmental Protection Agency issue a notice of environmental violation against homelessness in San Francisco because of the impact of homelessness through the storm sewers."

State and Local News

California Passes State Historic Tax Credit, Bill Awaits Governor's Signature

The California Legislature passed [S.B. 451](#), which would create a State Historic Tax Credit (HTC) for 20 or 25 percent of qualified rehabilitation costs that meet specific criteria and would be in effect from 2021 through 2026. The credit would have a statewide cap of \$50 million per calendar year for residential residences and \$8 million set aside for developments with QREs of less than \$1 million. The bill would require the Legislature to provide for annual appropriations and would require an annual review of the effectiveness of the credits. Governor Newsom has until Oct. 13 to sign the bill. Once signed into legislation, it becomes law.

Washington State Report Details the Threat of LIHTC Nonprofit Transfer Disputes

The Washington State Housing Finance Commission released [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program](#) [to Affordable Housing](#). In Washington and other states, nonprofit housing developers are struggling with legal challenges to statutory ownership of resources away from affordable housing. The report defines the emerging threat and shares a clear interpretive framework that courts can use to resolve disputes.

Tax Credit Program Updates

- Colorado QAP Public Hearings
- Connecticut 2019 QAP Overview Session – September 25
- Florida Issues Preservation, Elderly Housing RFAs

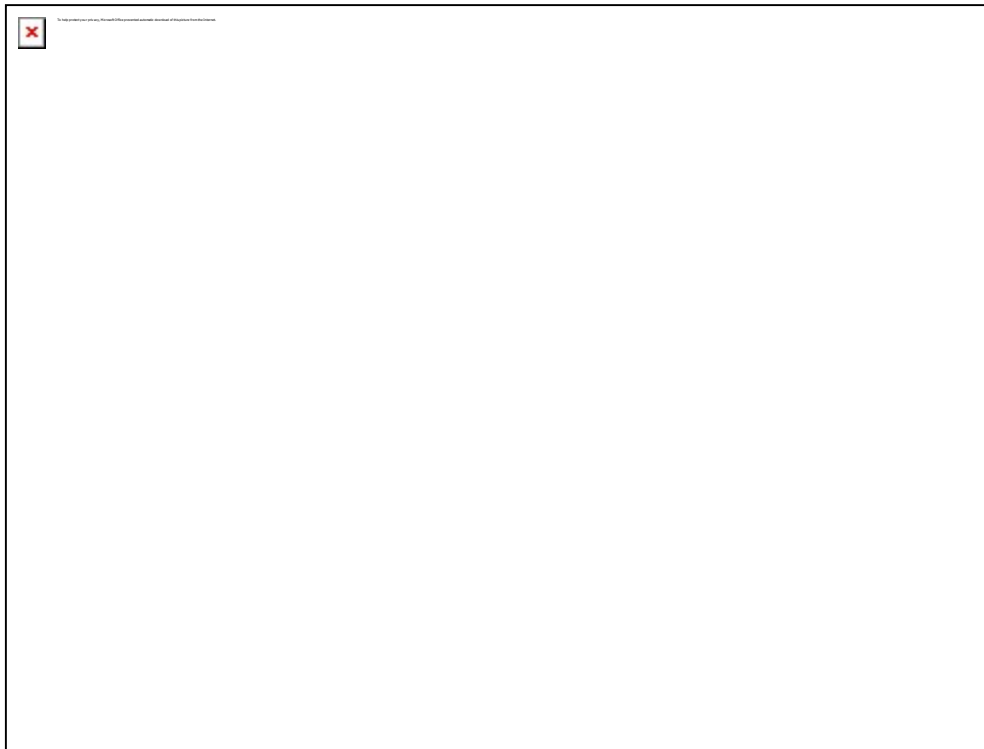
- Comments on New Hampshire's 2020 Action Plan Draft Due September 30
- Texas Releases Drafts of 2020 QAP and Multifamily Housing Revenue Bond Rules
- [Read More...](#)

Economic and Fixed Income Insights



In the housing market, sales of new homes surpassed expectations in August as mortgage rates remain near recent lows with growth coming from the West. Yields remain volatile, falling from the recent uptick seen last week. The benchmark ten-year Treasury fell 15 basis points from 1.80 percent to 1.65 percent. The long bond saw a slightly larger drop of 17 basis points. Municipal yields saw a similar decline. The ten-year MMD dropped 17 basis points from 1.95 percent to 1.78 percent and the 30-year MMD dropped 19 basis points, from 2.17 percent to 1.98 percent.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 24, 2019. [Click here to view important](#)

Member News

Three NH&RA Members Win Affordable Housing Finance 2019 Reader's Choice Award

NH&RA members Woda Cooper Cos., Planning Office for Urban Affairs and Mt. Baker Housing won the Affordable Housing Finance 2019 Reader's Choice Award for rural, historic rehabilitation and preservation, respectively. Congratulations to all of the winners!

[Nelsonville School Commons](#) in Nelsonville, OH, by Woda Cooper Cos. and Hocking Athens Perry Community Action Program transformed old school buildings into 33 units of affordable housing.

[The Union](#) at 48 Boylston in Boston by the Planning Office for Urban Affairs and St. Francis House housing in Nelsonville, OH includes 2 experienced homelessness, in a gentrifying neighborhood with an influx of luxury housing. It includes 12,000 square feet for St. Francis H opening up space for a substance abuse counseling program and additional services at its building across the street.

[Mt. Baker Village](#) in Seattle by Mt. Baker Housing transforms a 1950s-era garden-style apartment complex into a modern, transit-orient number of units and ensuring the complex remains affordable for decades to come.

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

How New Orleans Ended Veteran Homelessness: *A storm gives a city determination*

By Mark Fogarty

Martha Kegel remembers the intense six-month campaign to end veteran homelessness in New Orleans as “building the plane while we v but, just as impressively, after being the first city in America to achieve this milestone at the end of 2014, the Big Easy has maintained an for vets in every year since. [Read More...](#)

Solving Affordable Housing Problems with Technology: *Examples drawn from other ind*

By Shawn McKenna

What will it take for the affordable housing industry to work collectively and collaboratively to achieve more success than ever before and Rather than peering into the foggy future, perhaps we can find some clarity by studying the past. Adjacent industries, such as the commer market in the 1990s and the bond market in the 1980s, experienced innovations that drastically changed the efficiency of the markets. Oth platform companies in the software industry today, with well-known examples, such as Uber and Airbnb. These companies have created s help us connect better, effectively matching consumers and providers in the marketplace. What the Bloomberg Terminal did for the bond t translate to the affordable housing industry. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

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Boston, MA

[Learn More...](#)

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NH&RA Spring Development

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

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Notice of Solicitation of Applications: [Rural Broadband Loan Guarantees Program](#) (Deadline: 9/30/2019)

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 Newmark Knight Frank
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(Deadline 8/29/2020) Seguin, TX

Upcoming Industry Events:

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

Oct. 1: Maryland Opportunity Zone Conference

Ellicott City, MD

Oct. 2: Navigating HUD Green MIP Services for 221(d)(4) New Construction Transactions

Dominion Due Diligence Group: Webinar

Oct. 3 & 4: Novogradac 2019 Credit and Bond Financing for Affordable Housing Conference

New Orleans, LA

Oct. 7 & 8: North Carolina Affordable Housing Conference

Raleigh, NC

Oct. 9 - 11: Housing Colorado Now Conference

Keystone, CO

Oct. 10 -12: NAHRO National Conference & Exhibition

San Antonio, TX

[Click Here for NH&RA's Full Industry Event Calendar](#)



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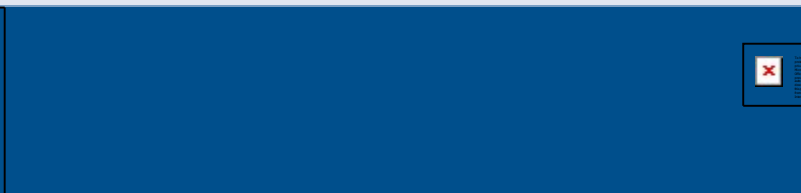
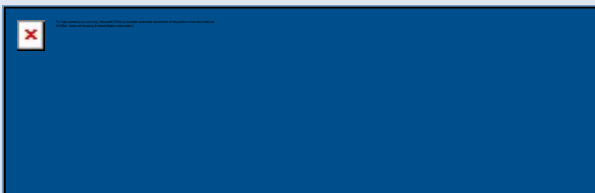
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From: info@housingonline.com
Sent: Wednesday, September 11, 2019 5:57 PM
To: Nathalie Janson
Subject: Affordable Housing News of the Week



HousingOnline Weekly

September 11, 2019

Treasury, HUD Release Housing Finance Reform Plan

Last week the [Department of the Treasury](#) and [HUD](#) sent their Housing Finance Reform Plans to President Trump following his [March Memorandum](#), which ordered the reports. The Senate Committee on Banking, Housing and Urban Affairs held a hearing on [Housing Finance Reform: Next Steps](#) with HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin and FHFA Director Mark Calabria as witnesses.

Treasury's Plan

Treasury's plan calls for Fannie Mae and Freddie Mac to be released from conservatorship, have their Congressional government-sponsored enterprise (GSE) charters repealed, and be re-chartered by the Federal Housing Finance Agency (FHFA) as competitor guarantors. The FHFA would continue to regulate Fannie Mae and Freddie Mac, as well as any newly chartered guarantors.

The plan argues that an "explicit Government guarantee should be available to the re-chartered GSEs and to any other FHFA-approved guarantors of MBS collateralized by eligible conventional mortgage loans or eligible multifamily mortgage loans." Fannie Mae, Freddie Mac and any new guarantors should compensate the Federal Government for this explicit Government guarantee through the periodic commitment fee.

The Treasury plan urges Congress to "replace the GSEs' statutory affordable housing goals with a more efficient, transparent and accountable mechanism for delivering tailored support to first-time homebuyers and low- and moderate-income, rural, and other historically underserved borrowers, with a portion of the associated funding potentially transferred to HUD to expand its affordable housing activities."

Treasury acknowledges the GSE's Duty to Serve requirements and obligations to the Housing Trust Fund and Capital Magnet Fund but makes no specific recommendations on them other than to say, "These statutory mandates should be reformed to more effectively target support for affordable housing."

The report highlights the rapid recent growth of the GSE's multifamily business as concerning, especially within originations of uncapped green multifamily loans. Treasury calls on Congress to "implement a framework to limit the aggregate footprint of multifamily guarantors" and "limit the multifamily mortgage loans that are eligible to secure Government-guaranteed multifamily MBS to ensure a close nexus to a specified affordability mission."

HUD's Plan

HUD's plan calls for restructuring the Federal Housing Administration (FHA) as an autonomous corporation within HUD, modernization of IT systems, creating the Office of Rental Subsidy and Asset Oversight (which would include Project-Based Rental Assistance, Housing Choice Vouchers, Rental Assistance Demonstration, Public Housing and the Real Estate Assessment Center) and eliminating the statutory RAD cap, among other changes.

HUD argues that "FHA's activities have strayed away from its core mission" of "providing housing finance support to low- and moderate-income families that cannot be fulfilled through traditional underwriting, including targeting first-time and lower-wealth creditworthy homebuyers who benefit from FHA's ability to provide affordable mortgage credit at fixed rates with lower down payments." The report cites the growth of the use of down payment assistance (DPA) and cash-out refinancing as examples.

HUD recommends that FHA examine whether the premiums FHA charges for loans with down payment assistance adequately reflect the risks such loans pose. The report suggests that FHA establish a Homebuyer Sustainability Scorecard to measure the performance of FHA loans and then use the data to establish a tiered pricing system based on risk.

The report calls for FHA to continue to monitor its cash-out refinances closely to determine whether further action is necessary and ensure that programs and policies do not incent negative borrower behavior, such as equity stripping via cash-out refinancing.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

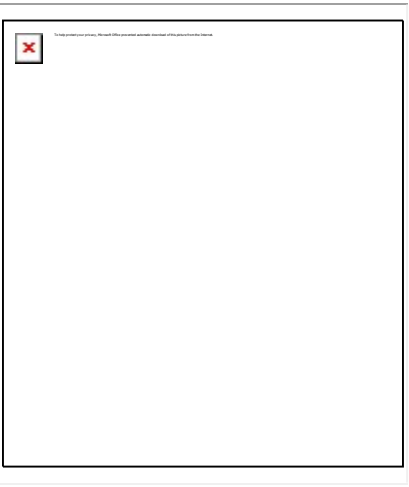

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[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)

	
Lyndel J. "Joe" Wishcamper	Joe Hagan National Equity Fund, Ir

Honoring the Joes with the 2019 Affordable Housing Vision Award

Joe Hagan, president emeritus at the National Equity Fund, Inc. (NEF) and Lyndel J. “Joe” Wishcamper, president at The Wishcamper Companies, Inc. will receive the **2019 Affordable Housing Vision Award** in recognition of their stewardship and expansion of affordable housing opportunities for low-income families around the country. The awards will be presented at a luncheon in conjunction with the **NH&RA Fall Developers Forum** on October 16 at the Harvard Club of Boston. NH&RA congratulates both of our honorees and thanks them for their life-long commitment to affordable housing.

Questions? Contact NH&RA at 202-939-1750 or **info@housingonline.com**.

HUD Releases RAD Notice Revision 4, Implementing RAD for PRAC

HUD **released** Rental Assistance Demonstration (RAD) Notice (**H 2019-09/ PIH 2019-23**), which clarifies certain requirements of First Component RAD projects and makes some important changes with respect to resident notice requirements, streamlining RAD conversions for small PHAs, rent setting in certain PBRA projects and expands certain RAD rights to non-RAD Project-Based Vouchers (PBV) tenants in the same project.

For the Second Component, HUD implements a number of global revisions, including Davis Bacon applicability, updates a number of Mod Rehab requirements and sets September 30, 2019 as the deadline for owners of Rent Supp and RAP projects to apply for RAD conversion, with a final conversion deadline of November 30, 2019.

Under the Second Component, HUD also implements its new RAD for Project Rental Assistance Contracts (PRAC) program, which will allow Section 202 PRAC properties to convert to long-term Project Based Rental Assistance (PBRA) or PBV contracts. Under the RAD for PRAC program, an Elderly Housing Use Agreement will replace the Capital Advance and related PRAC documents, and a number of programmatic changes will occur, including distribution limitations, use of sales proceeds, reserve requirements and supportive services for the elderly. HUD released a **blackline** comparing the new RAD Notice to the prior RAD Notice.

HUD has scheduled a number of upcoming webinars on Revision 4:

- **[Public housing conversions, September 19, 2019 2 pm EDT](#)**
- **[Section 202 PRAC conversions, September 26, 2019 2 pm EDT](#)**

- [Mod Rehab conversions, October 3, 2019 2 pm EDT](#)
- [Resident rights in Public housing conversions, October 10, 2019 2 pm EDT](#)
- [Resident rights in Section 202 PRAC and Mod Rehab conversions, October 17, 2019 2 pm EDT](#)

The Notice is effective immediately, except for changes in the project eligibility and project selection criteria, which are subject to a 30-day comment period. Any new waivers or alternative requirements will take effect ten days after publication in the Federal Register.

CDFI Fund Opens CY 2019 Round of New Markets Tax Credit Program

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) released the [Notice of Allocation Availability \(NOAA\) for the calendar year \(CY\) 2019 round of the New Markets Tax Credit Program \(NMTC Program\)](#). The NOAA makes up to \$3.5 billion in tax credit allocation authority available for the CY 2019 round.

The CDFI Fund has reinstituted the prior Qualified Equity Investments (QEIs) Issuance Requirements for the CY 2019 round. Prior-year NMTC Allocatees will be subject to minimum thresholds for QEI issuance and closing of Qualified Low Income Community Investments (QLICs) with respect to their prior-year allocations. See Section III.A.3.a. of the NOAA for additional details.

Applications must be received by 5 pm EDT on October 28, 2019 and Community Development Entities must submit their Certification Application by September 23, 2019.

The CDFI Fund will hold NMTC Application Conference Calls on September 12 at 1 pm EDT and September 16 at 2 pm EDT. The dial-in number and passcodes are the same for both calls. The dial-in number is 1-888-324-3810 and the passcode is 6986823.

USDA Proposes Reducing Fees for the USDA 538 program

The Rural Housing Service (RHS or the Agency) is [proposing](#) to amend its regulation to remove the stated amount that the Agency will charge for the initial and annual guarantee fees. The regulation change will allow the Agency the flexibility to establish or make any future changes to the initial and annual guarantee fees without the need for a regulatory change. **Comments on the proposed rule are due by November 4.**

Congressman Blumenauer Recommends Strategies to Address Affordable Housing Crisis

Rep. Earl Blumenauer (D-OR) has released a housing report, ["Locked Out: Reversing Federal Housing Failures and Unlocking Opportunity."](#) The report offers strategies the federal government could pursue to meaningfully address the nation's housing affordability challenges – including expanding the Low-Income Housing Tax Credit program, making HUD's Section 8 Housing Choice Vouchers an entitlement program to cover everyone eligible, creating a renter's tax credit to support low-income households and providing federal incentives for communities to end exclusionary zoning.

Final SfS Registration Window, September 9 -27, 2019

On January 1, 2019, the Multifamily Housing Service Coordinator (MFSC) program implemented HUD's new Standards for Success (SfS) report across the entire portfolio. The new report replaced the Semi-Annual Performance Report (Form 92456). HUD Form 92456 has expired and is no longer accepted as the performance report for either grant or budget-based properties with Service Coordinators. Click [here](#) for more information on the national implementation of SfS for the MFSC program.

The SfS reporting framework will modernize and enhance HUD's performance data efforts. Data will be stored in a central database called "InForm" where it can be analyzed on demand. Thus, the new report requires properties to register with HUD to submit their data. To date, properties had two registration periods to enroll in SfS.

A small number of properties have remained unaware of HUD's new reporting requirement. To accommodate these properties, HUD will offer one final SfS registration opportunity before the SfS report is due on October 30, 2019.

The final registration window will be from September 9 – September 27. Any property that needs to report to HUD, and does not register for SfS by September 27, will be out of compliance with HUD.

If a property has a MFSC grant or uses any aspect of the property budget for the MFSC program, the property is required to report. This includes elderly, disabled and family properties. Click [here](#) for a listing of properties that have complied with the requirement, as well as information on registration for those that have not.

Properties that use the AASC Online or FamilyMetrics case management systems are also automatically registered. The SfS report can be sent directly from those case management systems to HUD. Questions about this process can be directed to Pangea Foundation by phone at (866) 615-0982 or by email at support@pangeafoundation.org.

State and Local News

California Announces Compromise on Statewide Cap of Rent Increases

California Governor Gavin Newsom announced a [compromise](#) on proposed legislation to cap rent increases statewide and ultimately address the housing crisis. The following is a summary of key takeaways:

- The proposed bill (AB 1482) still needs to clear the legislation by September 13, however, if passed it would cap annual rent increases at five percent plus inflation, with a ten percent maximum increase.
 - The bill includes a ten-year sunset so if passed it will not be up for discussion again until 2030.
 - The exemption for new construction has changed from those built within the last ten years to those built within the last 15.
 - Cities are still free to enact new, stricter forms of rent control under the Costa-Hawkins guidelines.
- The 2020 rent control ballot measure will still move forward, regardless of the passage of AB 1482.

Ben Metcalf Resigns as California HCD Director

The California Department of Housing and Community Development [announced](#) that Director Ben Metcalf has resigned, effective September 6. Chief Deputy Director Doug McCauley, will serve as acting director until a new director is appointed.

