

Meeting Agenda
City of Wyoming Community Development Committee

April 1, 2015, 6:30 p.m., Wyoming City Hall, West Conference Room

Agenda Topic

- A. Call to order of the Wyoming Community Development Committee
- B. Approval of the Agenda
- C. Approval of Wyoming Community Development Committee Minutes of the February 4, 2015 meeting
- D. Public Comment on Agenda Items (limit to 3 minutes)
- E. Wyoming Community Development One-Year Action Plan, July 1, 2015 – June 30, 2016 Update (Grant, Environmental Review and Budget Process)
[http://www.wyomingmi.gov/Planning/DRAFT COMMUNITY DEV BLOCK GRANT 2015-2016 ACTION PLAN.pdf](http://www.wyomingmi.gov/Planning/DRAFT_COMMUNITY_DEV_BLOCK_GRANT_2015-2016_ACTION_PLAN.pdf)
- F. 2014-2015 Action Plan/Grant Update (Informational)
 - Veteran's Park Memorial Arch
 - Housing Rehabilitation Loan Program
 - Sub-recipient Mid-Year Reports
- G. Possible Public Services Programming Changes July 1, 2015
- H. Other Updates
 - 2016-2020 Consolidated Action Plan
 - 2016-2017 HUD Budget: Community Development Programs
 - HUD Affirmatively Furthering Fair Housing Rulemaking
- I. Committee Member Concerns and Suggestions
- J. Public Comment in General (limit to 3 minutes)
- K. Motion to Adjourn the Wyoming Community Development Committee Meeting

(Next meeting: TBD)

COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES OF FEBRUARY 4, 2015
CITY HALL WEST CONFERENCE ROOM
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Hall, Krenz, Lopez, Ziembra

MEMBERS ABSENT: Balk, DeJager

STAFF PRESENT: Rebecca Rynbrandt, Director of Community Services
Linda Guth, Information Technology Specialist

OTHERS PRESENT: Nancy Haynes - Fair Housing Center of West Michigan
Zack Dunklee

Call to Order

Chair Ziembra called the meeting to order at 6:35 p.m.

Approval of Agenda

Motion by Hall, supported by Lopez, to approve the agenda as presented. Motion carried unanimously.

Approval of Prior Committee Minutes

Motion by Lopez, supported by Hall, to approve the prior meeting minutes of January 7, 2015. Motion carried unanimously.

Public Hearing – City of Wyoming Consolidated Housing and Community Development One-Year Action Plan, July 1, 2015 – June 30, 2016

Chair Ziembra opened the public hearing.

Nancy Haynes, Executive Director of the Fair Housing Center of West Michigan, spoke about the proposed reduced funding for Fair Housing. She went over the services that they provide to citizens. She indicated since 1982, the City of Wyoming has been a partner in ensuring fair housing rights for the citizens of Wyoming. Her budget was cut by 2/3, which is limiting how she can properly manage fair housing. She indicated she will be working with Rynbrandt on how to restructure the various tasks now that she is working with less funds. She compared their budget and contract with the City of Holland with the budget she is now constrained to work with in connection with the City of Wyoming. She mentioned Holland is smaller, yet their budget is larger. She isn't sure how they can go forward, but they will find a way.

Chair Ziembra closed the public hearing.

Public Comment on Agenda Items

None

2015-2016 Grant, Action Plan and Budget Process Update

Motion by Hall, supported by Lopez, to approve and recommend to City Council the Community Development 2015-2016 Action Plan.

Rynbrandt noted the Environmental Review process is underway, which includes seeking State comments from the DEQ and Historic Preservation Office. The City Council public hearing on the 2015-2016 Action Plan will be set for April 6th.

Rynbrandt distributed an updated 2015-2016 CDBG budget detail sheet. The income projections are a little tighter. Program income is projected at \$89,450. She also noted \$90,307 is budgeted for General Administration. This figure is generated from information derived from the time tracking software.

Rynbrandt will be reviewing the anticipated program income for the 2014-2015 budget and looking at possibly doing a budget amendment to provide more funding for rehabilitation loans for this year. She indicated the City will be monitoring the budget very closely throughout the year, doing any necessary revisions, and mentioned that foreclosures can affect the budget as well.

