



## NHC Member Brief



Weekly update from the National Housing Conference

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### Black leaders in housing – making history today

Black History Month traditionally focuses on the achievements of African American leaders of the past. This week, NHC is recognizing leaders making history today in housing policy, advocacy, research and community development. Diverse perspectives are essential to advancing affordable housing and are highly valued by NHC and our members. Some of these leaders include **Maurice A. Jones** of the Local Initiatives Support Corporation (LISC), **Alanna McCargo** of Urban Institute, **Lisa Rice** of the National Fair Housing Alliance, **Bill Bynum** of HOPE Credit Enterprise, House Financial Services Committee Chairwoman **Maxine Waters** (D-Calif.) and the committee's Housing, Community Development and Insurance Subcommittee Chairman **Lacy Clay** (D-Mo.).

#### Housing Policy

**Chairs Waters and Clay** have dedicated their lives to public service and are leading political forces on housing affordability and closing the racial homeownership gap.

On May 8, 2019, the House Financial Services subcommittee held a [hearing on minority homeownership](#). Chairwoman Waters made clear that “the racial gap in homeownership represents a failure to remedy decades of explicit government-sponsored discrimination in our housing markets.” Chairwoman Waters has been a leading advocate for affordable housing throughout her more than 40 years of public service.

NHC was honored to have Chairman Clay speak at our [Advocacy Day](#) on Dec. 4, where he emphasized his commitment to “exposing and attacking the insidious and racist practice of redlining in minority neighborhoods.”

[Continue here](#)

## News from Washington | By Tristan Bréaux and Quinn Mulholland

### Buttigieg, Bloomberg release more housing plans

Two Democratic presidential candidates recently released plans that address housing. Pete Buttigieg unveiled [his comprehensive housing platform](#) on Monday, which calls for investing \$150 billion in the National Housing Trust Fund, spending \$4 billion to end family homelessness, and ensuring that all eligible families with children receive housing assistance, and also cites NHC's [Paycheck to Paycheck database](#). On Tuesday, Michael Bloomberg released [his financial reform platform](#), which includes plans to gradually merge Fannie Mae and Freddie Mac into “a single, fully government-owned mortgage guarantor” and strengthen the Community Reinvestment Act to “cover all lenders, better define

assessment areas and improve incentives and enforcement to ensure lenders are serving all relevant communities.” At the presidential primary debate in Las Vegas on Wednesday, the first debate in which Bloomberg qualified and participated, he [received harsh criticism](#) from Elizabeth Warren for, among other things, [his comments](#) blaming the end of redlining for the 2008 financial meltdown.

## Lawmakers introduce bills on transit-oriented development, eviction, homelessness

In the past few weeks, several lawmakers on Capitol Hill have introduced measures addressing various housing-related issues. On Feb. 7, Representative Mark DeSaulnier (D-Calif.) [introduced](#) the Equitable Transit Oriented Development Support Act, which would make available federal transportation funding for building affordable housing near transit hubs. Representative Grace Meng (D-N.Y.) [introduced](#) the Pathway to Stable and Affordable Housing for All Act, which would increase funding for the Housing Trust Fund, federal rental assistance, and homelessness programs. The same day, Representative Grace Meng (D-N.Y.) [introduced](#) the Pathway to Stable and Affordable Housing for All Act, a companion to [the bill introduced in the Senate in November](#), which would increase funding for the Housing Trust Fund, federal rental assistance, and homelessness programs. And on Feb. 13, Senator Michael Bennet (D-Colo.) and House Majority Whip James Clyburn (D-S.C.) [introduced](#) the Legal Assistance to Prevent Evictions Act, which would establish a grant program to provide legal assistance to tenants facing eviction.

## OCC, FDIC announce extension of CRA comment period

The Office of the Comptroller of the Currency (OCC) and Federal Deposit Insurance Corporation (FDIC) [announced](#) on Wednesday a 30-day extension in the comment period for providing feedback on the two agencies' [recent Notice of Proposed Rulemaking \(NPR\)](#) on the Community Reinvestment Act (CRA). Many organizations, [including NHC](#), have called for more time to submit comments, given the complexity of the NPR and the importance of CRA modernization. In [a statement](#) following the announcement, NHC President and CEO David Dworkin said, “If the OCC and FDIC really want to improve CRA without gutting it, they need to take this comment period and the resulting feedback very seriously. Extending the comment period is an important first step.”