Tax Credit Program Updates

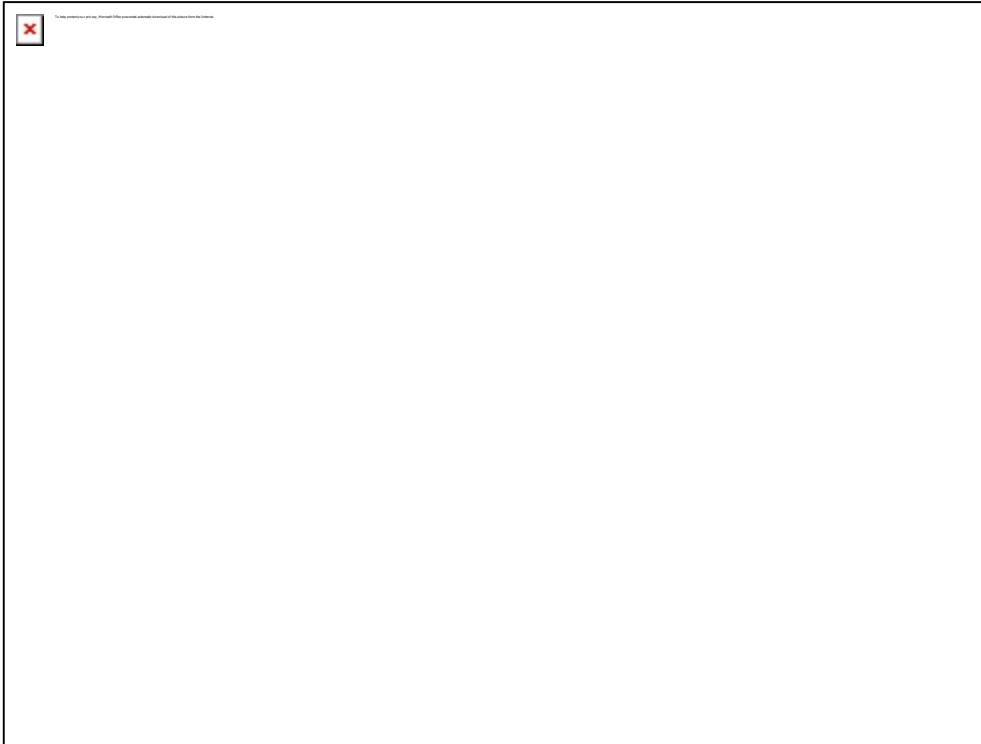
- Arizona Announces CoC NOFA Accepted Applications
- TCAC Reschedules Proposed Regulation Changes Hearing – September 11
- Florida Extends RFA Application Deadlines Following Hurricane Dorian, Releases Q&A and Modifies RFA 2019-102
- Kentucky Revises Minimum Design Standards for Multifamily Housing Units
- Kentucky Releases New Weatherization Program Manual
- \$10 Million Available for Rehabilitation of USDA Rural Development Multifamily Housing Properties in Minnesota
- Ohio Posts Final Draft of 2020-2021 QAP
- Oregon Hosts Stakeholder Participation Opportunity - Funding, Planning & Alignment Meeting
- Oregon Issues Summer 2019 Gap funding & Veterans NOFA
- Oregon's Proposed 2019 QAP Open for Comment Through October 7
- Texas DHCA Names Bobby Wilkinson Executive Director
- Texas Proposes Changes to Appeals Policy, Public Comment Procedures
- [Read More...](#)

Economic and Fixed Income Insights



Non-farm U.S. payroll growth slowed more than anticipated in August. Last Friday's data showed just 130,000 new jobs added versus an expected gain of 160,000. July and June payrolls were also adjusted downward. The data does little for the case against further rate cuts, which are widely anticipated at next week's meeting of the Federal Reserve. Improved trade relations between the U.S. and China spurred a bond sell off that has pushed yields drastically higher in the past week. The benchmark ten-year UST jumped 27 basis points to yield 1.73 percent. Similarly, both the ten-year and 30-year MMD finished 13 basis points higher to yield 1.35 percent and 1.97 percent respectively.

Interest Rate Observations



Source: Thomson Reuters, Bloomberg. The table above reflects market conditions as of September 10, 2019. [Click here to view important disclosures.](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Many Candidates, Many Housing Plans: *There's a New Across-the-Board Focus on Affordability*

By Scott Beyer

The affordable housing issue has gained momentum in America, from one that a decade ago nobody talked about, to a rising local and state issue. The "YIMBY" movement was a big reason why. With branches in different cities, the movement is premised on the idea that cities must allow more housing to accommodate population growth. The issue has now gone national. Federal legislators have proposed YIMBY bills. Most importantly, it has become a hot topic for Democratic presidential candidates, some of whom have released housing plans. [Read More...](#)

State and Local Preservation Solutions: *Three states, three different approaches*

By Mark Olshaker

One size does NOT fit all. That was the message from an expert panel on State and Local Preservation Solutions at the NH&RA Summer Institute in July. There are three distinct approaches that Rhode Island, Massachusetts and Colorado are taking in partnership with their localities to preserve affordable housing stocks. The efforts and programs in these three states show the possibilities when a variety of people and groups work together with a common purpose. [Read More...](#)

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[Program](#) (Deadline: 9/30/2019)

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Newmark Knight Frank
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Sept. 11-13: RAD Collaborative Southeast Regional

Convening “Repositioning for the Future—Using RAD [104 Unit LIHTC Qualified Contract Opportunity](#) & Other Resources”

(Deadline 8/29/2020) Seguin, TX

Greensboro, NC

Sept. 12 & 13: 2019 Kentucky Affordable Housing Conference

Lexington, KY

Sept. 16 & 17: 2019 New Jersey Governor’s Conference on Housing and Economic Development

Atlantic City, NJ

Sept. 16-18 NALHFA Legislative Conference

Washington, DC

Sept. 17-19: Kansas Housing Conference

Wichita, KS

Sept. 18-21: 2019 Urban Land Institute Fall Meeting

Washington, DC

Sept. 26 & 27: Novogradac 2019 Historic Tax Credit Conference

St. Louis, MO

Sept. 26 & 27: Indiana Housing Conference

Indianapolis, IN

[Click Here for NH&RA's Full Industry Event Calendar](#)



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National Housing & Rehabilitation Association

1400 16th St, NW, Suite 420

Washington, DC 20036

Questions? Contact NH&RA at (202) 939-1750 or info@housingonline.com



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Jay Leslie

From: Margaret Moran
Sent: Monday, October 21, 2019 6:34 PM
To: Nathalie Janson
Subject: Re: Bernie Sanders and housing article

Fascinating. Thank you for sharing. I had really thought Quinton had been on longer. He was #6 of the candidates elected with Mallon, Carlone and Kelley after him.

Siddiqui was #2.



Margaret Donnelly Moran
Director of Planning & Development
1-617-520-6251 | www.cambridge-housing.org

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Sent: Sunday, October 20, 2019 11:08 AM
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Sent: Thursday, October 24, 2019 9:51 AM
To: Margaret Moran
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John Lindamood
Director of Resident Services
(617) 520-6266

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Jay Leslie

From: policy=enterprisecommunity.org@mail.salsalabs.net on behalf of Enterprise Community Partners <policy@enterprisecommunity.org>
Sent: Monday, October 28, 2019 2:32 PM
To: Kevin Braga
Subject: Capitol Express Newsletter

****CAUTION: This email is from outside CHA****



October 28, 2019

Thank you for subscribing to Enterprise's Capitol Express newsletter. Capitol Express is our bi-weekly newsletter, produced by Enterprise's federal public policy team. For questions or suggestions about Enterprise's Capitol Express newsletter, please contact Krista D'Alessandro, policy analyst, at kdalessandro@enterprisecommunity.org.

CONGRESS

Appropriations: Spending Bills Move Forward

The current continuing resolution is set to run out just before Thanksgiving, which leaves lawmakers three-and-a-half work weeks in session to close in on an appropriations plan. The Senate this week will continue debating a spending package of four measures to fund the departments of Agriculture, Transportation, Commerce, Housing and Urban Development, Interior, and Justice.

If the Senate, which has yet to pass any of its spending bills, can advance this package it would accelerate the ongoing conference negotiations with the House. In order for a final agreement to arise, the two chambers will first have to agree on spending allocations, known as 302(b)s. Both parties agreed on an overall total for military funding and another topline for non-defense spending under the budget deal this summer, but House and Senate leaders are still debating how to break down that money among the dozen spending bills. As negotiations unfold, Enterprise encourages Congress to provide the highest possible funding levels for critical affordable housing and community development programs.

Affordable Housing Credit Improvement Act Continues to Gain Support, Receives Endorsement from New Democrat Coalition

In the just over four months since the AHCIA was introduced, almost a third of lawmakers in the House – 137 total cosponsors – have signed on to the bill, including 69 percent of the House Ways and Means Committee. The identical Senate bill currently has 19 cosponsors, including nine

Republicans, nine Democrats, and one Independent, with 43 percent of the Senate Finance Committee signed on in support. Most recently, Senator Kevin Cramer (R-ND) joined as a cosponsor. [Click here](#) to view the most recent list of AHCIA cosponsors.

On October 18, the New Democrat Coalition (NDC) endorsed four pieces of legislation including the *Affordable Housing Credit Improvement Act* (AHCIA), which has continued to gain bipartisan support in both the Senate and the House (S.1703 & H.R. 3077). The NDC is comprised of 104 lawmakers who are committed to “pro-economic growth, pro-innovation, and fiscally responsible” policies. The NDC’s endorsements are intended to bolster support for solutions that address the shortage in the supply of affordable housing across the country. In addition to endorsing the AHCIA, the NDC also endorsed three other pieces of housing-related legislation including the *Sustainable Communities Act* (H.R. 927) introduced by Rep. Norma Torres (D-CA-35), the *Build More Housing Near Transit Act* (H.R. 4307) introduced by Rep. Scott Peters (D-CA-52), and the *Yes in My Backyard Act* (H.R. 4351) introduced by Rep. Denny Heck (D-WA-10). To read more about the NDC’s endorsement of the AHCIA, read its press release [here](#).

ADMINISTRATION

HUD Designates Difficult Development Areas and Qualified Census Tracts for 2020

On September 25, HUD designated Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs) for the Low-Income Housing Tax Credit (Housing Credit) for 2020. DDAs, which are based on Fair Market Rents, income limits, the 2010 census counts, and the five-year American Community Survey (ACS) data, are areas with high land, construction, and utility costs relative to area median income. QCTs are areas where a tract’s poverty rate is at least 25 percent or where 50 percent or more of the households in the tract have an income that is less than 60 percent of AMI. The DDAs and QCTs are effective for Housing Credit allocations after December 31, 2019 and for bond-financed properties where the bonds are issued and the building is placed in service after December 31, 2019. To read HUD’s list of DDAs and QCTs for 2020 click [here](#).

FINANCIAL REGULATIONS

Supreme Court Agrees to Hear Case Challenging CFPB’s Leadership Structure

On October 18, the Supreme Court agreed to hear a case challenging the constitutionality of the Consumer Financial Protection Bureau’s (CFPB) leadership structure. The *Dodd-Frank Wall Street Reform and Consumer Protection Act*, which passed Congress in 2010, created the CFPB to protect consumers from fraud and financial abuse. The Act includes a “for cause” provision, which states that the CFPB director cannot be removed by the President before their five-year term expires without a cause, which is considered to be severe neglect or misconduct. The Plaintiff, Seila Law LLC, and the Administration argue that the “for cause” provision hinders the President’s constitutional authority over the executive branch. The *Dodd-Frank Wall Street Reform and Consumer Protection Act* includes a “severability clause,” which states that if one provision of the legislation is found to be unconstitutional, the challenged provision would be eliminated and the entire statute would still remain. However, some experts have raised concerns about the potential effects of changing the CFPB leadership structure on the agency’s independence. Read more about the case [here](#).

DISASTER RESILIENCE

THUD Holds Oversight Hearing on HUD's Community Development Block Grant-Disaster Recovery Program

On October 17, the U.S. House Appropriations Subcommittee on Transportation, Housing & Urban Development, and Related Agencies (THUD) held an oversight hearing on the Community Development Block Grant-Disaster Recovery (CDBG-DR) program. The subcommittee heard from three HUD officials who help administer the program: Irv Dennis, Chief Financial officer; Jeremy Kirkland, Counsel to the inspector General; and David Woll, Principal Deputy Assistant Secretary for Community Planning and Development. The hearing primarily focused on the pace at which HUD has been deploying funds to grantees and the delays in receiving appropriated funds that many communities are facing. The example most members focused on was Puerto Rico, which has yet to receive any of the funds appropriated by Congress for mitigation purposes in February of 2018. Throughout the hearing, subcommittee members expressed frustration with HUD's failure to comply with the September 4 deadline Congress provided for the publication of a set of governing rules and waivers via Federal Register Notice for Puerto Rico.

At one point during the hearing, Ranking Member Diaz-Balart (R-FL-25) asked Principal Deputy Assistant Secretary Woll about the prospect of codifying the CDBG-DR program and whether such a change would help to distribute appropriated funds faster. Mr. Woll responded by saying that it "definitely has the potential to increase the speed of program delivery" and that they "could start on second base if [they] had the codification." He added to that by saying that codifying the program could also "probably help with respect to fraud, waste, and abuse because the rules would be very clear to everybody."

There is currently legislation working its way through both chambers of Congress that would address the issue of codification. Led by Representatives Al Green (D-TX-9) and Ann Wagner (R-MO-2) and Senators Brian Schatz (D-HI) and Todd Young (R-IN), the *Reforming Disaster Recovery Act of 2019*, [H.R. 3702](#) and [S. 2301](#), would permanently authorize the CDBG-DR program, enabling HUD to shorten the time it takes to get funds to people on the ground. To learn more about the hearing and legislation, check out Enterprise's [blog post](#) on the topic.

FAIR HOUSING AND CIVIL RIGHTS

Enterprise, HPN, LISC, NHT, and SAHF Submit Comments to HUD Opposing Proposed Disparate Impact Rule

On August 16, HUD released a [proposed rule](#) that would revise the 2013 disparate impact rule. The disparate impact rule sets the standard for determining when a practice with a discriminatory effect violates the Fair Housing Act. Enterprise strongly opposes the proposed changes that would substantially alter the disparate impact rule and would make it far more difficult to bring disparate impact claims under the Fair Housing Act. Enterprise, Housing Partnership Network (HPN), Local Initiatives Support Corporation (LISC), National Housing Trust (NHT), and Stewards of Affordable Housing for the Future (SAHF) provided comments to HUD, strongly opposing the proposed disparate impact rule and urging HUD to withdraw it. The comment period closed on October 18, 2019. HUD is now responsible for reviewing the submitted comments before releasing a final rule.

View Enterprise's joint comment letter [here](#). View the proposed rule [here](#). To learn more about the disparate impact proposed rule, read Enterprise's [blog post](#).

2020 ELECTION

Presidential Candidates Discuss Housing at Fourth DNC Debate

On October 15, Democrats held the fourth debate of the Presidential primary cycle. Although the moderators did not pose a question about housing policy, several candidates made a point to mention housing affordability when identifying critical issues facing our country, including Senators Warren and Sanders, and Secretary Castro.

Candidates and observers noticed the conspicuous lack of a housing questions. Secretary Castro used his post-debate interview to underscore the need to make time for affordable housing in future debates. “There were some issues left off the table that I think should have been addressed... The issue of housing, which I’ve challenged the New York Times and CNN to address because so many people are having a problem finding an affordable place to live, so many families paying 50, 60, 70 percent of their income every month in rent...we never addressed something like that.”

Enterprise has joined more than 850 national, state, and local organizations in signing a NLIHC-led letter that calls on journalists to ask affordable housing questions during debates, which you can read more about [here](#). To see Secretary Castro’s post-debate interview highlighting the need for the discussion of housing on a national stage, [click here](#).

UPCOMING NATIONAL EVENTS & CONGRESSIONAL HEARINGS

Congressional Hearings

- October 29 at 10:00am: [Financial Services and the LGBT+ Community: A Review of Discrimination in Lending and Housing](#), House Financial Services Committee, Subcommittee on Diversity and Inclusion

National Events

October

- October 28-30: [Foundations for the Future of Housing Conference](#), National Housing Conference (Chicago)

November

- November 7: [2019 Financing Renewable Energy Tax Credits Conference](#), Novogradac (Washington, D.C.)
- November 14-15: [Tax Credit Property Dispositions](#), Institute for Professional and Executive Development (IPED)
- November 18-20: [AHF Live: The Affordable Housing Developers Summit](#), Housing Finance Magazine (Chicago)

December

- December 3-4: [2019 Solutions for Affordable Housing](#), National Housing Conference (Washington, D.C.)
- December 5-6: [2019 Tax Credit Housing Finance Conference](#), Novogradac (Las Vegas)

January

- January 29-30: [AHTCC 2020 Annual Meeting](#), Affordable Housing Tax Credit Coalition (Laguna Beach, CA)
-

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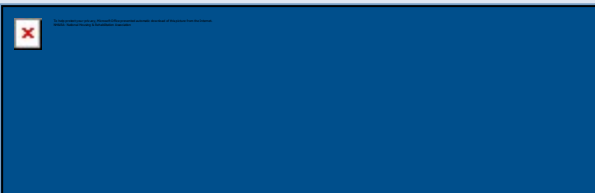


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Jay Leslie

From: info@housingonline.com
Sent: Wednesday, October 30, 2019 5:37 PM
To: Andrew Kerivan
Subject: Affordable Housing News of the Week

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HousingOnline Weekly

October 30, 2019

Take Two on Senate FY 2020 Appropriations

Last week we reported that the Senate was poised to vote on a spending package that included HUD and USDA funding and that lawmakers were considering another short-term continuing resolution (CR) that would fund the federal government from November 21 (when the current CR expires) through December.

The Senate is expected to vote on the four-bill spending package today and lawmakers are now considering a not-so-short-term CR that would fund the government through the new year.

The spending package includes funding for Agriculture, Commerce-Justice-Science, Interior-Environment and Transportation-HUD. The different funding levels in the House and Senate still need to be resolved and major hang-ups remain around funding for the wall along the U.S.-Mexico border affecting the Military Construction-VA, Defense, Homeland Security and the Labor-HHS bills.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

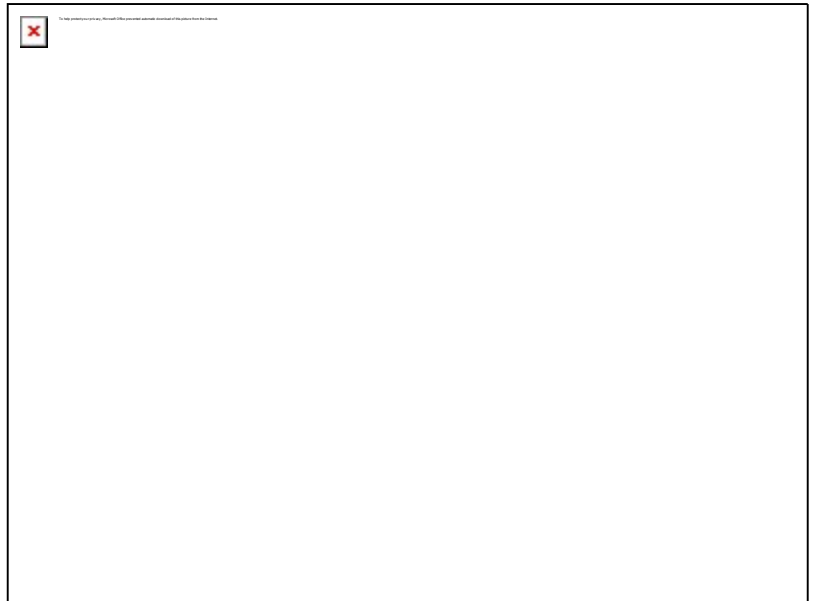
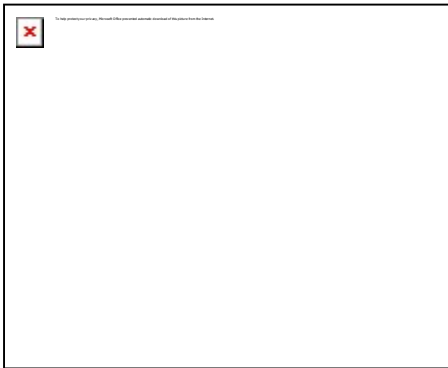
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[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



There's Still Time to Register for Tennessee Events!

Join us in Nashville, TN for the [Tennessee Developers Council Symposium](#) on November 11 and the [NCHMA Annual Meeting](#) on November 12. The Tennessee Developers Council Symposium will feature some of the most active developers and financing partners in Tennessee and across the region and the NCHMA Annual Meeting is one of the premier educational and business networking events for multifamily and affordable housing real estate professionals including developer, syndicators, lenders, housing finance agencies, appraisers and, of course, real estate market analysts. Check out the agendas for each event for the full list of speakers and be sure to [register](#) before it's too late!

Grow your network by adding the social dinner at [The 404 Kitchen](#) at 7:15 pm on November 11 to your registration!

Questions? Contact NH&RA at 202-939-1750
or info@housingonline.com.

CFPB Supreme Court Hearing with Implications for FHFA

The Supreme Court agreed to review a [challenge](#) to the constitutionality of the Consumer Financial Protection Bureau's (CFPB) authority. Plaintiff, Sheila Law LLC, is arguing that a legal provision stipulating that the director can only be removed by the President for cause violates the constitutional separation of powers. The CFPB director, like the Federal Housing Finance Agency (FHFA)

director, serves in a five-year role and cannot be fired at will. The Supreme Court's decision will have implications for both the CFPB and FHFA.

CFPB Director Kathy Kraninger decided last month that the agency would no longer defend its leadership structure as constitutional, and the Trump Administration filed a brief with the court reflecting that position.

In 2017, the Trump Administration named Mick Mulvaney interim director while Leandra English was serving as deputy director. English challenged Mulvaney's appointment saying a provision in the Dodd-Frank financial reform law specified that the deputy director should step in as interim head. English dropped her lawsuit when President Trump nominated Kathy Kraninger as a permanent director.

FHFA Releases New Strategic Plan and Scorecard for Fannie Mae, Freddie Mac

The Federal Housing Finance Agency (FHFA) released the [2019 Strategic Plan for the Conservatorships of Fannie Mae and Freddie Mac](#) and a new [2020 Scorecard for Fannie Mae, Freddie Mac and Common Securitization Solutions](#). The strategic plan provides a framework for how the agency will guide Fannie Mae and Freddie Mac (Government Sponsored Enterprises/GSEs/Enterprises) to fulfill their statutory missions, focus on safety and soundness and prepare for a responsible end to the conservatorships. The Scorecard aligns the Strategic Plan with the Enterprises' tactical priorities and operations, serving as an essential tool to hold the Enterprises accountable for the effective implementation of the Strategic Plan. The three objectives of this new Strategic Plan and Scorecard are to ensure that the Enterprises:

1. Focus on their core mission responsibilities to foster competitive, liquid, efficient and resilient national housing finance markets that support sustainable homeownership and affordable rental housing;
2. Operate in a safe and sound manner appropriate for entities in conservatorship; and
3. Prepare for their eventual exits from the conservatorships.