Rynbrandt mentioned that on a national level, President Obama has recommended a \$200 million cut to Community Development funds for 2015-2016. That will go to the legislature and then be debated. She will keep everyone posted on future developments in this regard. Any cuts to the CDBG funding award for 2015-2016 will be equally divided between Code Enforcement and Community Policing and then any increases will go towards Rehabilitation Loans. Last year the City did not receive notification of our grant award until May. We hope to hear earlier this year.

Committee Member Concerns and Suggestions

There were no concerns and/or suggestions.

Public Comment in General

Rynbrandt mentioned the upcoming annual Fair Housing Seminar on Thursday, March 26th to be held at the Wyoming Public Library. There was also discussion on the sale of the Metro Health property.

Adjournment

Motion by Hall, supported by Ziemba, to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 7:10 p.m.

The Committee will meet again on **May 6, 2015 at 6:30 p.m.**



Linda L. Guth, Information Technology Specialist

Date: January 22, 2015

To: City of Wyoming
Department of Planning & Community Development
Rebecca Rynbrandt, Director of Community Services

From: Fair Housing Center of West Michigan
Nancy L. Haynes, Executive Director

Contract Period: July 1, 2014 through June 30, 2015

Reporting Period: July 1, 2014 through December 31, 2014

FAIR HOUSING SERVICES MID CONTRACT PERFORMANCE REPORT

This report details fair housing services provided by the Fair Housing Center of West Michigan (FHCWM) to the City of Wyoming for the period of July 1, 2014 through December 31, 2014. Services provided have been jointly designed by the City of Wyoming Planning and Community Development staff and the FHCWM and are provided throughout the City's Community Development Block Grant (CDBG) service area to affirmatively further fair housing as required by the U.S. Department of Housing and Urban Development.

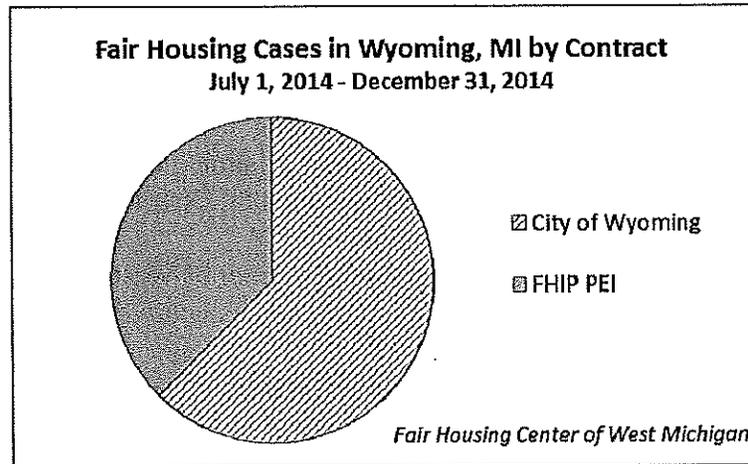
Services provided by the FHCWM are described according to the format of this Agreement and are detailed below in the following order: **Complaint Assistance/Investigation, Housing Testing and Education and Outreach.**

Complaint Assistance/Investigation

3. A. The Center shall provide technical assistance in response to any and all questions regarding housing discrimination within the City which the Center may receive, from any source, during the term of this Agreement. The Center shall receive, review, investigate, and process all complaints of housing discrimination from residents of the City or persons wishing to reside in the City which the Center may receive from any source during the term of this Agreement. The Center shall provide referral information and materials to City staff in order to facilitate reception of questions related to fair housing and complaints of housing discrimination within the City. If on the date this Agreement terminates the Center has not completed processing one or more complaints, the Center shall complete regular processing of those complaints at no extra charge.

The FHCWM processed a total of 70 allegations of unlawful housing discrimination during the six-month period of this report, five (5) of which involved people and/or property within the City of Wyoming. Three (3) of those five (5) cases within the City of Wyoming were handled under the terms of this Agreement. Also, the FHCWM continued to investigate and work to resolve

four (4) cases that had been initiated under previous City of Wyoming/FHCWM contract periods (see attached: *City of Wyoming Case Log 2014-2015*). As a result of FHCWM investigation, enforcement and advocacy work under this contract, four (4) cases were resolved and closed for three (3) clients during the first half of this contract period.