## Discuss advocating to end homelessness

### Moderator



**TOM MURPHY**

National Alliance to End Homelessness

### Speakers



**CATHY ALDERMAN**

Colorado Coalition for the Homeless



**LISA HERSHEY**

Housing California



**KATIE PUELLO**

Institute for Children, Poverty & Homelessness

## HUD releases report on credit invisibility among assisted households

On Feb. 14, HUD [released](#) a report showing that if rent payments of HUD-assisted households are reported to credit

## NAREB, NAACP sign agreement to increase black homeownership

On Tuesday, leaders from the NAACP and the National Association of Real Estate Brokers (NAREB) [signed a Memorandum](#)

reporting agencies (CRAs), many of these households would no longer be “credit invisible.” [The study](#), conducted by researchers at HUD and the Policy and Economic Research Council, relied on data from three public housing authorities to ascertain the impact on tenants’ credit of the inclusion of these payments, given that low-income renters tend to have lower credit scores than the general population. The findings suggest that including rent payments in credit scores could be a good strategy to help low-income renters build credit and thereby improve their overall financial health. In [a statement](#), Joanne Gaskin, vice president of Scores and Analytics at Fair Isaac Corporation (FICO), which partnered with HUD on the study, said, “FICO is eager to continue to work with HUD to encourage broader inclusion of rental data at the CRAs to support consumers’ access to affordable credit.”

[of Understanding](#) to work together to increase black homeownership. “NAREB stands together with the NAACP in this commitment to our members, leaders, and most importantly, our clients and constituents, with the goals, objectives, and initiatives outlined in this memorandum of understanding,” said NAREB President Donnell Williams. According to [the latest data from the U.S. Census Bureau](#), the black homeownership rate has increased in the last two quarters of 2019, to 44 percent. And according to [a recent Zillow analysis](#), the increase in the black homeownership rate has varied in different locations, with Sacramento, Phoenix, and Orlando leading all cities in black homeownership rate growth.

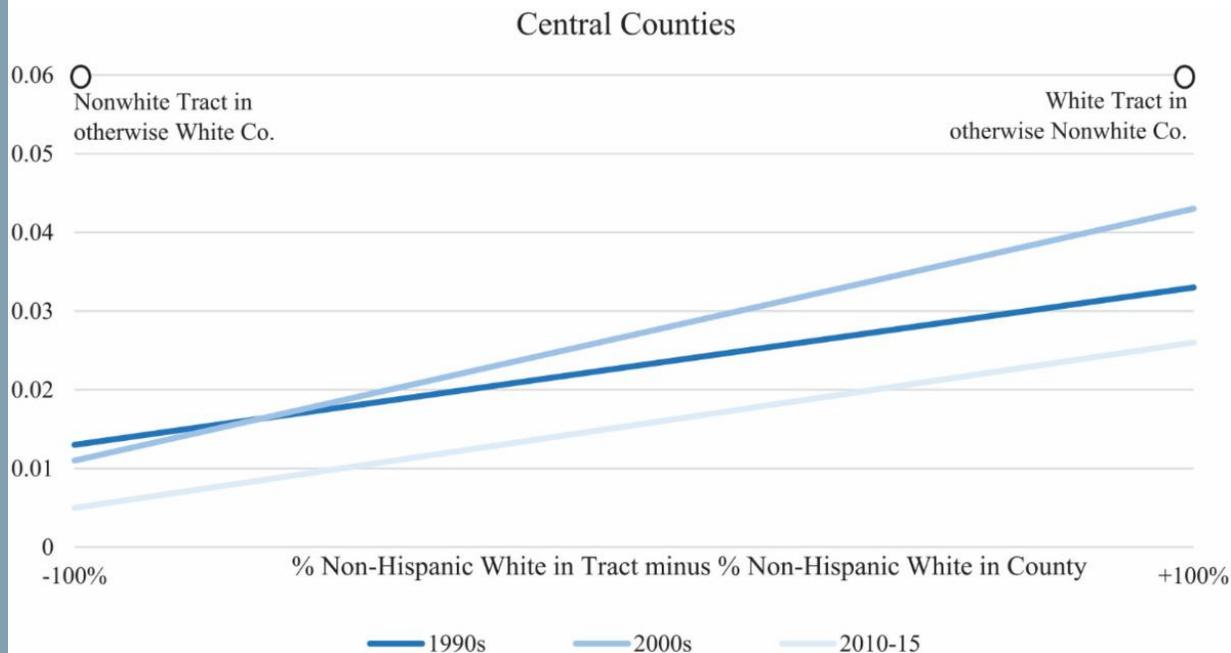
### NHC to head to S.C. for policy convening