State and Local News

Minneapolis 2040 Plan Gains Final Approval from the City Council

The Minneapolis City Council [voted 10-1](#) to give the final approval to the Minneapolis 2040 plan. This comprehensive plan permits more housing options, such as duplexes and triplexes, in single-family home zones. It also allows for higher density along transit corridors. Mayor Jacob Frey released a statement in support of the vote: "Minneapolis is leading the nation in the fight to create affordable housing and pushing back on intentional segregation in neighborhoods across our city. Our landmark 2040 Comprehensive Plan helps advance those goals by tackling our city's long history of exclusionary zoning while laying the groundwork for stronger transit, climate and inclusive development policies. I commend my colleagues on the City Council for approving the plan and look forward to continuing our good work together."

Tax Credit Program Updates

- Military Redevelopment Opportunity in Arizona
- California Amends Proposed Changes to TCAC Regulations
- Connecticut Makes \$20 Million Available for Subordinate Financing
- Florida Posts SAIL Financing with TEBs and Four Percent Credits RFA
- Illinois Releases 2020-2021 QAP

- Oregon Housing Stability Council – November 1
- Wisconsin Hosts QAP Listening Session – November 6
- [Read More...](#)

Member News

NH&RA welcomes new members National Community Renaissance and Memphis & Shelby County CRA. We look forward to working with you!

Larry Curtis, Winn Companies Receive 2019 President's Award for Excellence

The Boston Preservation Alliance honored WinnDevelopment President and Managing Partner Larry Curtis and WinnCompanies with its 2019 President's Award for Excellence for his national leadership in the development of historic adaptive reuse projects for housing during his 32 years with WinnCompanies. Curtis played a critical leadership role in protecting the Federal Historic Tax Credit during recent tax reforms efforts.

Regions Affordable Housing Hires Andrew Blumetti as Senior Vice President, Relationship Manager

Andrew Blumetti recently joined Regions Affordable Housing's Originations Group as senior vice president, Relationship manager for parts of the Northeast Region and will work out of Regions' New York office. Blumetti will focus on sourcing and originating affordable housing transactions from New England through parts of the Mid-Atlantic region. [Read More...](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Housing USA: The NIMBY/YIMBY Age Gap

By Scott Beyer

Many polarities have been drawn in the NIMBY vs. YIMBY debate over whether or not to build more housing. It's seen as a battle between rich and poor, homeowners and renters, white people and ethnic minorities, those with suburban versus urban mindsets, and now older vs. younger. In fact, several studies have shown that when housing projects in the U.S. go up for public hearing, older people are likelier to attend, and oppose the project, than younger ones. [Read More...](#)

The Guru Is In: GSEs: Sentence Commuted, Eligible for Parole

By David Smith

Eleven years ago, financial shenanigans by Fannie Mae (and, to a lesser extent, Freddie Mac) nearly broke the global financial system, which was rescued only by fast, decisive and bare-knuckled action by the Federal Reserve and Treasury. Since then the entities, perhaps chastened by their near-death experience, have been on their best behavior. Their businesses, both single-family and multifamily, are profitable and growing. Treasury has long since recovered its capital injection and is now reaping significant dividend repayments under the GSEs' PSPAs. [Read More...](#)

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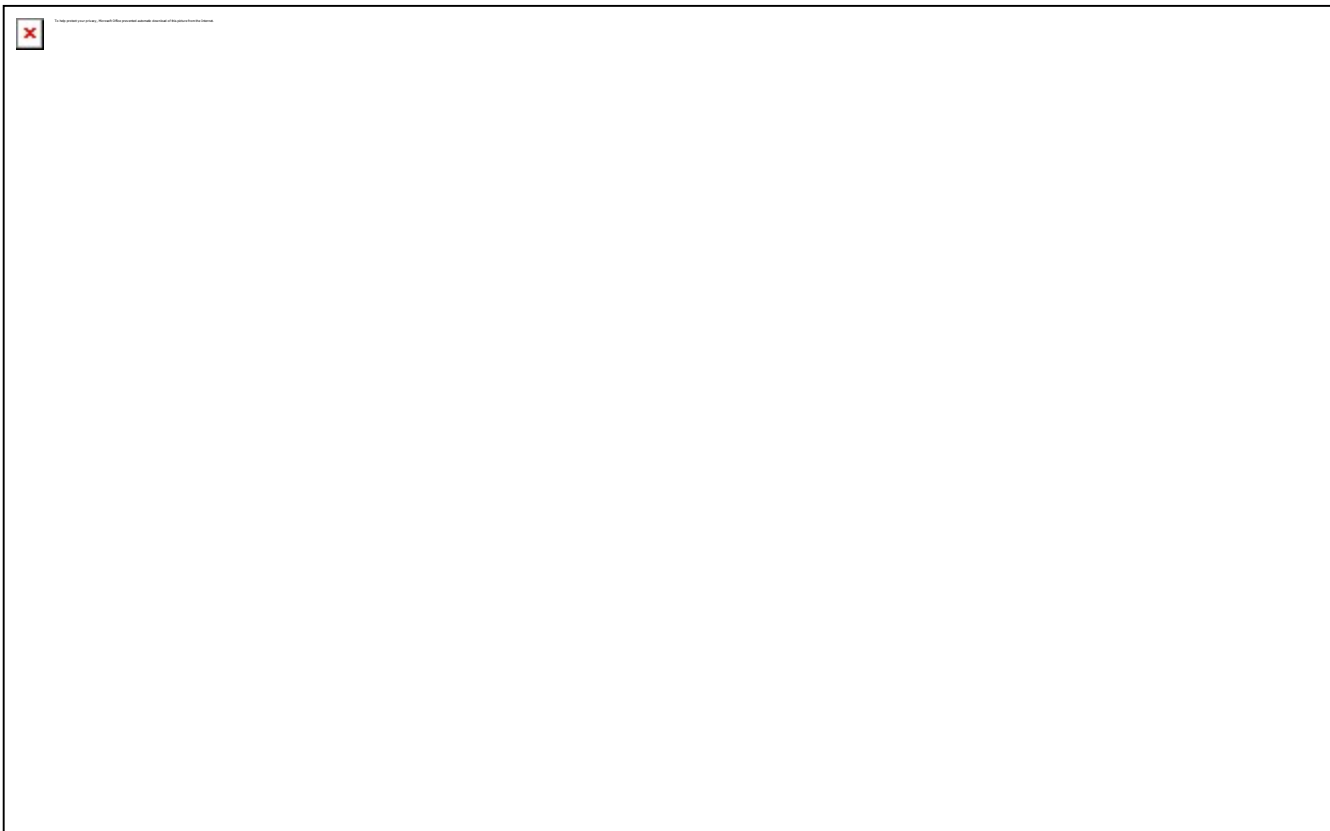
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DeLeo-Kaufman tale pulls back curtain on Beacon Hill ways

Wednesday, October 30, 2019

Against the backdrop of the usual State House ways, where lawmakers rise to voice opposition to an amendment offered by “the gentleman from Boston,” or part ways with the view of their “good friend” from this district or that one, a public disagreement that aired this week came in jarringly raw terms.

It started when former state rep **Jay Kaufman**, [in a conversation on The Codcast](#), said he grudgingly voted for a 2013 transportation tax bill because House Speaker **Robert DeLeo** told him he’d lose the chairmanship of the Revenue Committee if he didn’t. (Kaufman wasn’t against raising transportation taxes; he thought the bill didn’t go far enough.)

DeLeo not only challenged Kaufman’s version of events, he leveled a harsh personal attack on the former lawmaker, [calling Kaufman “a liar”](#) and insisting the threatened loss of his committee chairmanship never occurred.

The unusual public conflict has offered a glimpse of the behind-the-scenes operations on Beacon Hill. But is the exercise of hard-fisted leadership power that Kaufman alleges, and DeLeo denies, that far outside the norms of legislative conduct?

In a follow-up story [reported yesterday](#) by *CommonWealth*’s **Andy Metzger**, who conducted the podcast interview with Kaufman, a former rep who was in the House for the 2013 tax vote, **Cleon Turner**, said he recalls Kaufman telling him at the time of the ultimatum DeLeo delivered.

Other current or former House members offered differing takes on whether the scenario Kaufman described “sounds familiar or at least plausible.”



Lots of observers have suggested DeLeo has maintained -- or even tightened -- the grip on House affairs that his two immediate predecessors, **Sal DiMasi** and **Tom Finneran**, put into practice. But former state rep **John McDonough**, in his 2000 book on the ways of Beacon Hill, *Experiencing Politics*, offers an insider’s take on how a similar situation played out under Finneran’s predecessor, **Charlie Flaherty**, in the 1990s.

McDonough, now a professor at the Harvard Chan School of Public Health, was chairman of the House health care committee in 1995 when a controversial tax break for Raytheon was before the Legislature. McDonough, a liberal Jamaica Plain rep, writes that he opposed the measure, viewing it as “corporate blackmail” to keep the company from relocating to other states.

During the roll call, he writes, “I pushed the red ‘no’ button on my desk. Within a minute, the House majority whip, Joan Menard, came over to me and said in her cheery, soft-spoken manner, ‘John, the Speaker wants green from you on this.’”

McDonough looked up to the rostrum, where Flaherty stood “directly eyeing me,” he writes. “He must have been about two hundred feet from me, but I could feel the weight of his stare as though he were two feet away. I walked over to my desk and pushed the green ‘yes’ button.”

McDonough writes that he might actually have voted no had the vote been close. But he was also planning a big health care access expansion bill, “and I fervently hoped that when my turn came, the Speaker would deliver the votes of recalcitrant members as he was now delivering me.”



The Codcast | Ex-rep: DeLeo told me, vote for transpo bill or lose chairmanship

McDonough then mulls the often murky world of political principles and practice.

“Was my switch an example of naked, opportunistic self-interest or of a hard trade-off necessary to achieve a higher good? Anyone can characterize my action either way,” he writes. “The most honest answer is that both perspectives contain some degree of truth.”

McDonough’s message: Chairing a committee carries opportunity to bring forward important legislation, but that clout comes with an implicit -- and sometimes explicit -- expectation of supporting the leadership position on an issue when asked.

One key difference between the story and Kaufman’s is that the 2013 tax vote came on an issue directly related to the committee Kaufman chaired, yet he says he had no role in the transportation revenue proposal that was hatched by DeLeo and then-Senate President Therese Murray. That hints at a subtler change that has occurred in the dynamics in the House -- the waning clout of many committee chairs as power has become more concentrated in the Speaker’s office.

“I was the chair of the Revenue Committee at the time, and was not involved in any way in any conversations about revenue,” Kaufman said on the Codcast. “It seems to me that would have been a reasonable thing to do.”

Kaufman claims DeLeo told him about the tax bill, “If you can’t vote for this, I can’t have you as part of my team.” Looking back, Kaufman seems to be questioning how meaningful a role he had on that team.

MICHAEL JONAS



BEACON HILL

The state's business groups [show broad support](#) for new transportation revenues, but the backing is not unanimous and it gets a bit fuzzy when it comes to specifics. (*CommonWealth*)

Former rep **Cleon Turner** [backs up](#) ex-rep **Jay Kaufman's** account of his confrontation with House Speaker **Robert DeLeo** over 2013 transportation tax legislation. DeLeo called Kaufman's version of events false and called him a liar. (*CommonWealth*)

Education bill negotiations hinge on accountability issues -- [get the lowdown](#) on why the carefully orchestrated agreement between the two branches fell apart. (*CommonWealth*)

Boston area officials rallied outside the State House in support of [allowing communities to impose rent control](#), which was outlawed statewide in a 1994 ballot question. (*Boston Herald*)

Advocates [are slamming](#) the relocation of several **Department of Children and Families** offices from transit-accessible city centers to suburban locations, saying it is making it hard for already fragile families to arrange visits with children. (*Boston Globe*)

Gov. **Charlie Baker** [appoints](#) Westfield Mayor **Brian Sullivan** to a post at the Department of Energy Resources. (MassLive)

The failure to pass a closeout budget bill for fiscal 2019, which ended in June, [is costing](#) the state interest at a rate of \$30,000 a day. (MassLive)

MUNICIPAL MATTERS

The city-owned Chevrolet Tahoe formerly driven by **Fall River's** on-leave mayor **Jasiel Correia II** has [been returned](#) to the police department, and fuel use records indicate the twice-indicted politician saved thousands of dollars by filling up on the taxpayer's dime. (*Herald News*)

Lawyers for Civil Rights alerted **Everett** to an issue with its electoral system that might sideline minority communities and expose the city to litigation. Now City Clerk **Sergio Cornelio** is convening a meeting to consider electing ward councilors from the districts they serve rather than [making them run citywide](#). (WGBH)

The city council in **Lowell** [approved a tax incentive package](#) to bring a 125-unit mixed-income housing development into the city. (*Lowell Sun*)

The **Lynn Police Department** [is preparing to hire](#) 26 new officers. (*Daily Item*)

WASHINGTON/NATIONAL/INTERNATIONAL

Lt. Col. **Alexander Vindman**, the National Security Council official, who was among those listening in on **President Trump's** July phone call with Ukrainian President **Volodymyr Zelensky**, [told House impeachment investigators](#) that the transcript of the call released by the White House omitted key words and phrases. (*New York Times*)

The large **Armenian communities** in Watertown and Worcester [cheered a resolution](#) overwhelmingly adopted by the House that officially recognizes the early 20th century genocide that claimed more than 1 million Armenian lives at the hands of the Ottoman Empire, the predecessor to modern-day Turkey. (*Boston Globe*)

ELECTIONS

Former Haverhill Mayor **William Ryan** and his son-in-law, **Shaun Toohey**, a candidate for city council, were [caught on video](#) stealing campaign signs for the challenger to Mayor **James Fiorentini**. (*Eagle-Tribune*)

WBUR [takes a look](#) at the Boston race to replace **Tim McCarthy**, a district city councilor from Hyde Park. In the running is McCarthy education advisor **Maria Esdale Farrell**, who thinks there is too much development and much of the city has a not-in-my-backyard attitude, and **Ricardo Arroyo**, who is running on a platform of creating more affordable housing.

The two **Quincy City Council** candidates vying to represent Ward 6 [say fighting](#) the Long Island Bridge and curbing over-development would be their priorities if they are elected. (*Patriot Ledger*)

BUSINESS/ECONOMY

Boston-based **DraftKings** [appears well-positioned](#) to win approval to operate sports gambling in New Hampshire, which passed sports betting legislation in July. (*Boston Globe*)

State officials [suspend the license](#) of Worcester funeral director **Peter Stefan**, who is known for burying the poor as well as Boston Marathon bomber **Tamerlan Tsarnaev**. Details were sketchy, but the cause of the suspension appears to be badly decaying bodies found at Stefan's funeral home. (*Telegram & Gazette*)

EDUCATION

The chairwoman of the **Aquinnah Wampanoag** tribe says the **Dartmouth School Committee** [made a mistake](#) when it voted against the idea of conducting a community dialogue about whether to change the name or image of the "Indian," the Dartmouth High School mascot. (*Standard-Times*)

TRANSPORTATION

Lt. Gov. **Karyn Polito** [takes a tour](#) of Fallon Pier near the JFK Library, which is being considered as a stop for commuter boats. (*Dorchester Reporter*)

CASINOS

A card dealer at **MGM Springfield** [has filed a federal suit](#) against the casino, alleging he was not informed when hired that he would be paid below minimum wage because the job also drew tips from customers. (*Boston Globe*)

CRIMINAL JUSTICE/COURTS

Police didn't have too much trouble tracking down an alleged drug dealer who was arraigned in **Brockton District Court**, as he was wearing a court-ordered GPS ankle bracelet while conducting business. "It's not the smart ones who get caught," said a former Boston police lieutenant. (*Boston Herald*)

WGBH legal analyst **Daniel Medwed** surveys the bevy of scandals that have beset the **State Police** and [concludes](#) state and federal authorities have failed to hold the department accountable over the years.

Barbara Goucher, who [brutally murdered](#) **Florence "Bunny" Munroe** during an hours-long attack in Gloucester in 1998 was deemed suitable for parole by the **Parole Board**. (*Gloucester Daily Times*)

MEDIA

The **Boston Globe** [launches](#) a new investigative team covering education and inequality.

Chris Faraone [takes stock](#) of the regional news scene outside Boston, and says it's a grim tale of unrelenting cuts. (*Boston Magazine*)

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HousingOnline Weekly

October 30, 2019

Take Two on Senate FY 2020 Appropriations

Last week we reported that the Senate was poised to vote on a spending package that included HUD and USDA funding and that lawmakers were considering another short-term continuing resolution (CR) that would fund the federal government from November 21 (when the current CR expires) through December.

The Senate is expected to vote on the four-bill spending package today and lawmakers are now considering a not-so-short-term CR that would fund the government through the new year.

The spending package includes funding for Agriculture, Commerce-Justice-Science, Interior-Environment and Transportation-HUD. The different funding levels in the House and Senate still need to be resolved and major hang-ups remain around funding for the wall along the U.S.-Mexico border affecting the Military Construction-VA, Defense, Homeland Security and the Labor-HHS bills.

IMPORTANT LINKS

[Upcoming Events](#)

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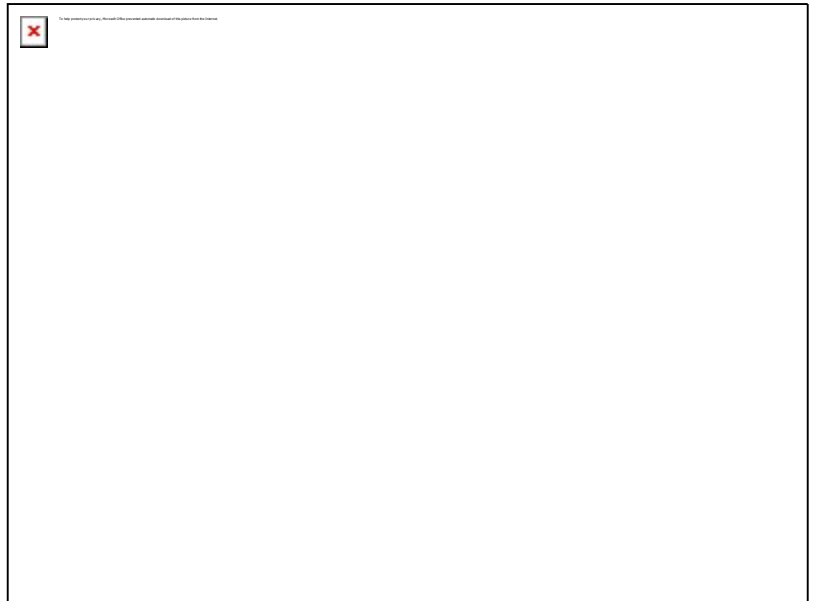
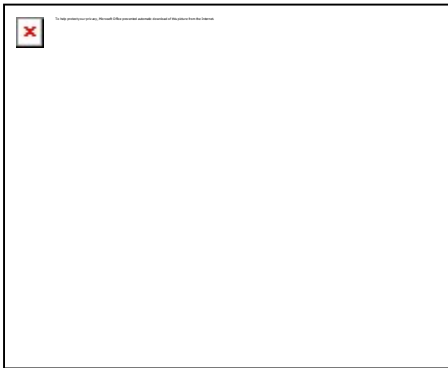
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There's Still Time to Register for Tennessee Events!

Join us in Nashville, TN for the [Tennessee Developers Council Symposium](#) on November 11 and the [NCHMA Annual Meeting](#) on November 12. The Tennessee Developers Council Symposium will feature some of the most active developers and financing partners in Tennessee and across the region and the NCHMA Annual Meeting is one of the premier educational and business networking events for multifamily and affordable housing real estate professionals including developer, syndicators, lenders, housing finance agencies, appraisers and, of course, real estate market analysts. Check out the agendas for each event for the full list of speakers and be sure to [register](#) before it's too late!

Grow your network by adding the social dinner at [The 404 Kitchen](#) at 7:15 pm on November 11 to your registration!

Questions? Contact NH&RA at 202-939-1750
or info@housingonline.com.

CFPB Supreme Court Hearing with Implications for FHFA

The Supreme Court agreed to review a [challenge](#) to the constitutionality of the Consumer Financial Protection Bureau's (CFPB) authority. Plaintiff, Sheila Law LLC, is arguing that a legal provision stipulating that the director can only be removed by the President for cause violates the constitutional separation of powers. The CFPB director, like the Federal Housing Finance Agency (FHFA)

director, serves in a five-year role and cannot be fired at will. The Supreme Court's decision will have implications for both the CFPB and FHFA.

CFPB Director Kathy Kraninger decided last month that the agency would no longer defend its leadership structure as constitutional, and the Trump Administration filed a brief with the court reflecting that position.

In 2017, the Trump Administration named Mick Mulvaney interim director while Leandra English was serving as deputy director. English challenged Mulvaney's appointment saying a provision in the Dodd-Frank financial reform law specified that the deputy director should step in as interim head. English dropped her lawsuit when President Trump nominated Kathy Kraninger as a permanent director.

FHFA Releases New Strategic Plan and Scorecard for Fannie Mae, Freddie Mac

The Federal Housing Finance Agency (FHFA) released the [2019 Strategic Plan for the Conservatorships of Fannie Mae and Freddie Mac](#) and a new [2020 Scorecard for Fannie Mae, Freddie Mac and Common Securitization Solutions](#). The strategic plan provides a framework for how the agency will guide Fannie Mae and Freddie Mac (Government Sponsored Enterprises/GSEs/Enterprises) to fulfill their statutory missions, focus on safety and soundness and prepare for a responsible end to the conservatorships. The Scorecard aligns the Strategic Plan with the Enterprises' tactical priorities and operations, serving as an essential tool to hold the Enterprises accountable for the effective implementation of the Strategic Plan. The three objectives of this new Strategic Plan and Scorecard are to ensure that the Enterprises:

1. Focus on their core mission responsibilities to foster competitive, liquid, efficient and resilient national housing finance markets that support sustainable homeownership and affordable rental housing;
2. Operate in a safe and sound manner appropriate for entities in conservatorship; and
3. Prepare for their eventual exits from the conservatorships.

State and Local News

Minneapolis 2040 Plan Gains Final Approval from the City Council

The Minneapolis City Council [voted 10-1](#) to give the final approval to the Minneapolis 2040 plan. This comprehensive plan permits more housing options, such as duplexes and triplexes, in single-family home zones. It also allows for higher density along transit corridors. Mayor Jacob Frey released a statement in support of the vote: "Minneapolis is leading the nation in the fight to create affordable housing and pushing back on intentional segregation in neighborhoods across our city. Our landmark 2040 Comprehensive Plan helps advance those goals by tackling our city's long history of exclusionary zoning while laying the groundwork for stronger transit, climate and inclusive development policies. I commend my colleagues on the City Council for approving the plan and look forward to continuing our good work together."

Tax Credit Program Updates

- Military Redevelopment Opportunity in Arizona
- California Amends Proposed Changes to TCAC Regulations
- Connecticut Makes \$20 Million Available for Subordinate Financing
- Florida Posts SAIL Financing with TEBs and Four Percent Credits RFA
- Illinois Releases 2020-2021 QAP

- Oregon Housing Stability Council – November 1
- Wisconsin Hosts QAP Listening Session – November 6
- [Read More...](#)

Member News

NH&RA welcomes new members National Community Renaissance and Memphis & Shelby County CRA. We look forward to working with you!

Larry Curtis, Winn Companies Receive 2019 President's Award for Excellence

The Boston Preservation Alliance honored WinnDevelopment President and Managing Partner Larry Curtis and WinnCompanies with its 2019 President's Award for Excellence for his national leadership in the development of historic adaptive reuse projects for housing during his 32 years with WinnCompanies. Curtis played a critical leadership role in protecting the Federal Historic Tax Credit during recent tax reforms efforts.

Regions Affordable Housing Hires Andrew Blumetti as Senior Vice President, Relationship Manager

Andrew Blumetti recently joined Regions Affordable Housing's Originations Group as senior vice president, Relationship manager for parts of the Northeast Region and will work out of Regions' New York office. Blumetti will focus on sourcing and originating affordable housing transactions from New England through parts of the Mid-Atlantic region. [Read More...](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

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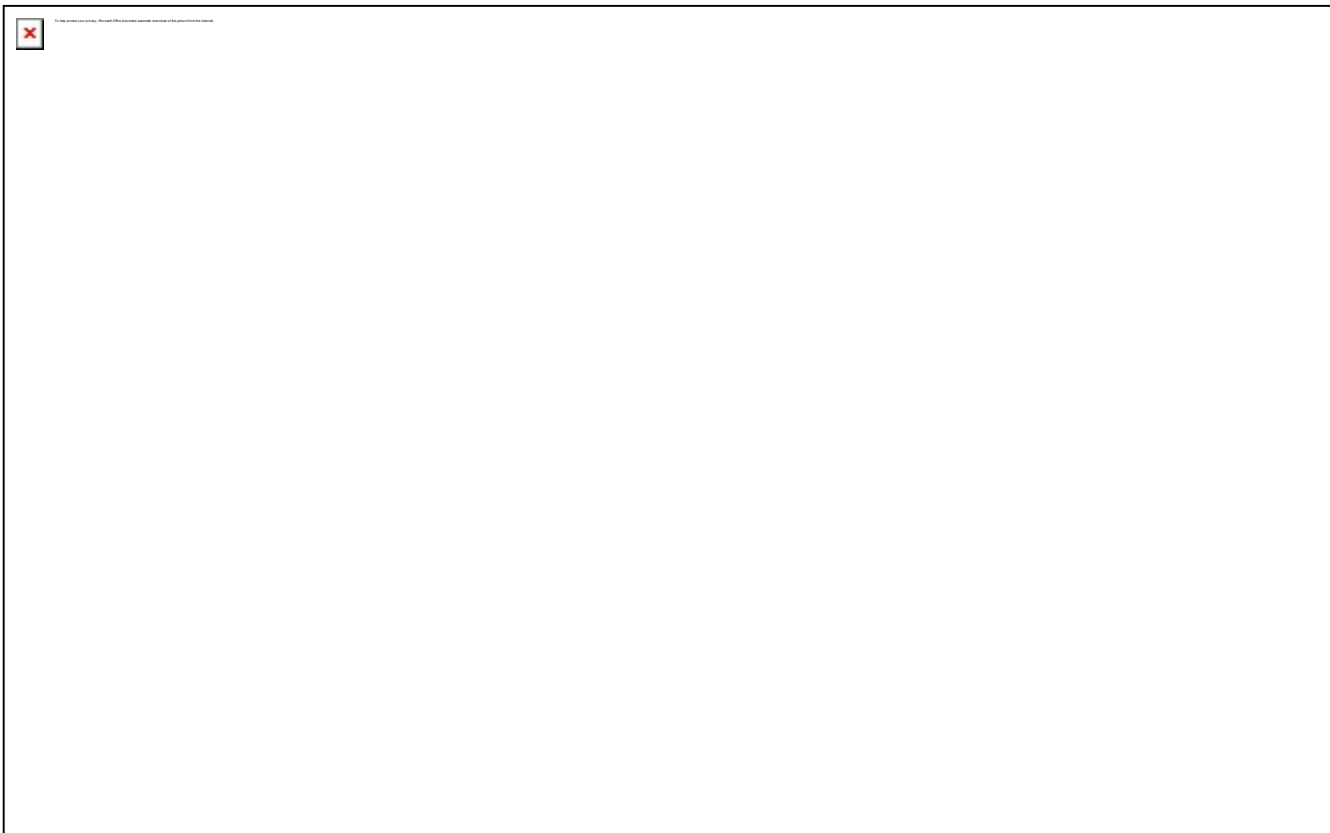
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Questions? Contact NH&RA at (202) 939-1750 or info@housingonline.com



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Jay Leslie

From: National Housing Conference <info@nhc.org>
Sent: Wednesday, October 16, 2019 4:00 PM
To: Zach Gordon
Subject: NHC Member Brief: The false narrative of rising housing risk

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To receive the Member Brief on Sunday, [become an NHC Member!](#)

Weekly update from the National Housing Conference

October 16, 2019

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[continue here.](#)

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NHC President and CEO

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Defending our American Home since 1931

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Jay Leslie

From: Emily Warren <ewarren@clpha.org>
Sent: Thursday, October 17, 2019 4:17 PM
To: elise.anderson@homeforward.org; rbitzenhofer@cmhanet.com; sylvia@hacanet.org; rod.brandson@seattlehousing.org; gcichon@hacep.org; asaenz@hacep.org; Ian Colgan; Margaret Moran; rickg@sdhc.org; agoodson@hacg.org; jon.gutzmann@stpha.org; rjohnson@vhausa.com; cjjohnson@dchousing.org; lowel.krueger@yakimahousing.org; mmlemons@fwhs.org; lakesha.miller@nycha.nyc.gov; rmitha@hacsb.com; pprince@fresnohousing.org; jenny.scanlin@hacla.org; ascott@dha-nc.org; Fields, Tawan; tscott@mplspha.org; sheam@cmha.net
Cc: Sunia Zaterman; Deb Gross; Steve Holmquist; Ismael Guerrero; Ismael Guerrero c/o Jessica Diaz
Subject: Materials for CLPHA Place-Based Committee Meeting on 10/23
Attachments: Agenda Place-Based Committee 10.23 Final.docx; Portfolio Analysis Senate THUD.pdf; CLPHA Comments on RADRev4.PDF; Duty to Serve Listening Sessions.pdf; HOTMA Notice Sept 2019.pdf; Save Affordable Housing Act of 2019.pdf; Affordable Housing Credit Improvement Act - Summary.pdf; CLPHA NSPIRE Draft Comments 10.15.pdf

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Good afternoon everyone,

Attached is an agenda and related materials for the Place-Based Committee Meeting, scheduled for **Wednesday October 23rd from 3-5 pm** at the CLPHA offices, 455 Massachusetts Ave NW. We will also have copies of these materials available at the office.

For those of you unable to attend in person, the call-in information is: 719-867-1571. Passcode 836425#. **Please let me know if you plan to call in to the meeting.**

Looking forward to seeing you next week.

Best,
Emily



Emily Warren
Senior Research & Policy Analyst
(202) 638-1300 ext.103

Council of Large Public Housing Authorities
455 Massachusetts Ave. NW, Suite 425
Washington, D.C. 20001

[email](#) // [website](#) // [twitter](#) // [facebook](#)



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Jay Leslie

From: Nathalie Janson
Sent: Sunday, October 20, 2019 11:09 AM
To: Margaret Moran
Subject: Bernie Sanders and housing article

<https://www.motherjones.com/politics/2019/09/is-bernie-sanders-a-nimby/>

I don't think Bernie Sanders is a NIMBY, but it's an interesting article on the impact of Our Revolution on local politics here in Cambridge and elsewhere in the US. I believe Quinton Zondervan is the first-time candidate supported by Our Revolution that David Sullivan is referring to. It feels like he's been on the council for a longer time, but Zondervan was first elected in 2017.



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www.motherjones.com

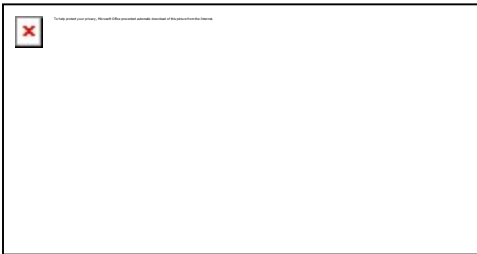
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www.motherjones.com

Jay Leslie

From: info@housingonline.com
Sent: Wednesday, October 30, 2019 5:41 PM
To: Devin Chausse
Subject: Affordable Housing News of the Week

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HousingOnline Weekly

October 30, 2019

Take Two on Senate FY 2020 Appropriations

Last week we reported that the Senate was poised to vote on a spending package that included HUD and USDA funding and that lawmakers were considering another short-term continuing resolution (CR) that would fund the federal government from November 21 (when the current CR expires) through December.

The Senate is expected to vote on the four-bill spending package today and lawmakers are now considering a not-so-short-term CR that would fund the government through the new year.

The spending package includes funding for Agriculture, Commerce-Justice-Science, Interior-Environment and Transportation-HUD. The different funding levels in the House and Senate still need to be resolved and major hang-ups remain around funding for the wall along the U.S.-Mexico border affecting the Military Construction-VA, Defense, Homeland Security and the Labor-HHS bills.

IMPORTANT LINKS

[Upcoming Events](#)

[Business Opportunities](#)

[Employment Opportunities](#)

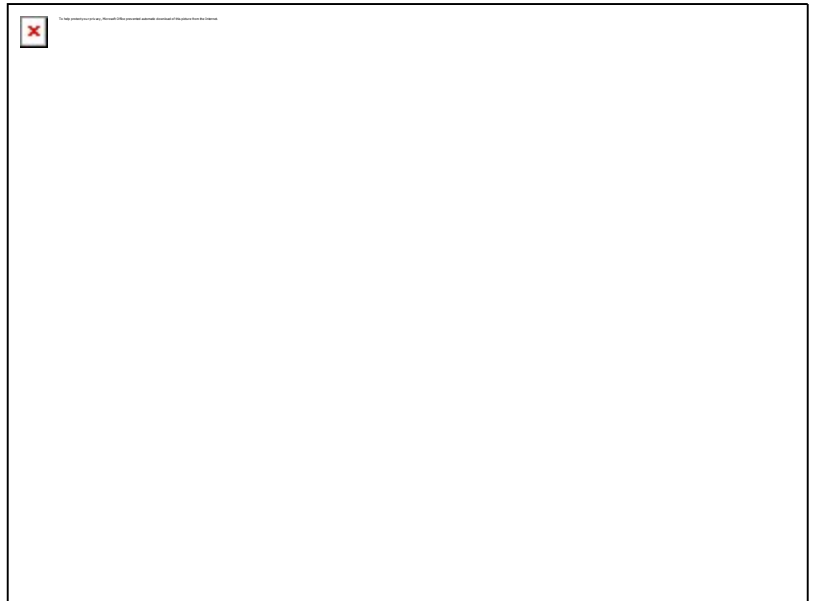
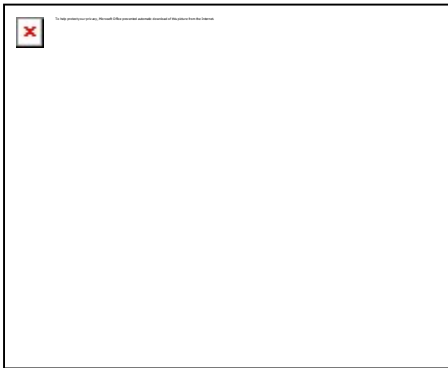
[NH&RA Store](#)

[Resources](#)

[Monthly LIHTC Rates](#)

[Monthly Applicable Federal Rates](#)

[NCHMA Market Analyst Directory](#)



There's Still Time to Register for Tennessee Events!

Join us in Nashville, TN for the [Tennessee Developers Council Symposium](#) on November 11 and the [NCHMA Annual Meeting](#) on November 12. The Tennessee Developers Council Symposium will feature some of the most active developers and financing partners in Tennessee and across the region and the NCHMA Annual Meeting is one of the premier educational and business networking events for multifamily and affordable housing real estate professionals including developer, syndicators, lenders, housing finance agencies, appraisers and, of course, real estate market analysts. Check out the agendas for each event for the full list of speakers and be sure to [register](#) before it's too late!

Grow your network by adding the social dinner at [The 404 Kitchen](#) at 7:15 pm on November 11 to your registration!

Questions? Contact NH&RA at 202-939-1750
or info@housingonline.com.

CFPB Supreme Court Hearing with Implications for FHFA

The Supreme Court agreed to review a [challenge](#) to the constitutionality of the Consumer Financial Protection Bureau's (CFPB) authority. Plaintiff, Sheila Law LLC, is arguing that a legal provision stipulating that the director can only be removed by the President for cause violates the constitutional separation of powers. The CFPB director, like the Federal Housing Finance Agency (FHFA)

director, serves in a five-year role and cannot be fired at will. The Supreme Court's decision will have implications for both the CFPB and FHFA.

CFPB Director Kathy Kraninger decided last month that the agency would no longer defend its leadership structure as constitutional, and the Trump Administration filed a brief with the court reflecting that position.

In 2017, the Trump Administration named Mick Mulvaney interim director while Leandra English was serving as deputy director. English challenged Mulvaney's appointment saying a provision in the Dodd-Frank financial reform law specified that the deputy director should step in as interim head. English dropped her lawsuit when President Trump nominated Kathy Kraninger as a permanent director.

FHFA Releases New Strategic Plan and Scorecard for Fannie Mae, Freddie Mac

The Federal Housing Finance Agency (FHFA) released the [2019 Strategic Plan for the Conservatorships of Fannie Mae and Freddie Mac](#) and a new [2020 Scorecard for Fannie Mae, Freddie Mac and Common Securitization Solutions](#). The strategic plan provides a framework for how the agency will guide Fannie Mae and Freddie Mac (Government Sponsored Enterprises/GSEs/Enterprises) to fulfill their statutory missions, focus on safety and soundness and prepare for a responsible end to the conservatorships. The Scorecard aligns the Strategic Plan with the Enterprises' tactical priorities and operations, serving as an essential tool to hold the Enterprises accountable for the effective implementation of the Strategic Plan. The three objectives of this new Strategic Plan and Scorecard are to ensure that the Enterprises:

1. Focus on their core mission responsibilities to foster competitive, liquid, efficient and resilient national housing finance markets that support sustainable homeownership and affordable rental housing;
2. Operate in a safe and sound manner appropriate for entities in conservatorship; and
3. Prepare for their eventual exits from the conservatorships.

State and Local News

Minneapolis 2040 Plan Gains Final Approval from the City Council

The Minneapolis City Council [voted 10-1](#) to give the final approval to the Minneapolis 2040 plan. This comprehensive plan permits more housing options, such as duplexes and triplexes, in single-family home zones. It also allows for higher density along transit corridors. Mayor Jacob Frey released a statement in support of the vote: "Minneapolis is leading the nation in the fight to create affordable housing and pushing back on intentional segregation in neighborhoods across our city. Our landmark 2040 Comprehensive Plan helps advance those goals by tackling our city's long history of exclusionary zoning while laying the groundwork for stronger transit, climate and inclusive development policies. I commend my colleagues on the City Council for approving the plan and look forward to continuing our good work together."

Tax Credit Program Updates

- Military Redevelopment Opportunity in Arizona
- California Amends Proposed Changes to TCAC Regulations
- Connecticut Makes \$20 Million Available for Subordinate Financing
- Florida Posts SAIL Financing with TEBs and Four Percent Credits RFA
- Illinois Releases 2020-2021 QAP

- Oregon Housing Stability Council – November 1
- Wisconsin Hosts QAP Listening Session – November 6
- [Read More...](#)

Member News

NH&RA welcomes new members National Community Renaissance and Memphis & Shelby County CRA. We look forward to working with you!

Larry Curtis, Winn Companies Receive 2019 President's Award for Excellence

The Boston Preservation Alliance honored WinnDevelopment President and Managing Partner Larry Curtis and WinnCompanies with its 2019 President's Award for Excellence for his national leadership in the development of historic adaptive reuse projects for housing during his 32 years with WinnCompanies. Curtis played a critical leadership role in protecting the Federal Historic Tax Credit during recent tax reforms efforts.

Regions Affordable Housing Hires Andrew Blumetti as Senior Vice President, Relationship Manager

Andrew Blumetti recently joined Regions Affordable Housing's Originations Group as senior vice president, Relationship manager for parts of the Northeast Region and will work out of Regions' New York office. Blumetti will focus on sourcing and originating affordable housing transactions from New England through parts of the Mid-Atlantic region. [Read More...](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Housing USA: The NIMBY/YIMBY Age Gap

By Scott Beyer

Many polarities have been drawn in the NIMBY vs. YIMBY debate over whether or not to build more housing. It's seen as a battle between rich and poor, homeowners and renters, white people and ethnic minorities, those with suburban versus urban mindsets, and now older vs. younger. In fact, several studies have shown that when housing projects in the U.S. go up for public hearing, older people are likelier to attend, and oppose the project, than younger ones. [Read More...](#)

The Guru Is In: GSEs: Sentence Commuted, Eligible for Parole

By David Smith

Eleven years ago, financial shenanigans by Fannie Mae (and, to a lesser extent, Freddie Mac) nearly broke the global financial system, which was rescued only by fast, decisive and bare-knuckled action by the Federal Reserve and Treasury. Since then the entities, perhaps chastened by their near-death experience, have been on their best behavior. Their businesses, both single-family and multifamily, are profitable and growing. Treasury has long since recovered its capital injection and is now reaping significant dividend repayments under the GSEs' PSPAs. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NCHMA Spring Meeting

March 31 - April 1

FHI 360 Conference Center

Washington, DC

[Learn More...](#)