NHC will join the [Southern Christian Leadership Conference \(SCLC\)](#) in South Carolina on Wednesday, Feb. 26 during their 2020 Public Policy Convening and Presidential Forum to discuss ways to address the decline in black homeownership. The event will take place in Columbia, South Carolina and will highlight issues in housing, health care, jobs and voting rights. The SC Democratic Primary will take place three days later on February 29th. The SCLC was founded by Reverend Dr. Martin Luther King Jr. in 1957.

## Chart of the Week

### Flood buyout programs disproportionately benefit white communities

[A recently published article](#) in the journal **Socius** found that government buyouts of flood-damaged homes disproportionately benefit communities that are whiter and wealthier. In the article, researchers from Rice University show that census tracts that have a higher proportion of non-Hispanic whites are more likely to participate in a FEMA-funded buyout program, a relationship that has been consistent since the 1990s.



In an article published last Sunday, **NPR** examined the efforts of the town of Redlands, Calif. to build additional housing in anticipation of a new train line that will connect it to Los Angeles. The Redlands City Council has proposed exempting areas around the new rail stations from the zoning rules restricting development there. [Read the article here](#)

The **New York Times** recently published an essay by economics reporter Conor Dougherty, adapted from his upcoming book, “Golden Gates: Fighting for Housing in America.” In the essay, Dougherty documented the efforts of a city councilmember in a wealthy Bay Area town to encourage more housing development. [Read the essay here](#)

An in-depth article published by the **Colorado Sun** on Tuesday took a look at the affordable housing crisis in rural Colorado. According to the article, many teachers and other public servants are being priced out of small towns across the state, with local governments struggling to meet the need for affordable housing. [Read the article here](#)

## The week ahead

*Sunday, February 23*

- [MBA Servicing Solutions Conference & Expo](#), Feb. 23-26

*Monday, February 24*

- [National American Indian Housing Council 2020 Legislative Conference](#), Feb. 24-26
- [ULI Terwilliger Center for Housing 2020 Housing Opportunity Conference](#), Feb. 24-26

*Tuesday, February 25*

- [Neighborhood Funders Group Health, Housing, Race, Equity, and Power Funders Convening](#), Feb. 25-26

*Wednesday, February 26*

- [Harvard Joint Center on Housing Studies conference on architecture as a “learning” living machine](#), Feb. 26
- [NLIHC webinar on Our Homes, Our Voices National Housing Week of Action](#) 4-5 p.m. ET

*Thursday, February 27*

- [2020 CDFI Coalition Institute](#), Feb. 27-28
- [National Diversity Coalition town hall on the Community Reinvestment Act](#) 8:30 a.m.-1:30 p.m. ET
- [Harvard Joint Center on Housing Studies event on urban revitalization](#) 6:30-7:30 p.m. ET

*Friday, February 28*

- [Climate Adaptation Forum event on flood insurance and climate change](#), 7:45-11:15 a.m. ET

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The National Housing Conference has been defending the American Home since 1931. We believe everyone in America should have equal opportunity to live in a quality, affordable home in a thriving community. NHC convenes and collaborates with our diverse membership and the broader housing and community development sectors to advance our policy, research and communications initiatives to effect positive change at the federal, state and local levels. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization.

[Join/Renew Today!](#)

*Defending our American Home since 1931*

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