NH&RA Spring Developers Forum

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

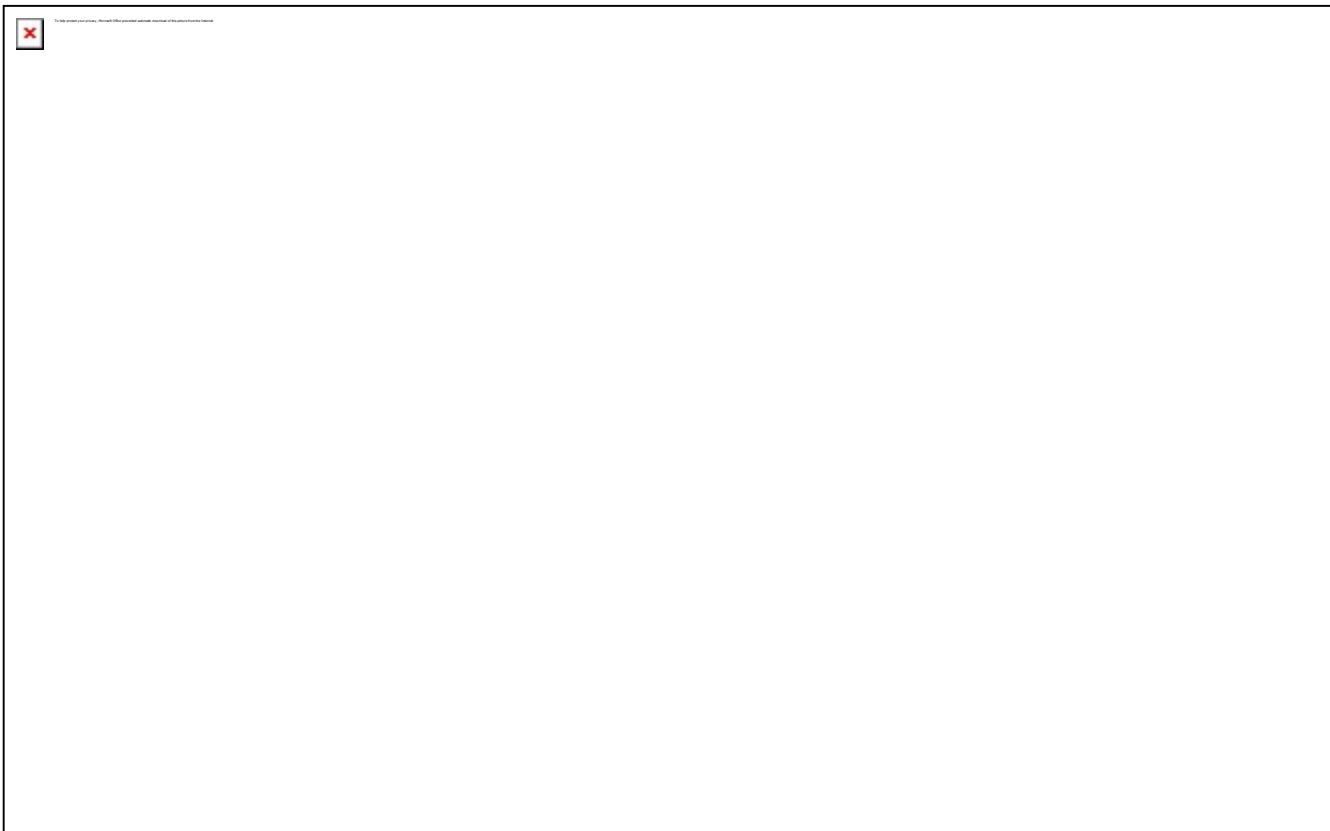
NH&RA Summer Institute

July 15-19, 2020

Harbor View Hotel

Martha's Vineyard, MA

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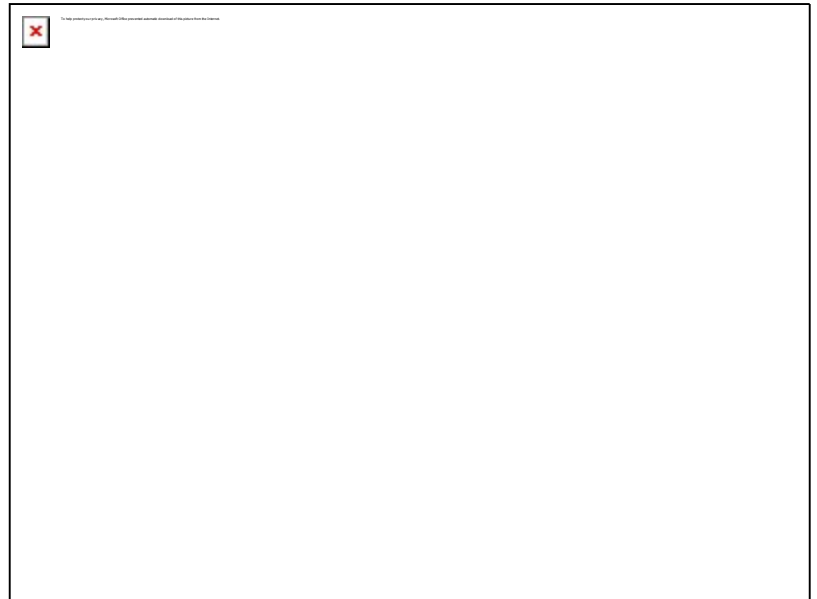
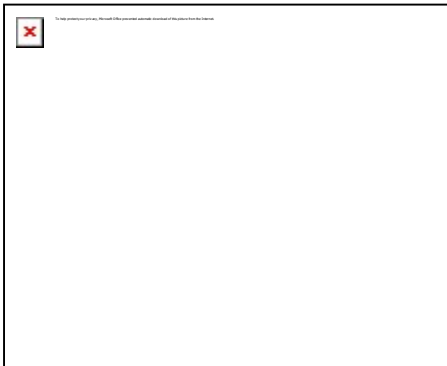
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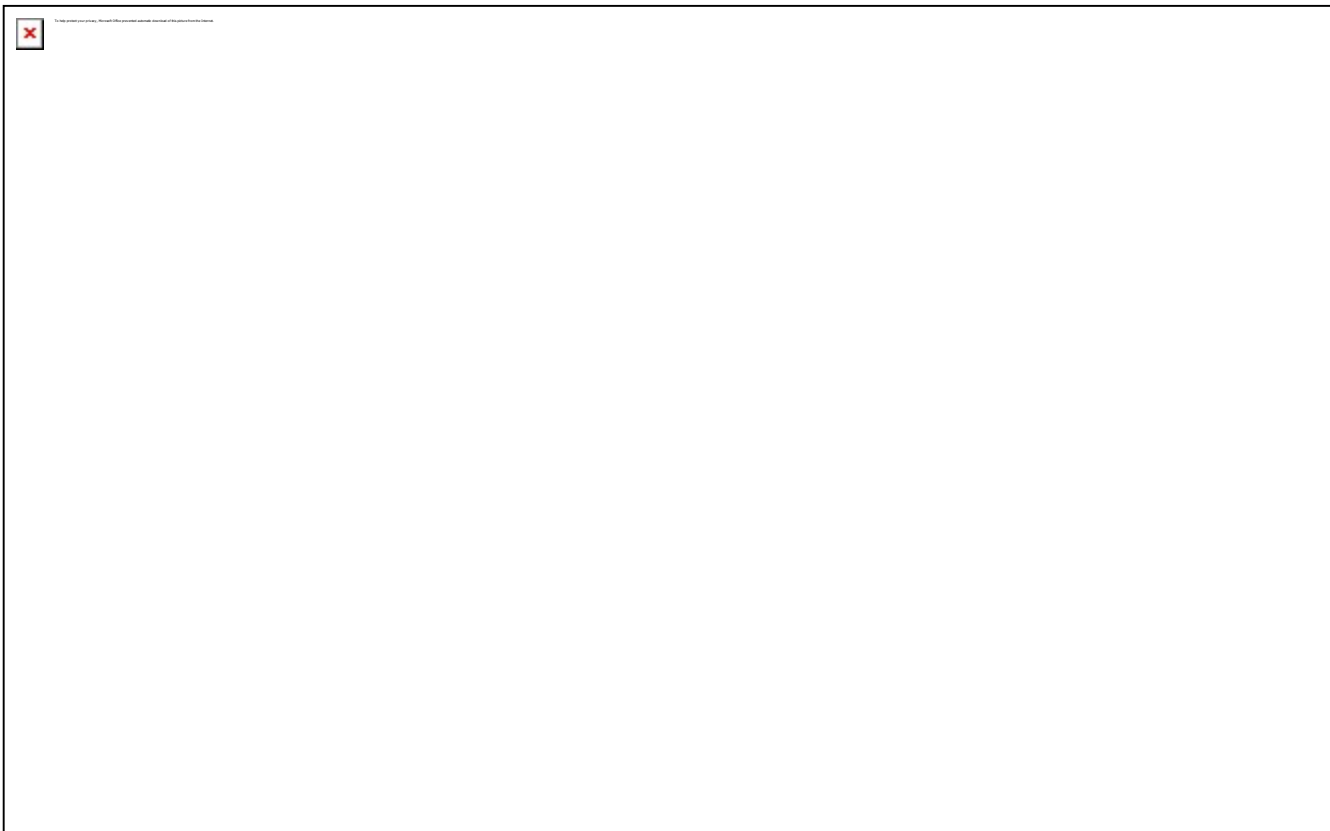
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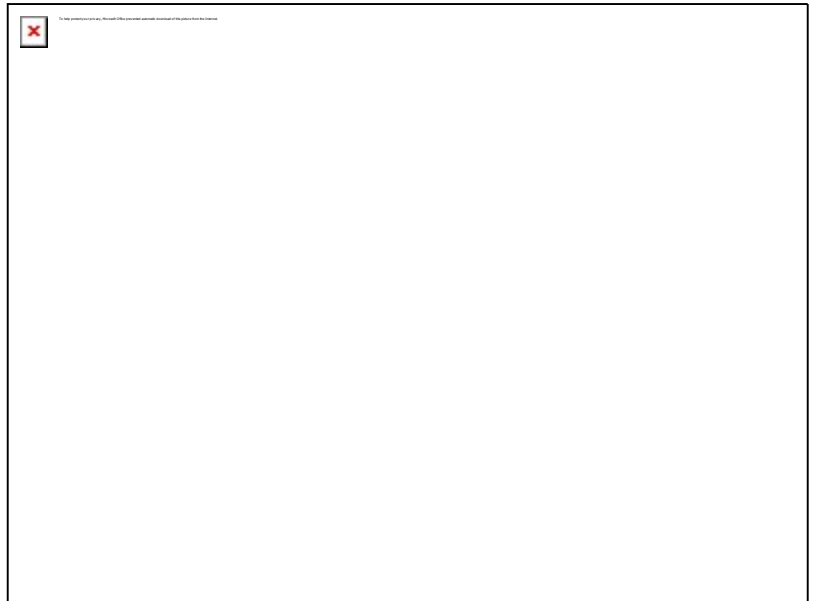
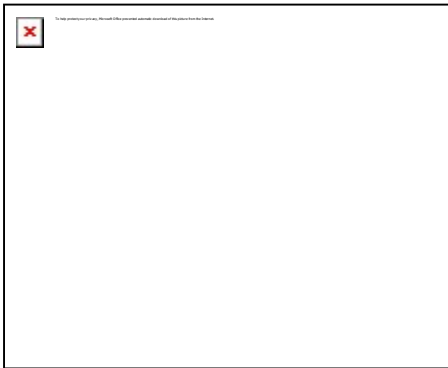
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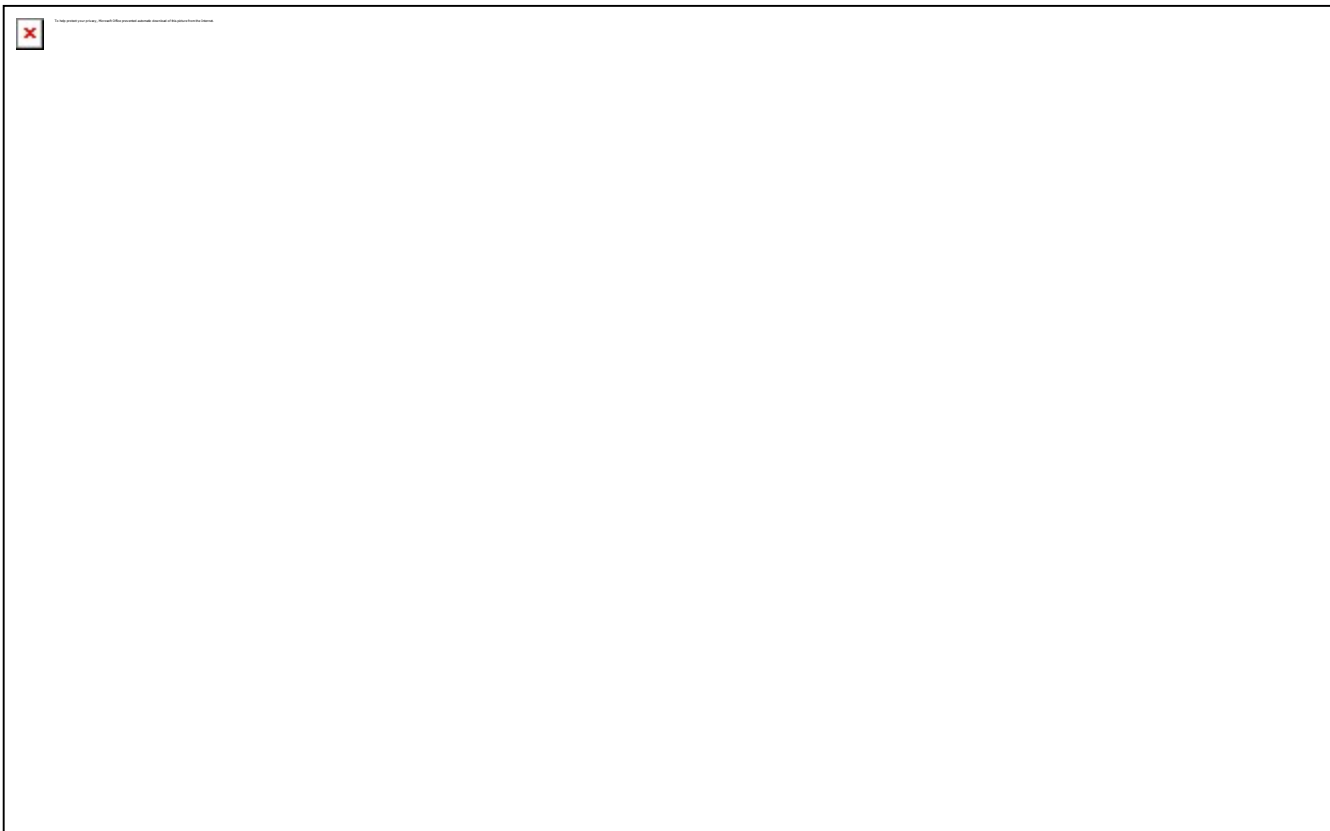
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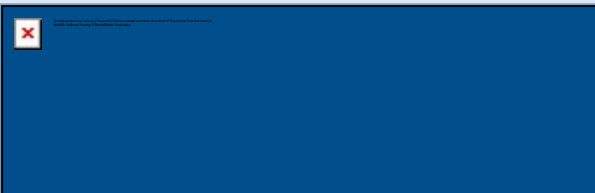


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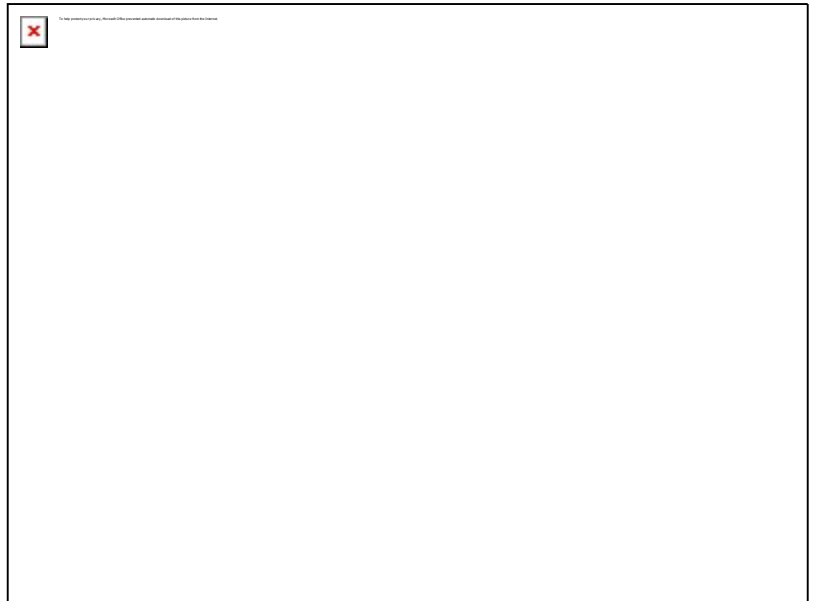
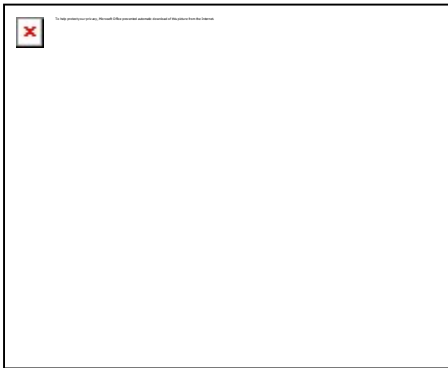
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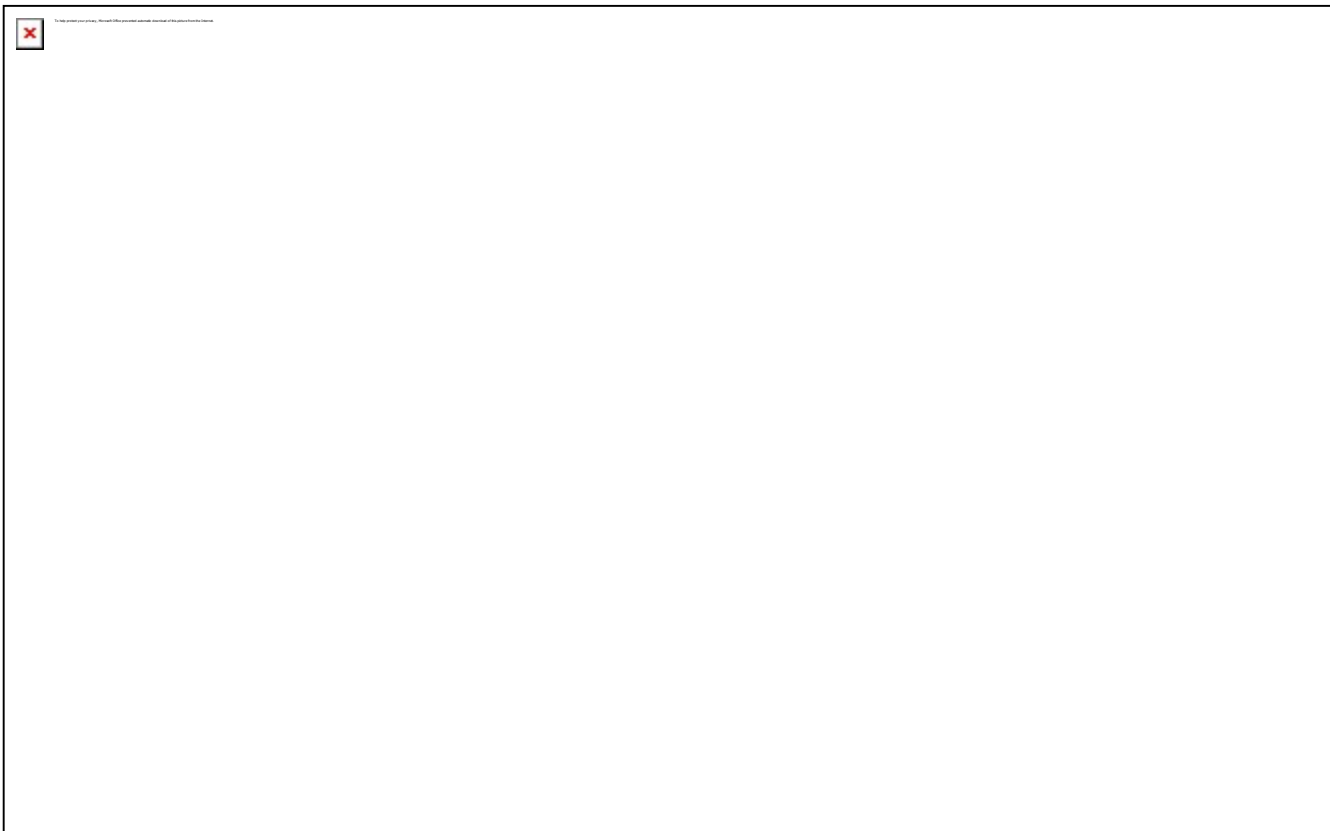
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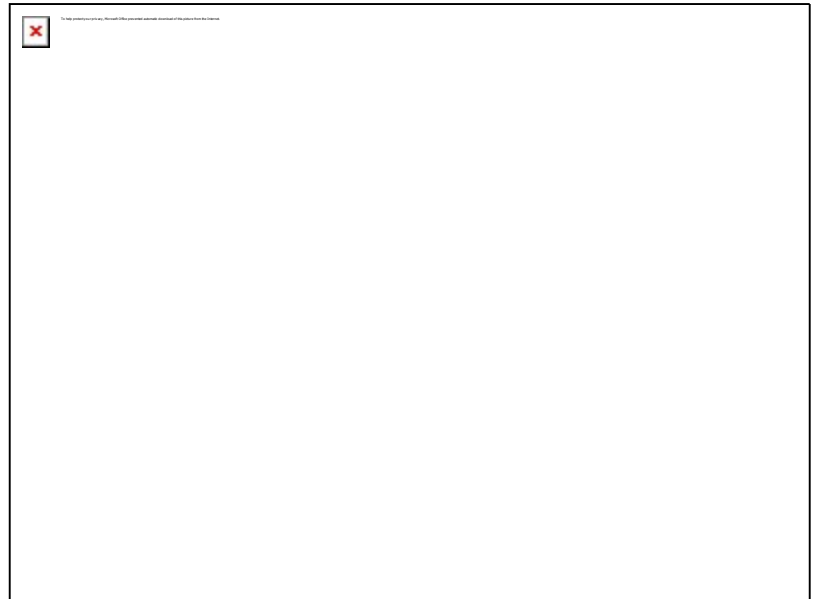
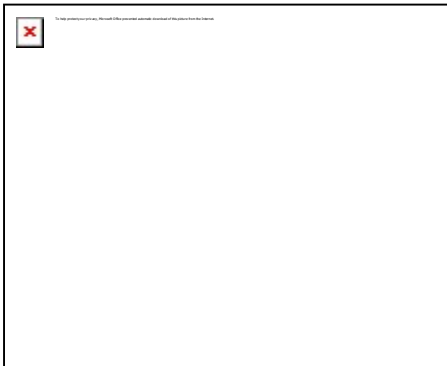
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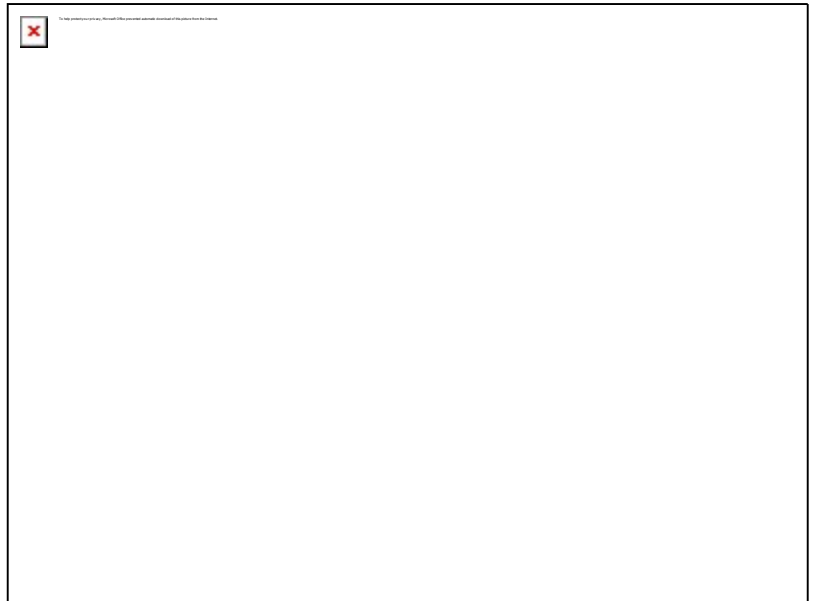
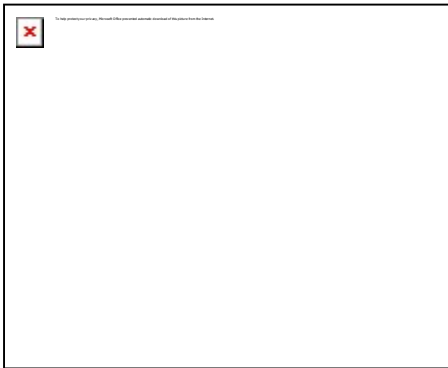
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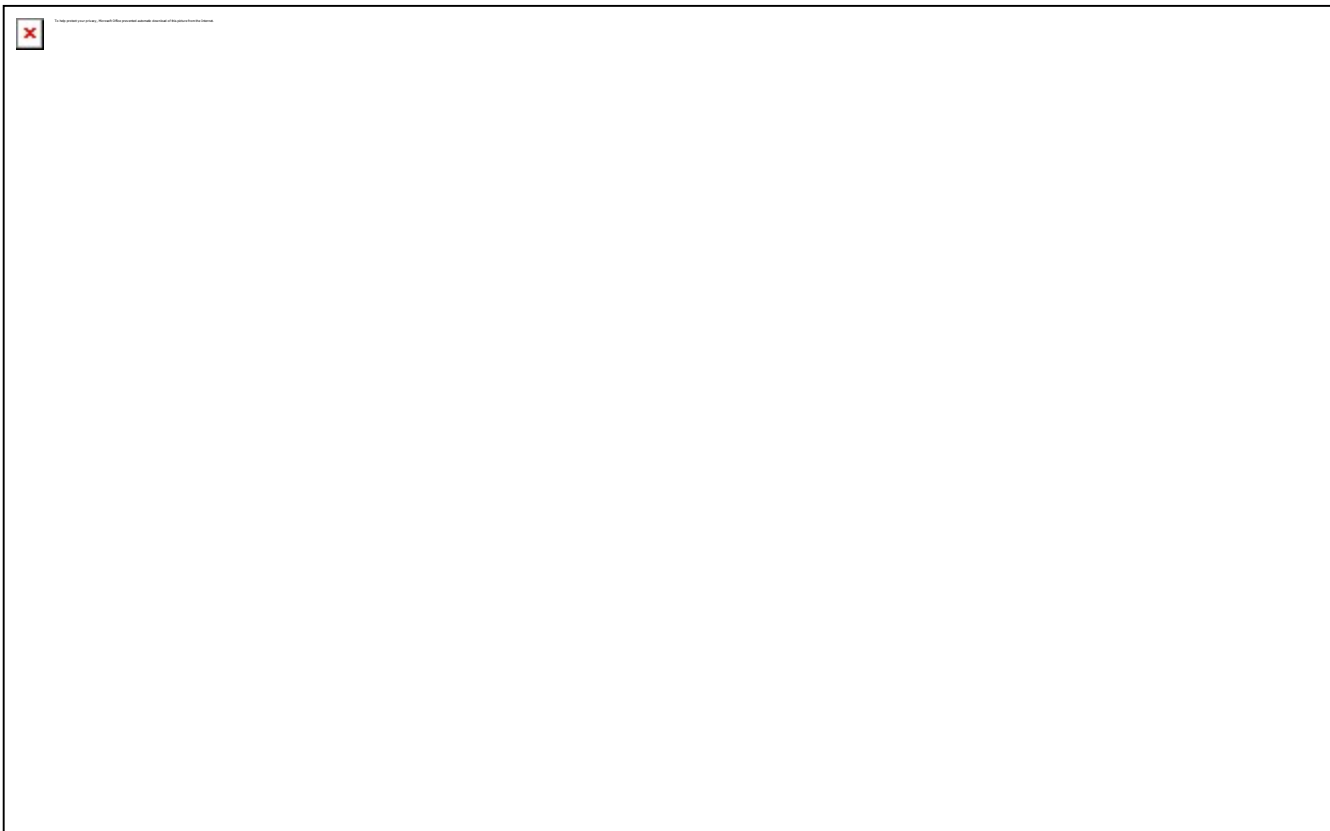
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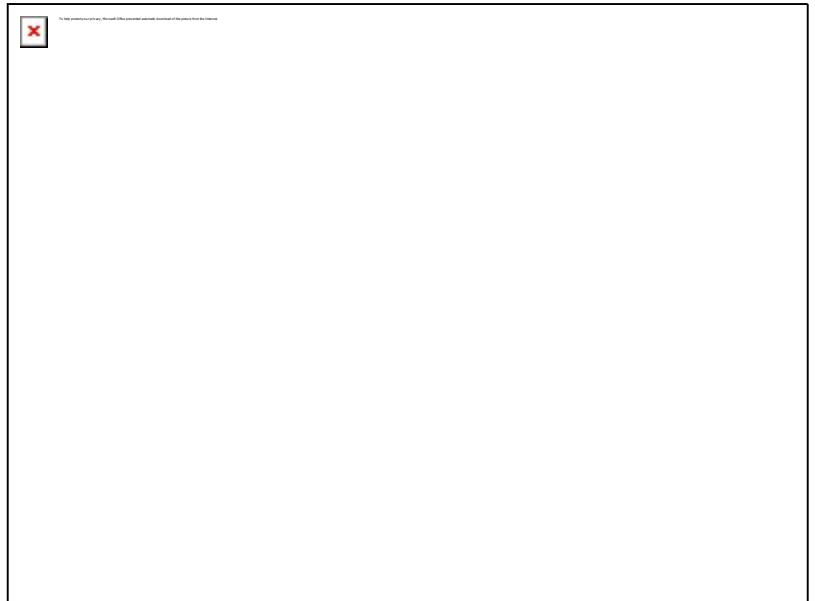
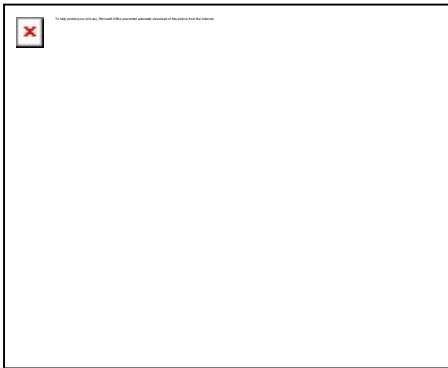
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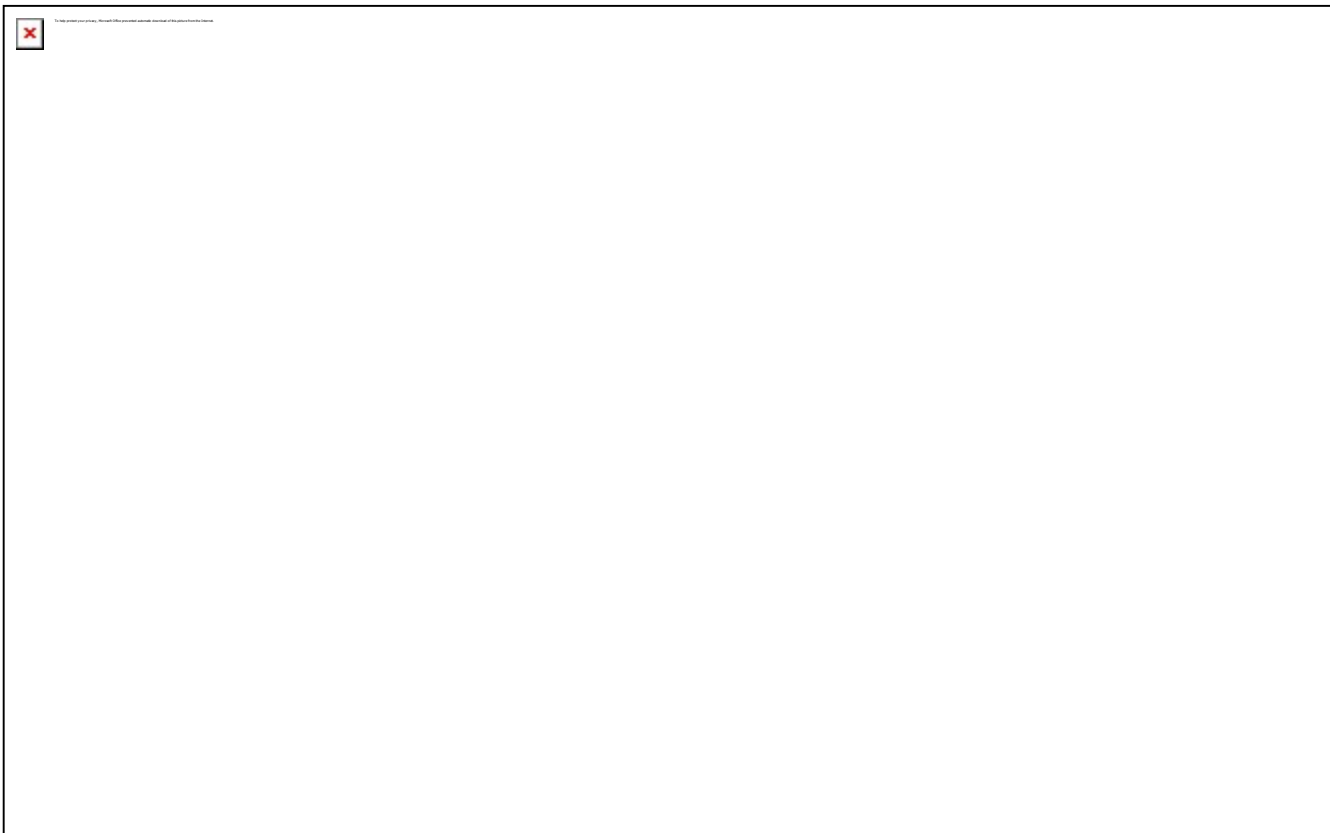
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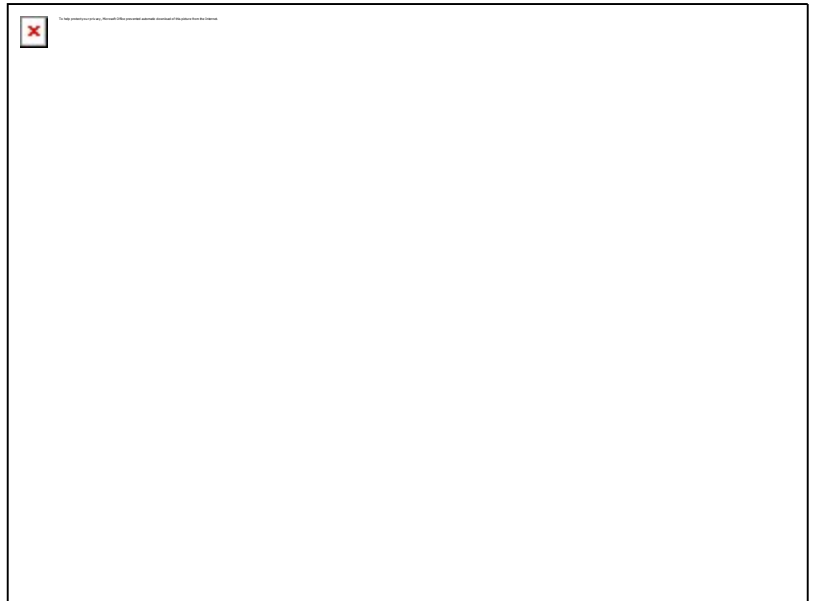
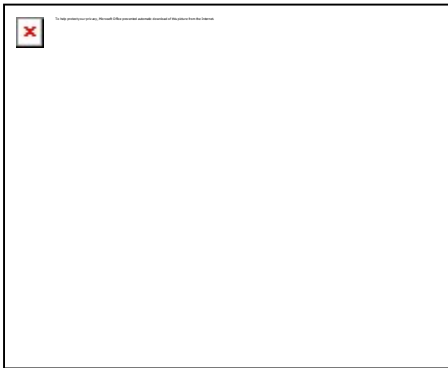
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State and Local News

Minneapolis 2040 Plan Gains Final Approval from the City Council

The Minneapolis City Council [voted 10-1](#) to give the final approval to the Minneapolis 2040 plan. This comprehensive plan permits more housing options, such as duplexes and triplexes, in single-family home zones. It also allows for higher density along transit corridors. Mayor Jacob Frey released a statement in support of the vote: "Minneapolis is leading the nation in the fight to create affordable housing and pushing back on intentional segregation in neighborhoods across our city. Our landmark 2040 Comprehensive Plan helps advance those goals by tackling our city's long history of exclusionary zoning while laying the groundwork for stronger transit, climate and inclusive development policies. I commend my colleagues on the City Council for approving the plan and look forward to continuing our good work together."

Tax Credit Program Updates

- Military Redevelopment Opportunity in Arizona
- California Amends Proposed Changes to TCAC Regulations
- Connecticut Makes \$20 Million Available for Subordinate Financing
- Florida Posts SAIL Financing with TEBs and Four Percent Credits RFA
- Illinois Releases 2020-2021 QAP

- Oregon Housing Stability Council – November 1
- Wisconsin Hosts QAP Listening Session – November 6
- [Read More...](#)

Member News

NH&RA welcomes new members National Community Renaissance and Memphis & Shelby County CRA. We look forward to working with you!

Larry Curtis, Winn Companies Receive 2019 President's Award for Excellence

The Boston Preservation Alliance honored WinnDevelopment President and Managing Partner Larry Curtis and WinnCompanies with its 2019 President's Award for Excellence for his national leadership in the development of historic adaptive reuse projects for housing during his 32 years with WinnCompanies. Curtis played a critical leadership role in protecting the Federal Historic Tax Credit during recent tax reforms efforts.

Regions Affordable Housing Hires Andrew Blumetti as Senior Vice President, Relationship Manager

Andrew Blumetti recently joined Regions Affordable Housing's Originations Group as senior vice president, Relationship manager for parts of the Northeast Region and will work out of Regions' New York office. Blumetti will focus on sourcing and originating affordable housing transactions from New England through parts of the Mid-Atlantic region. [Read More...](#)

Tax Credit Advisor

In This Month's *Tax Credit Advisor*

Housing USA: The NIMBY/YIMBY Age Gap

By Scott Beyer

Many polarities have been drawn in the NIMBY vs. YIMBY debate over whether or not to build more housing. It's seen as a battle between rich and poor, homeowners and renters, white people and ethnic minorities, those with suburban versus urban mindsets, and now older vs. younger. In fact, several studies have shown that when housing projects in the U.S. go up for public hearing, older people are likelier to attend, and oppose the project, than younger ones. [Read More...](#)

The Guru Is In: GSEs: Sentence Commuted, Eligible for Parole

By David Smith

Eleven years ago, financial shenanigans by Fannie Mae (and, to a lesser extent, Freddie Mac) nearly broke the global financial system, which was rescued only by fast, decisive and bare-knuckled action by the Federal Reserve and Treasury. Since then the entities, perhaps chastened by their near-death experience, have been on their best behavior. Their businesses, both single-family and multifamily, are profitable and growing. Treasury has long since recovered its capital injection and is now reaping significant dividend repayments under the GSEs' PSPAs. [Read More...](#)

Upcoming NH&RA and NCHMA Events

Register Today:

NH&RA Tennessee Developers

Symposium

Nov. 11, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

NCHMA Annual Meeting

Nov. 12, 2019

Omni Nashville Hotel

Nashville, TN

[Learn More...](#)

Save the Dates:

NH&RA Annual Meeting & Symposium

Feb. 26-29, 2020

The Breakers

Palm Beach, FL

[Learn More...](#)

NCHMA Spring Meeting

March 31 - April 1

FHI 360 Conference Center

Washington, DC

[Learn More...](#)

NH&RA Spring Developers Forum

May 4-5, 2020

The Ritz-Carlton, Marina del Rey

Marina del Rey, CA

[Learn More...](#)

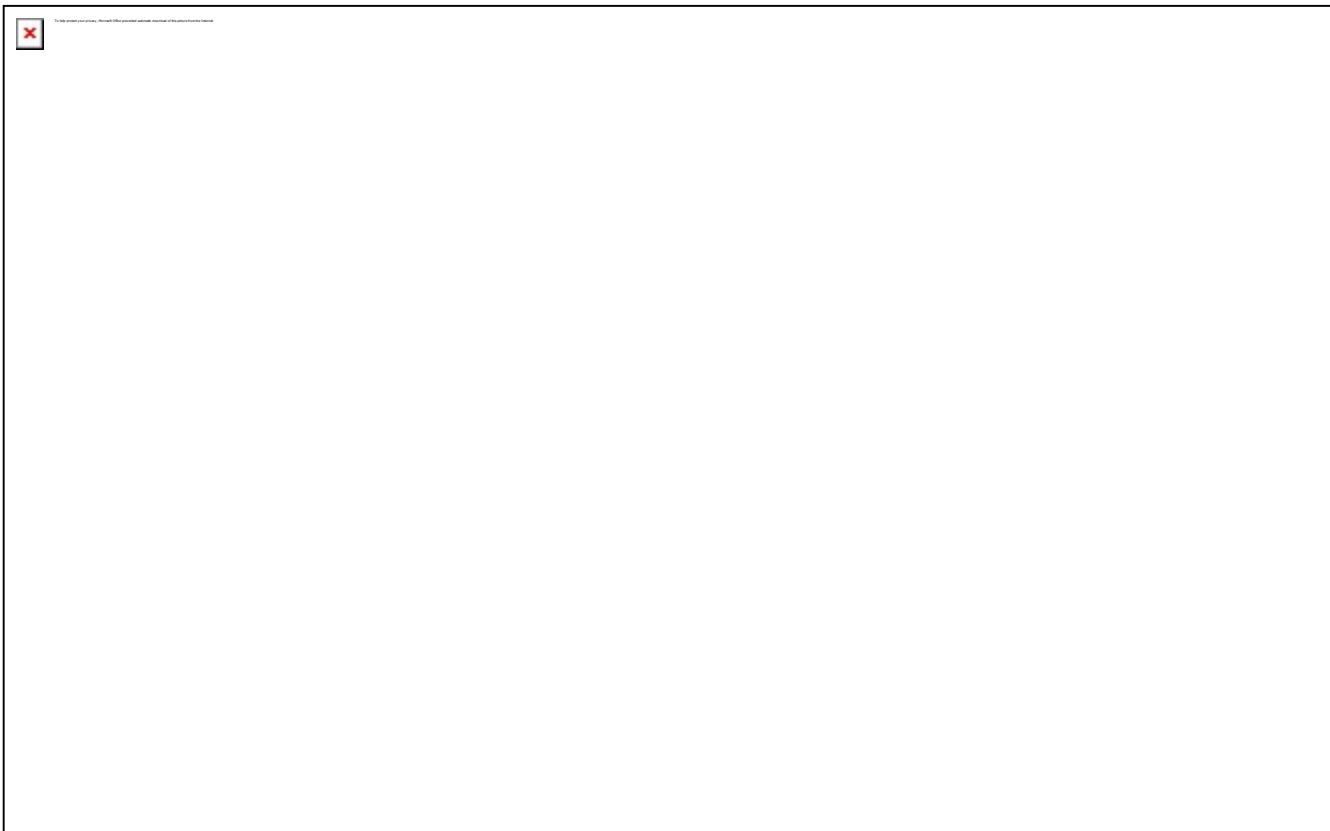
NH&RA Summer Institute

July 15-19, 2020

Harbor View Hotel

Martha's Vineyard, MA

[Learn More...](#)



Sustaining Members:

Diamond Member

Bank of America Merrill Lynch

Platinum Members

CBRE Affordable Housing

Cinnaire

Red Capital Group

Stratford Capital Group

Gold Members

CohnReznick, LLP

Enterprise Community Investment/

Bellwether Enterprise

PGIM Real Estate Finance

R4 Capital

NOFAs & Funding Opportunities

Notice of Funding Opportunity: [\\$19 Million Available for TOD Comprehensive Planning](#)

(Deadline: 11/18/2019)

Industry Employment Opportunities

[Project Manger](#), Chesapeake Community Advisors
Baltimore, MD

[Financial Analyst – Acquisitions Group Job](#), R4 Capital
New York City or Boston

Are you interested in posting a job on [HousingOnline.com](#)? [Click here](#) for more information.

Qualified Contracts & ROFRs

Silver Members

Applegate & Thorne-Thomsen LLP
Churchill Stateside Group
Hunt Real Estate Capital
KeyBank NA
Lincoln Avenue Capital
Miles & Stockbridge
ProLink Solutions
Red Stone Equity Partners
Royal American Companies

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Boston Financial Investment Management
Capital One
Chesapeake Community Advisors Inc
Dauby O'Connor & Zaleski, LLC
Fannie Mae
Holland & Knight LLP
Locke Lord LLP
Mid-City Financial Corporation
Newmark Knight Frank
Nixon Peabody
Nolan Sheehan Patten LLP
Novogradac & Co.
Pepper Hamilton, LLP
PNC Bank
Robinson & Cole LLP
Strategic Group of Companies
Sullivan & Worcester
Wisconsin Housing Preservation Corporation
WNC & Associates, Inc.

Upcoming Industry Events:

Nov. 5-7: 2019 Ohio Housing Conference
Columbus, OH

230 Unit LIHTC Qualified Contract Opportunity

(Deadline: 10/22/2019) Atlanta, GA

128 Unit Qualified Contract Opportunity

(Deadline: 10/23/2019) Casa Grande, AZ

40 Unit LIHTC Qualified Contract Opportunity

(Deadline: 12/6/2019) Peoria, AZ

152 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/2/2020) Peoria, AZ

240 Unit LIHTC Qualified Contract Opportunity

(Deadline: 1/17/2020) McDonough, GA

NEW: 40 UNIT LIHTC ROFR Opportunity

(Deadline: 1/23/2020) Longview, TX

120 Unit LIHTC Qualified Contract Opportunity

(Deadline: 2/29/2020) Cartersville, GA

144 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/13/2020) Kingsland, GA

156 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Peoria, AZ

192 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/21/2020) Newnan, GA

214 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

271 Unit LIHTC Qualified Contract Opportunity

(Deadline: 3/27/2020) Atlanta, GA

96 Unit LIHTC Qualified Contract Opportunity

(Deadline: 4/25/2020) Cottonwood, AZ

Nov. 6-8: California Council for Affordable Housing Annual Fall Conference
San Diego, CA

[136 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline: 6/3/2020) Buckeye, AZ

Nov. 7: Annual Symposium on Tackling Homelessness in California
Los Angeles, CA

[104 Unit LIHTC Qualified Contract Opportunity](#)

(Deadline 8/29/2020) Seguin, TX

Nov. 14 & 15: IPED's Tax Credit Property Dispositions Conference
Washington, DC

[18 Unit LIHTC ROFR Opportunity](#)

(Deadline 10/18/2021) Abilene, TX

Nov. 18-20: AHF Live!
Chicago, IL

Dec. 3 & 4: NHC's 2019 Solutions for Affordable Housing
Washington, DC

Dec. 4: New York Housing Conference Annual Awards Program
New York, NY

Dec. 5 & 6: Novogradac 2019 Tax Credit Housing Finance Conference
Las Vegas, NV

[Click Here for NH&RA's Full Industry Event Calendar](#)



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Jay Leslie

From: Affordable Housing Tax Credit Coalition <info@taxcreditcoalition.org>
Sent: Monday, November 04, 2019 12:13 PM
To: Margaret Moran
Subject: AHTCC News + Register Now for the AHTCC 2020 Annual Meeting

****CAUTION: This email is from outside CHA****



Message from the President



It's truly encouraging to see strong and broad bipartisan support for the Affordable Housing Credit Improvement Act (AHCIA) continue to grow. Each of the 181 co-sponsors are demonstrating that they've heard their constituents' calls and are seeking solutions to bring affordable housing to their communities. We hope you'll continue to use the AHTCC's [tools](#) to encourage even more members of Congress to sign on, and reach out to us if you need assistance.

And some members are going far beyond, by deeply engaging with the issue and learning more through site visits and briefings. In October, I was honored to host three House Ways and Means members, Linda Sanchez (D-CA-38), Judy Chu (D-CA-27), and Jimmy Gomez (D-CA-34), in California, where we discussed the AHCIA and how it could help low-income Californians. These are just some of the many members who will be working to support our affordable housing priorities.

Looking forward to a quickly-approaching 2020, we hope you'll also take the time to [register](#) for our 2020 Annual Meeting in Laguna Beach, California, at the end of January. With so much happening, from the AHCIA to CRA modernization to the 2020 election, it's sure to be a meeting you won't want to miss. You can find more details below.

Michael Gaber
mgaber@wncinc.com
949.236.8130

Message from the Executive Director



More than one-third of the House and one-fourth of the Senate has [signed on](#) to the Affordable Housing Credit Improvement Act. Momentum is building even faster for the AHCIA in this Congress than it has been in previous years. But understandably, lately we have been getting frequent questions about whether anything on the Housing Credit can really happen in Congress this year. The answer is yes.

Though impeachment is certainly taking up a lot of the air in the room, it's not taking up all of it. Appropriators and tax negotiators are still talking, and bills are still getting passed. Just last week, the Senate voted on an appropriations bill, more than two dozen other bills went to the floor, and there were several

hearings per day, with topics ranging from housing discrimination against LGBTQ individuals to aviation safety. Despite what's in the news, there is real work going on behind the scenes, even if the path forward is often murky. That's why we are working as hard as ever to continue to build up co-sponsorship, and to make sure that all of the members of Congress who have already signed on are asking leadership to prioritize AHCA in any year-end tax legislation. We hope that you all join us in these efforts over these critical next few weeks.

Emily Cadik
emily.cadik@taxcreditcoalition.org
202.434.8287

Attend the AHTCC 2020 Annual Meeting in Laguna Beach

January 29 - 30, 2020

Registration is now open for the AHTCC 2020 Annual Meeting from January 29 - 30, 2020, at the Surf and Sand Resort in Laguna Beach, California. Attendees will benefit from timely panels and discussions about the most pressing issues facing the Housing Credit, including the outlook for affordable housing in an election year, Community Reinvestment Act reform, and other legislative and regulatory hot topics.

Our Board of Directors meeting will be held on the afternoon of Wednesday, January 29, and our general meeting, reception, and dinner will be held on Thursday, January 30.

Registration Information

Early bird member fee: \$350
Early bird non-member fee: \$450

Member fee after December 21: \$450
Non-member fee after December 21: \$550

The early bird rate ends December 21, 2019.

Hotel Information

The AHTCC has secured a block of rooms at the Surf and Sand Resort at a rate of \$325 per night (plus applicable tax).

The room block cut-off date is December 28, 2019.

[Register Now](#)

[Book Your Hotel](#)

Sponsor the AHTCC 2020 Annual Meeting

Support the AHTCC and elevate your brand among the leading organizations and businesses in the Housing Credit industry. View sponsorship information and apply using the button below.

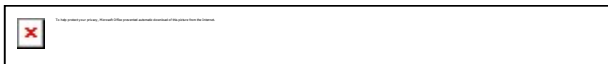
The deadline to submit sponsorship applications is January 3, 2020.

[Sponsor the Annual Meeting](#)

Affordable Housing Credit Improvement Act Update

AHCA Co-Sponsorship Reaches One-third of House and One-fourth of Senate

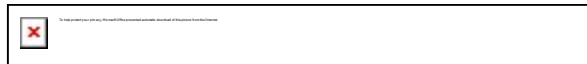
Bipartisan support for the Affordable Housing Credit Improvement Act of 2019 (AHCIA) to expand and strengthen the Housing Credit continues to grow in both the Senate and the House of Representatives. Since its introduction in June, 153 co-sponsors have signed on to the House version of the legislation ([H.R. 3077](#)), including 95 Democrats and 58 Republicans, with 49 Representatives signing on in October alone. In October, nine additional Senators signed on as well, raising the total number of Senate co-sponsors to 28, including 17 Democrats, 10 Republicans, and 1 Independent ([S. 1703](#)). The committees with jurisdiction over the Housing Credit are well-represented by the growing co-sponsorship; more than 45 percent of the Senate Finance Committee and nearly 70 percent of the House Ways and Means Committee have co-sponsored the AHCIA. See the AHTCC's [press release](#) about this growing bipartisan support.



AHTCC Board President and WNC, Inc. Executive Vice President Michale Gaber meets with House Ways and Means Committee members Judy Chu (D-CA-27), Linda Sanchez (D-CA-38), and Jimmy Gomez (D-CA-34)

New Democrat Coalition Endorses AHCIA

On October 18, the New Democrat Coalition (NDC) [endorsed](#) the AHCIA as part of a set of four housing bills that are "actionable solutions to address the housing shortfall." The NDC is comprised of [more than 100 centrist Democrats](#), including lead sponsor of the House version of the AHCIA Rep. Suzan DelBene (D-WA-1). In the NDC [press release](#), NDC Housing Task Force Co-Chair Rep. Danny Heck stated, "After extensive research into the causes of our national housing crisis, the Housing Task Force is putting rubber to the road and backing legislation that will help increase our housing supply and improve affordability."



New Democrat Coalition member Congressman Bill Foster (D-IL-11) presents an award to Hope Manor Juliet during the AHTCC 2019 Charles L. Edson Tax Credit Excellence Awards

Congress Focuses on Year-end Legislation with Potential for Tax Provisions

With a very full agenda for the remaining months of 2019, Congress' primary must-pass item is a bill to continue funding the government beyond November 21, when the current continuing resolution expires. It is possible that tax legislation will accompany a year-end spending bill, which could include extensions of temporary tax provisions, technical corrections to the Tax Cuts and Jobs Act, and other tax priorities. The AHTCC continues to build strong bipartisan support for the AHCIA by educating congressional staff, engaging members of Congress and their staff in property events, working closely with our champions in Congress, and positioning the Housing Credit and the AHCIA for potential inclusion in any year-end legislation.

Advocate for the Affordable Housing Credit Improvement Act

One important way to garner support for the AHCIA is to email congressional staff who cover tax and housing issues for the Senators and Representatives who have not yet co-sponsored the AHCIA. We encourage you to reach out to those who represent you directly and those who represent the areas in which you work. [Click here](#) to download a sample email that can be adapted for your use. Please consider adding your own personal anecdotes, project examples, and/or [state- or district-specific data](#).

To email congressional staff:

1. Find your members of Congress by address [here](#).
2. Determine if they have already co-sponsored the AHCIA and acquire contact information for the appropriate congressional staff [here](#).
3. Customize our [sample email](#) for the staff of members of Congress who have not yet signed on to the AHCIA.

For more information and additional ways to get involved, read our [blog post](#).

Policy News

Senate Passes THUD Appropriations Bill

Last week the Senate passed a minibus ([H.R. 3055](#)) containing 4 bills, including the Transportation, Housing and Urban Development, and related agencies (THUD) bill. The Senate-passed THUD bill provides \$48.6 billion in funding for HUD, which is a \$4.4 billion increase from FY 2019. It largely level-funds most HUD programs, providing modest increases for some, and should allow for the renewal of all existing contracts. It does, however, provide \$1.5 billion less than the version passed by the [House](#) in June. The decrease in total funding was necessary to align the bill with top-line funding levels [approved by President Trump](#) on August 2.

The current continuing resolution (CR; [H.R. 4378](#)), signed by President Trump on September 27, continues appropriations to federal agencies through November 21, 2019 (see the summary [here](#)). While neither the CR nor the recently-passed minibus includes any tax provisions, tax items may still be added to future spending legislation. The 12 appropriations bills or another CR must be signed prior to November 21 to avoid a full or partial government shutdown. [Reports](#) suggest bipartisan, bicameral agreement across all appropriations bills is unlikely prior to the current deadline, so an additional short-term CR is expected as Congress continues to negotiate.

Congressional Democrats Pen Letter to CRA Regulators

On October 4, a group of 29 Congressional Democrats, all of whom are members of the Senate Banking Committee or House Financial Services Committee, sent a [letter](#) urging regulators to ensure that any changes to the Community Reinvestment Act (CRA) continue to serve low- and moderate-income and underserved communities. Sent to the Chairwoman of Federal Deposit Insurance Corporation (FDIC), the Chairman of the Federal Reserve Board of Governors (Federal Reserve), and the Comptroller of the Currency, the letter calls on the three regulators to issue uniform CRA regulations and to only proceed with reform if community development and civil rights groups give their endorsement. The letter also opposes a shift to a single-ratio metric system, which the AHTCC also opposed in our [comment letter](#) in response to the Office of the Comptroller of the Currency's Advance Notice of Proposed Rulemaking last year.

The AHTCC will continue to monitor for CRA developments, and has formed a CRA Working Group to discuss issues related to CRA reform. If you are interested in participating, please contact [Megan John](#).

Administrative Action and Legislative Hearing Held on Housing Finance Reform

In the past weeks, there have been several developments surrounding housing finance reform. [Announced](#) September 30, Fannie Mae and Freddie Mac (collectively called the Government Sponsored Enterprises, or GSEs) will now be allowed to retain additional earnings; \$25 billion and \$20 billion, respectively, up from their previous cap of \$3 billion each. This reform was suggested in the Treasury Department's [plan](#) for housing finance reform, released on September 5, and was one topic of the House Financial Services Committee's October 22 [hearing](#) titled "The End of Affordable Housing? A Review of the Trump Administration's Plans to Change Housing Finance in America."

The Financial Services Committee hearing focused on plans released on September 5 by the [Treasury Department](#) and [Department of Housing and Urban Development](#) (HUD) in response to a [Presidential Memorandum](#) requesting administrative and legislative steps to achieve housing finance reform. The hearing witnesses were Treasury Secretary Steven Mnuchin, HUD Secretary Dr. Ben Carson, and Federal Housing Finance Administration Director Dr. Mark Calabria, all three of whom shared that they would prefer a bipartisan, legislative solution for housing finance reform to a purely administrative approach. During questioning, some members of Congress raised concerns that the Administration's plans might negatively impact the availability of affordable housing, especially for low-

income, minority homeowners, while others emphasized the prescient need to decrease taxpayers' risk through sound reform.

FHFA Releases GSE Strategic Plan and Scorecard

At the end of October, FHFA released [The 2019 Strategic Plan for the Conservatorships of Fannie Mae and Freddie Mac](#) and the [2020 Scorecard for Fannie Mae, Freddie Mac, and Common Securitization Solutions](#). The Strategic Plan expounds on three broad objectives to ensure that Fannie Mae and Freddie Mac (1) focus on their core mission responsibilities to foster competitive, liquid, efficient, and resilient national housing finance markets that support sustainable homeownership and affordable rental housing; (2) operate in a safe and sound manner appropriate for entities in conservatorship; and (3) prepare for their eventual exits from the conservatorships. The Scorecard is also organized under these three objectives, providing broad next steps for each.

Bennet Presidential Platform Includes Provisions from the AHCIA

Presidential candidate Senator Michael Bennet (D-CO) this month released his [plan](#) to tackle America's housing affordability crisis. The plan includes key pieces of the AHCIA, including the 50 percent allocation increase, a minimum 4 percent Housing Credit rate, and provisions to help reach vulnerable communities and address NIMBY (Not In My Back Yard) opposition to affordable housing development. Several other presidential candidates have released housing plans, including some that mention the Housing Credit, though this is the first to specifically call for provisions from the AHCIA.

Affordable Housing Research

Housing Credit is Critical to Multifamily Development in Lower Mississippi Delta

A [white paper](#) recently released by Freddie Mac details the Housing Credit's impact in the rural parts of the Lower Mississippi Delta, which include portions of eight states between Illinois and Louisiana and are home to 5.2 million people. Nearly 40 percent of the region's multifamily housing development is supported by the Housing Credit, which is more than three times the national average. According to the white paper the relative abundance of Housing Credit properties indicates that unsubsidized multifamily properties cannot operate in the region due to low incomes and population density. Incomes in the rural Lower Mississippi Delta are 37 percent lower than the national average. Highlights of the white paper can be read [here](#).

New Research Brief Analyzes Impact of Housing Credit in Pennsylvania

The Housing Alliance of Pennsylvania released a new [research brief](#) on the economic impact of investment in affordable housing, finding that every \$10 million invested in affordable housing construction in Pennsylvania generates \$19.6 million in total economic impact and supports 110 jobs. The research brief notes that the Housing Credit is highly oversubscribed in Pennsylvania, and also calls for the development of a state housing tax credit.

Issuance of Multifamily Housing Bonds Decreased Slightly in 2018

A [report](#) from the Council of Development Finance Agencies presents data on each state's use of Private Activity Bonds (PAB) in 2018. Issuance of Multifamily Housing Bonds, which provide the financing that enables the use of the 4 percent Housing Credit, has increased nearly every year since 2009. However, issuance declined 3.7% from 2017 to 2018, to \$14.7 billion for the year. In 2018, Multifamily and Single-family Housing Bonds together comprised 91 percent of PAB issuance.

Harvard Report Shows Growing Housing Cost Burden Among Older Adults

A new [report](#) from Harvard's Joint Center on Housing Studies provides data underscoring the increasing demand for affordable rental housing for aging Americans. Although the proportion of renter households is lower for those above the age of 64 than for any other age range, it increased nearly 3 percentage points to 21.5 percent in 2018. On average, these renter households have starkly less wealth than homeowners of the same age – \$6,700 for renters compared to \$319,200 for homeowners. Additionally, 30 percent of these renters spend more than 50 percent of their income on rent, compared to less than 25 percent of the total population. As the share of households age 65 and older increases from 26 percent in 2018 to 34 percent in 2038, so too will the need for affordable housing for this population.

Affordable Housing Perspectives

Novogradac & Co. Describes How Changes to Proposed Opportunity Zones Regulations Could Encourage Affordable Rental Housing

A [blog post](#) by Novogradac & Company LLP describes three ways that the [proposed Opportunity Zones \(OZ\) regulations](#) could be modified to better incentivize combined OZ and Housing Credit investments. First, regarding the special inclusion rule for partnership and S corporations, fair market value should be defined as the net value of the investment, excluding debt plus prior cash distributions. Second, regarding the application of OZ rules to members of a consolidated group, a member of a consolidated group should be permitted to invest capital gains realized by another member of the consolidated group. Third, the definition of "substantial improvement" under the substantial improvement test should be able to be applied on an aggregate basis. According to the article, "Addressing these three issues would add more value to twinning the OZ tax incentive with LIHTCs, and attract more investment capital for the development and preservation of affordable housing that is so desperately needed."

Richard Burns of The NHP Foundation Calls for a "Marshall Plan" to Invest in Affordable Housing

In an [op-ed](#) in The Hill, Richard Burns, President and CEO of The NHP Foundation and AHTCC Board member, reminds us of the Marshall Plan, which provided Western Europe with \$100 billion (in 2018 dollars) in aid after World War II. Given the systemic and worsening undersupply of affordable housing and far-reaching impact of our affordable housing crisis, Burns proposes that a similar amount be invested into affordable housing. Burns explains that the total cost of the investment would be lower than the initial price tag due to future savings from lower health care and social service costs, better education outcomes, less crime, and other social and economic benefits. He proposes that capital be allocated to states on a per basis, similar to the Low-Income Housing Tax Credit, and that investments be used to build and preserve affordable housing and eliminate red tape. As part of the plan, Burns also urges enactment of the Affordable Housing Credit Improvement Act.

AHTCC in the News

Family Scholar House Designated as HUD EnVision Center

On October 16, the Department of Housing and Urban Development (HUD) [designated](#) the Frank & Paula Harshaw Riverport Scholar House Campus in Louisville, Kentucky, as an EnVision Center. HUD's [EnVision Centers](#) offer HUD-assisted families access to supportive services that are intended to help them achieve self-sufficiency, and provide communities with a centralized hub for economic empowerment, educational advancement, health, wellness, character, and leadership. AHTCC member Family Scholar House has utilized the Housing Credit to provide nearly 300 homes, and through the delivery of effective services, 99 percent of participants who have exited the Family Scholar House program have secured stable housing.

AHTCC Executive Director Interviewed by ABC News in North Carolina

In early October, AHTCC Executive Director Emily Cadik was [interviewed](#) by the local ABC News affiliate covering the North Carolina Affordable Housing Conference, for which she provided the keynote address. In the interview, Cadik responded to questions about why programs like the Housing Credit are needed by explaining, "It's much more economic to build market-rate housing or luxury apartments unless you have some sort of a subsidy like the Low-Income Housing Tax Credit provides."

New Members

We are pleased to welcome three new members to the AHTCC:



About the Affordable Housing Tax Credit Coalition

Founded in 1988, the AHTCC is a trade organization of housing professionals who advocate for affordable rental housing financed using the Housing Credit. Our for-profit and non-profit members—including syndicators, investors, lenders, developers, legal and accounting professionals, state allocating agencies, public agencies, and coalitions—seek to preserve, expand and improve the Housing Credit and complementary programs through legislative outreach and education.

Our nearly 200 member organizations have supported the provision of Housing Credit properties in every state and U.S. territory. Our members' deep expertise and dedication to affordable housing is clear: our members have syndicated more than one and a half million affordable homes, developed more than half a million affordable homes, and invested more than \$35 billion into Housing Credit properties.

For more information on membership or to join the AHTCC, please [click here](#).

Affordable Housing Tax Credit Coalition | 601 Pennsylvania Avenue, NW, South Building, Suite 900,
Washington, DC 20004 | info@taxcreditcoalition.org | www.taxcreditcoalition.org

President: Michael Gaber, WNC, Inc.
Executive Director: Emily Cadik

STAY CONNECTED



Affordable Housing Tax Credit Coalition | 601 Pennsylvania Avenue, NW, South Building, Suite 900,
Washington, DC 20004

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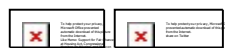
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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Monday, November 11, 2019 1:19 PM
To: Sue Cohen
Subject: Memo: Support for Fair Chance at Housing Act, Congressional Hearings on Housing, and More

****CAUTION: This email is from outside CHA****

Memo to Members | National Low Income Housing Coalition

[View this email in your browser](#)



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Forward

Volume 24, Issue 43

Nov. 11, 2019

In This Issue:

Congress

Coalition Sends Letter to Congressional Leaders Expressing Support for “Fair Chance at Housing Act”



NLIHC sent a letter to congressional leaders on November 5 to express support for the “Fair Chance at Housing Act” ([H.R. 3685/S. 2076](#)) and to urge members of Congress to sign-on as co-sponsors.

[Read More of This Article Here](#)

Representative Maxine Waters Sends Letter to President Trump Criticizing Latest Proposals to Address Homelessness

House Financial Services Committee Chairwoman Maxine Waters (D-CA) sent a [letter](#) to President Donald Trump on



[Download a PDF version of Memo to Members](#)



[Register now](#) for NLIHC's Ending Homelessness & Housing Poverty Forum



[Register now](#) for NLIHC's Housing Leadership Awards Reception

October 28 condemning his reported plans to forcibly relocate individuals experiencing homelessness to federally owned facilities (see *Memo*, [9/16](#)).

[Read More of This Article Here](#)

Senate Banking Committee Holds Hearing on Safe Affordable Housing

The Senate Committee on Banking, Housing and, Urban Affairs held a hearing, "[Examining Bipartisan Bills to Promote Affordable Housing Access and Safety](#)," on November 7 to discuss three bipartisan housing proposals: the "[CO Alerts Act of 2019](#)" (S. 2160), the "[HUD Manufactured Housing Modernization Act of 2019](#)" (S. 1804), and the "[Fostering Stable Housing Opportunities Act of 2019](#)" (H.R. 4300).

[Read More of This Article Here](#)

House Financial Services Subcommittee to Hold Hearing on Health and Safety in HUD Housing

The House Financial Services Subcommittee on Housing, Community Development, and Insurance will hold a hearing, "[Safe and Decent? Examining the Current State of Residents' Health and Safety in HUD Housing](#)," on Wednesday, November 20 at 2:00 p.m. ET in Room 2128 in the Rayburn House Office Building.

[Read More of This Article Here](#)

Our Homes, Our Votes: 2020

Let's Get to 1,000 Organizational Signers on Letter to Presidential Debate Moderators!



Click Here to Read NLIHC's Blog "On The Home Front" For the Latest Coalition News!

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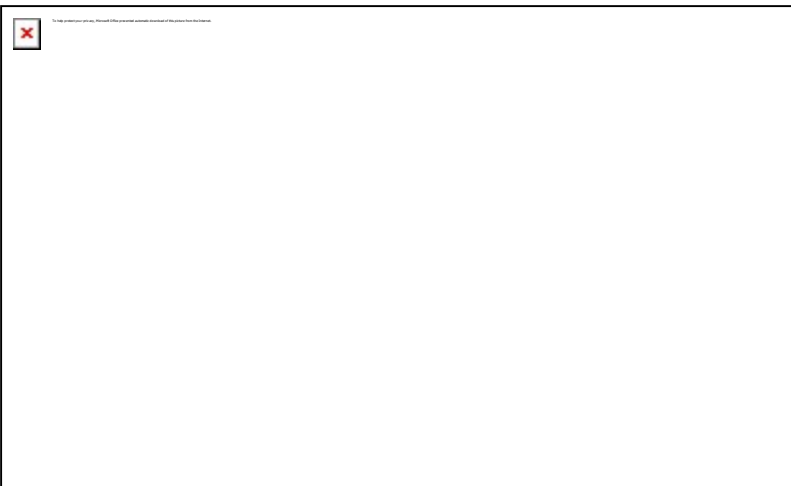
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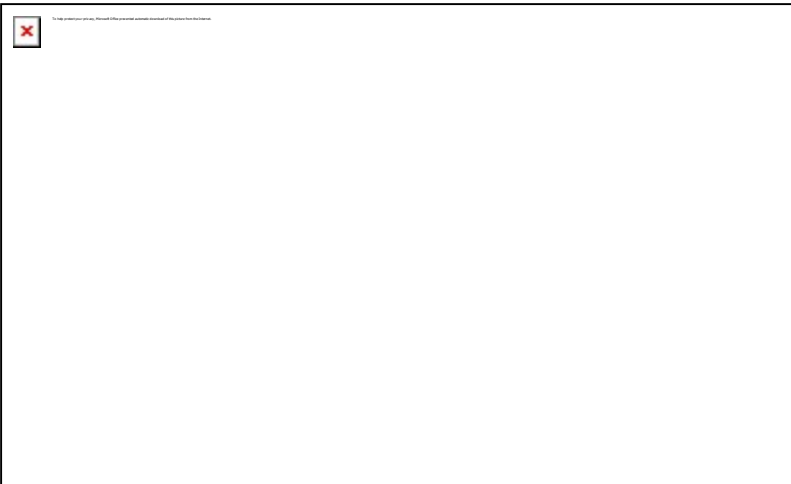
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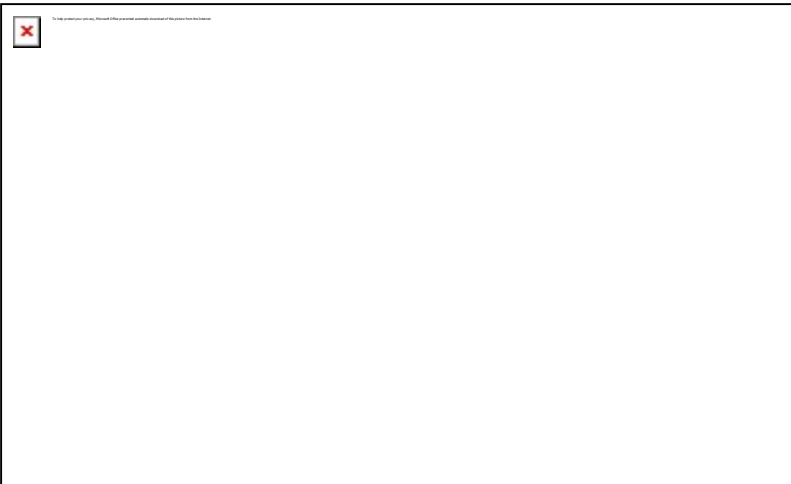
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member or be employed by a current dues-paying NLIHC member organization.

[Read More of this Article](#)

NLIHC Seeks Interns for Winter/Spring 2020 Semester

NLIHC is accepting applications for internship positions for the winter/spring 2020 semester. 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.

[Read More About the Positions](#)

Where to Find Us – November 11

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

- [Homes Within Reach conference](#), Harrisburg, PA, November 19
 - [Virginia Governor's Housing Conference](#), Hampton, VA, November 21
 - [Homes RI Summit](#), Providence, RI, December 11
 - [At What Price? The Hidden Costs of Housing](#), The Texas Lyceum, Waco, TX, February 7.
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From: National Low Income Housing Coalition <outreach@nlihc.org>
Sent: Monday, November 11, 2019 1:20 PM
To: Margaret Moran
Subject: Memo: Support for Fair Chance at Housing Act, Congressional Hearings on Housing, and More

****CAUTION: This email is from outside CHA****

Memo to Members | National Low Income Housing Coalition

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Volume 24, Issue 43

Nov. 11, 2019

In This Issue:

Congress

Coalition Sends Letter to Congressional Leaders Expressing Support for “Fair Chance at Housing Act”



NLIHC sent a letter to congressional leaders on November 5 to express support for the “Fair Chance at Housing Act” ([H.R. 3685/S. 2076](#)) and to urge members of Congress to sign-on as co-sponsors.

[Read More of This Article Here](#)

Representative Maxine Waters Sends Letter to President Trump Criticizing Latest Proposals to Address Homelessness

House Financial Services Committee Chairwoman Maxine Waters (D-CA) sent a [letter](#) to President Donald Trump on



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[Register now](#) for NLIHC's Ending Homelessness & Housing Poverty Forum



[Register now](#) for NLIHC's Housing Leadership Awards Reception

October 28 condemning his reported plans to forcibly relocate individuals experiencing homelessness to federally owned facilities (see *Memo*, [9/16](#)).

[Read More of This Article Here](#)

Senate Banking Committee Holds Hearing on Safe Affordable Housing

The Senate Committee on Banking, Housing and, Urban Affairs held a hearing, "[Examining Bipartisan Bills to Promote Affordable Housing Access and Safety](#)," on November 7 to discuss three bipartisan housing proposals: the "[CO Alerts Act of 2019](#)" (S. 2160), the "[HUD Manufactured Housing Modernization Act of 2019](#)" (S. 1804), and the "[Fostering Stable Housing Opportunities Act of 2019](#)" (H.R. 4300).

[Read More of This Article Here](#)

House Financial Services Subcommittee to Hold Hearing on Health and Safety in HUD Housing

The House Financial Services Subcommittee on Housing, Community Development, and Insurance will hold a hearing, "[Safe and Decent? Examining the Current State of Residents' Health and Safety in HUD Housing](#)," on Wednesday, November 20 at 2:00 p.m. ET in Room 2128 in the Rayburn House Office Building.

[Read More of This Article Here](#)

Our Homes, Our Votes: 2020

Let's Get to 1,000 Organizational Signers on Letter to Presidential Debate Moderators!



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Blog "On The
Home Front" For
the Latest
Coalition News!**

**Sign Up to
Receive NLIHC
Emails**

Click here if you have received this email from a colleague and would like to become an NLIHC Member and receive *Memo to Members!*

**Donate Today to
NLIHC**

Donate today to NLIHC!
Support Socially Just Housing
Policy!



The National Low Income Housing Coalition is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

OUR ADDRESS:
1000 VERMONT AVENUE, NW
SUITE 500
WASHINGTON, DC 20005

[Join](#) more than 900 organizations that have signed a letter calling on the moderators of the next presidential debate in Atlanta to ask a question to all candidates on how they will solve homelessness and the affordable housing shortage in America!

[Read More of This Article Here](#)

Helpful Partners and Tools for Election Engagement: November 21 'Third-Thursdays-at-Three' Webinar

NLIHC will offer a webinar on “**Helpful Tools and Partners for Election Engagement**” on November 21 at 3:00 p.m. ET.

[Read More of This Article Here](#)

Fair Housing

NFHA Fair Housing Trends Report Finds Increase in Discrimination Complaints

The National Fair Housing Alliance (NFHA) released its 2019 Fair Housing Trends Report: [Defending Against Unprecedented Attacks on Fair Housing](#), which found the number of housing discrimination complaints in 2018 was the highest of any year since NFHA started collecting data in 1995.

[Read More of This Article Here](#)

HUD

HUD Posts FAQs about Increased Rent Payments for RAD Projects in Opportunity Zones

HUD will provide extra rent revenue of up to \$100 per unit per month to a public housing project located in an Opportunity Zone that converts to Section 8 project-based

rental assistance (PBRA) through the Rental Assistance Demonstration (RAD), provided the project needs extra revenue to be financially viable.

[Read More of This Article Here](#)

NLIHC Housing Policy Forum 2020



NLIHC Housing Policy Forum 2020 to Address Racial Inequities in Housing, the Homelessness Crisis, NIMBYism, and Much More

NLIHC's Housing Policy Forum 2020: *Ending Homelessness and Housing Poverty* taking place in Washington, DC, March 25-27, 2020 will delve into issues related to racial inequities in housing, the homelessness and affordable housing crisis affecting the most vulnerable people in the U.S., and efforts to combat NIMBYism (not in my back yard) by the YIMBY (yes in my back yard) movement, among many other topics. Register for the Forum today at: <https://bit.ly/2ofWibO>.

[Read More of This Article Here](#)

NLIHC Housing Leadership Awards



NLIHC to Honor COHHIO's Bill Faith with 2020 Cushing Dolbeare Lifetime Service Award

NLIHC will honor **Bill Faith, executive director of the Coalition on Homelessness and Housing in Ohio (COHHIO) and former NLIHC board chair**, with the 2020 Cushing Dolbeare Lifetime Service Award, named for NLIHC's founder who has been called the "godmother" of the affordable housing movement.

[Read More of This Article Here](#)

NLIHC Organizing Awards

Nominate Organizers for NLIHC 2020 Housing Organizing Awards Today!

NLIHC encourages affordable housing advocates to submit applications or nominations for the 2020 Annual Organizing Awards today!

[Read More of This Article Here](#)

Disaster Housing Recovery

Disaster Housing Recovery Updates - November 11, 2019



The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [11/04](#)).

[Read More of This Article Here](#)

Opportunity Starts at Home



Chicago Teachers Called for Affordable Housing in Contract Negotiations

Teachers in the nation's third-largest school district have returned to school after an 11-day strike. While the contract negotiations included traditional issues like class sizes and benefits, the Chicago Teachers Union, in an unprecedented move, also called on the city to tackle issues that extend beyond the classroom, including the lack of affordable housing for school employees, students, and parents. The teachers demanded that the school district support public policies that encourage more affordable housing.

[Read More of This Article Here](#)

Research

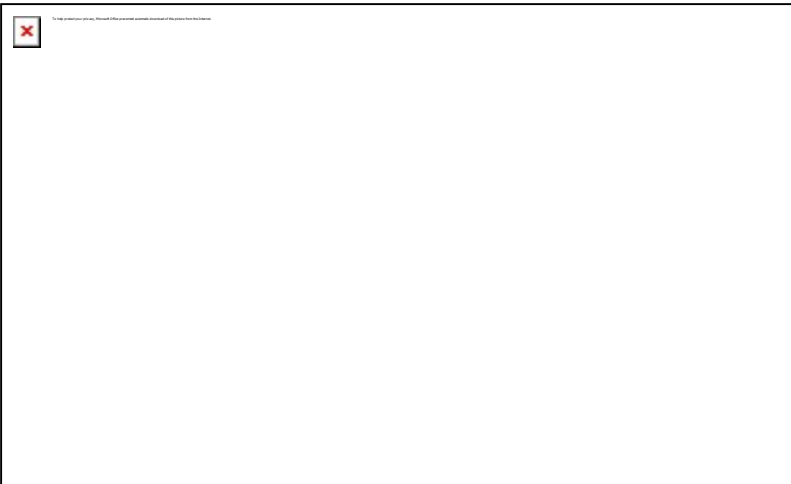
Report Describes Educational Needs of Children in Publicly Supported Homes, Proposes Housing-Centered Educational Supports

The Public and Affordable Housing Research Corporation (PAHRC) released [*A Platform to Learn: How Housing Programs Can Support the Educational Needs of Children Living in Publicly Supported Homes*](#). The report finds that children living in publicly supported homes (including the Housing Choice Voucher program, Low Income Housing Tax Credit projects, and public housing) are likelier to face challenges and impediments to educational achievement, and the schools they attend may exhibit below-average performance. The authors examine how housing-centered educational supports can effectively promote positive educational outcomes.

[Read More of This Article Here](#)

Fact of the Week

Millions of Low-Income Children, Seniors, and People with Disabilities Do not Receive Housing Assistance



Source: PAHRC 2019 Housing Impact Report.

From the Field

Puerto Rico Think Tank Hosts Conference on Affordable Housing

Centro Para Una Economía Nueva (Center for a New Economy - CNE), a Puerto Rico-based, nonpartisan think tank, hosted the second conference in their Blueprint initiative series.

[Read More of This Article Here](#)

Resources

National CAPACD Launches Multilingual Anti-Displacement Toolkits

The National Coalition for Asian Pacific American Community Development (National CAPACD) released the [#OurNeighborhoods](#) anti-displacement toolkits on October 30.

[Read More of This Article Here](#)

Events

Pre-Event Registration for December 9-13

NeighborWorks Training Institute in Portland, OR, Closes on November 18

Pre-event registration for the next [NeighborWorks Training Institute \(NTI\)](#), to be held the week of December 9-13 in Portland, OR, closes on November 18. Register for the NTI online [here](#).

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Jay Leslie

From: 83434-35703821@requests.muckrock.com
Sent: Monday, November 18, 2019 6:24 PM
To: Shayla Simmons
Cc: Emily Horvath
Subject: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

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Cambridge Housing Authority
PRL Office
3rd Floor
362 Green Street
Cambridge, MA 02139

November 18, 2019

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I also request that, if appropriate, fees be waived as we believe this request is in the public interest, as suggested but not stipulated by the recommendations of the Massachusetts Supervisor of Public Records. The requested documents will be made available to the general public free of charge as part of the public information service at MuckRock.com, processed by a representative of the news media/press and is made in the process of news gathering and not for commercial usage.

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Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request within 10 business days, as the statute requires.

Sincerely,

Joseph Ratliff

Filed via MuckRock.com
E-mail (Preferred): 83434-35703821@requests.muckrock.com

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https://accounts.muckrock.com/accounts/login/?url_auth_token=AABF8CG7wD_DlgyHK_ve12L3wck%3A1iWqMj%3ABxJNxPQZusIHfNefDpi760Z-A-w&next=https%3A%2F%2Fwww.muckrock.com%2Faccounts%2Flogin%2F%3Fnext%3D%252Faccounts%252Fagency_login%252Fcambridge-housing-authority-153%252Fnimbyimby-emails-83434%252F%253Femail%253Dssimmons%252540cambridge-housing.org

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Jay Leslie

From: Mike Johnston
Sent: Tuesday, November 19, 2019 12:45 PM
To: Shayla Simmons; Brenda Downing; Sue Cohen
Cc: Jay Leslie (jleslie@cambridge-housing.org)
Subject: RE: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

Jay, can you do a search like this?

I know that this was one of Cheryl Ann's big peeves and there are emails from her with these terms.

mjj



Michael J. Johnston, Esq. | Executive Director
362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

From: Shayla Simmons <ssimmons@cambridge-housing.org>
Sent: Tuesday, November 19, 2019 9:27 AM
To: Mike Johnston <mjohnston@cambridge-housing.org>; Brenda Downing <bdowning@cambridge-housing.org>; Sue Cohen <scohen@cambridge-housing.org>
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Would we even have emails with Not in My Backyard or Yes, in my backyard in them?

Should I reach out to Jay to find out if this type of search is even possible?

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Cc: Emily Horvath <EmilyH@sha-web.org>
Subject: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

****CAUTION: This email is from outside CHA****

Cambridge Housing Authority
PRL Office
3rd Floor
362 Green Street
Cambridge, MA 02139

November 18, 2019

To Whom It May Concern:

Pursuant to the Massachusetts Public Records Law, I hereby request the following records:

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I also request that, if appropriate, fees be waived as we believe this request is in the public interest, as suggested but not stipulated by the recommendations of the Massachusetts Supervisor of Public Records. The requested documents will be made available to the general public free of charge as part of the public information service at MuckRock.com, processed by a representative of the news media/press and is made in the process of news gathering and not for commercial usage.

I expect the request to be filled in an accessible format, including for screen readers, which provide text-to-speech for persons unable to read print. Files that are not accessible to screen readers include, for example, .pdf image files as well as physical documents.

In the event that there are fees, I would be grateful if you would inform me of the total charges in advance of fulfilling my request. I would prefer the request filled electronically, by e-mail attachment if available or CD-ROM if not.

Thank you in advance for your anticipated cooperation in this matter. I look forward to receiving your response to this request within 10 business days, as the statute requires.

Sincerely,

Joseph Ratliff

Filed via MuckRock.com

E-mail (Preferred): 83434-35703821@requests.muckrock.com

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Jay Leslie

From: jleslie@cambridge-housing.org
Sent: Tuesday, November 19, 2019 1:21 PM
To: Mike Johnston; Shayla Simmons; Brenda Downing; Sue Cohen
Subject: Re: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

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Sent: Tuesday, November 19, 2019 1:21 PM
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Subject: Re: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

Yes, will let you know what I find.

Jay Leslie
Cambridge Housing Authority
617-520-6389

----- Original message -----

From: Mike Johnston <mjohnston@cambridge-housing.org>
Date: 11/19/19 12:45 (GMT-05:00)
To: Shayla Simmons <:ssimmons@cambridge-housing.org>, Brenda Downing <bdowning@cambridge-housing.org>, Sue Cohen <scohen@cambridge-housing.org>
Cc: Jay Leslie <jleslie@cambridge-housing.org>
Subject: RE: Massachusetts Public Records Law Request: NIMBY/YIMBY emails

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I know that this was one of Cheryl Ann's big peeves and there are emails from her with these terms.

mjj



Michael J. Johnston, Esq. | Executive Director
362 Green Street, 3rd Floor
1-617-520-6228 | www.cambridge-housing.org

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Sent: Monday, November 18, 2019 6:23:30 PM

To: Shayla Simmons <ssimmons@cambridge-housing.org>

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[w&next=https%3A%2F%2Fwww.muckrock.com%2Faccounts%2Flogin%2F%3Fnext%3D%252Faccounts%252Fagency_log%252Fcambridge-housing-authority-153%252Fnimbyimby-emails-83434%252F%253Femail%253Dssimmons%252540cambridge-housing.org](https://www.muckrock.com/accounts/login/?next=https%3A%2F%2Fwww.muckrock.com%2Faccounts%2Flogin%2F%3Fnext%3D%252Faccounts%252Fagency_log%252Fcambridge-housing-authority-153%252Fnimbyimby-emails-83434%252F%253Femail%253Dssimmons%252540cambridge-housing.org)

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