During the first six-month period of the contract, the FHCWM initiated three (3) cases under the terms of this contract. The first case, represented by FHCWM case number 14-063, was opened after an individual who wished to remain anonymous reported allegations of housing discrimination on the basis of source of income. After initial intake, research and investigation, the FHCWM conducted a test to further investigation the allegations. The test revealed no significant evidence, thereby indicating that the client's allegations had either been resolved or were unduplicated by the test, and the case was subsequently closed.

The second case, 14-100, was initiated by an individual client who alleged housing discrimination on the bases of familial status and race against their current landlord. After initial intake, research and investigation, the FHCWM conducted a test to further investigation the allegations. The test was deemed "No longer available" because both testers received information that the availability of the unit had changed. However, the testing did not duplicate the client's circumstances, the FHCWM was unable to duplicate the client's circumstances through its investigative methods, and the client was unable to provide additional evidence to support their allegation. At the end of the quarter, the case remains open for review.

The third case, 14-103-A, was initiated by the FHCWM after ongoing systemic investigation revealed an online discriminatory advertisement for a property in Wyoming, MI. The advertisement, in relevant part, stated, "Prefer a single person". However, the advertisement did not contain any specific identifying information for the property or the person placing the advertisement, and subsequent investigation by the FHCWM did not reveal this information. As such, the case was closed.

During the first half of this contract period, the FHCWM continued investigations into four (4) cases which had been initiated under previous City of Wyoming/FHCWM contract periods. One of those cases, FHCWM case number 14-024, had been filed by a client alleging source of income discrimination against a property management company with a rental complex in the City of Wyoming. Direct advocacy, education and enforcement efforts by the FHCWM resulted in the company's revocation of their limitation on individuals with Section 8 Housing Choice Vouchers and their voluntary participation in the Section 8 program, thereby increasing housing choice on the basis of source of income. As a result, this case was closed.

A second case, 14-028, was closed after the client ceased contact with the FHCWM; however, the FHCWM initiated a case to continue investigation on the allegations; however, this case was initiated under another contract. This investigation eventually led to a complaint filed with the Michigan Department of Civil Rights by the FHCWM against a property management company. This complaint alleges a pattern of refusals to make reasonable accommodations for people with disabilities, and is pending in the MDCR process.

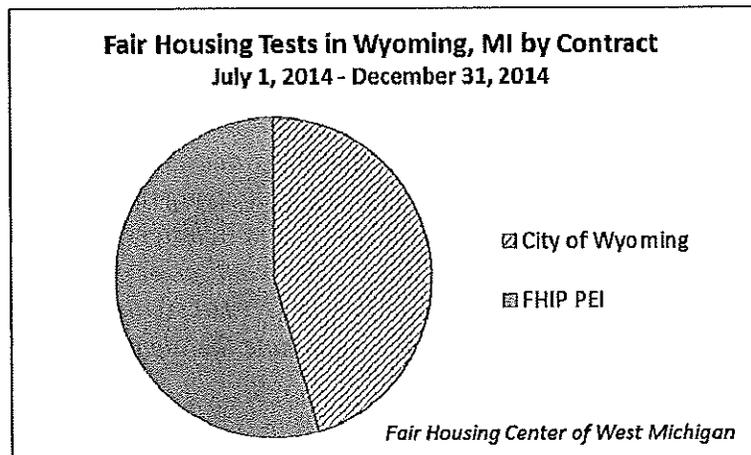
The final two (2) cases that had remained open from previous contract periods, 13-109-C and 12-116, both involved complaints against condominium associations for making, printing and publishing allegedly discriminatory bylaws. The FHCWM resolved one (1) of these cases by way of a complaint filed with MDCR, and continues to monitor compliance with the Settlement Agreement. In fact, the FHCWM recently reported the respondent's non-compliance to MDCR in order to further fair housing and ensure the necessary affirmative actions are taken. The second case was resolved by way of direct advocacy efforts by the FHCWM, and the FHCWM currently awaits a copy of the revised bylaws.

Housing Testing

3.A.b. The Center will conduct housing testing in the City on the basis of complaints from bona fide home seekers, of illegal discrimination received from sources other than complainants, or on a survey basis as dictated by local advertising and/or availability.

- 1. The Center shall conduct a minimum of ten (10) but not more than fifteen (15) such housing tests during the term of this Agreement.*
- 2. All housing testing, including complaint-based testing, will be conducted by trained testers according to generally-accepted housing testing methodology in order to obtain evidence of discriminatory patterns and/or practices. In the absence of an individual complaint, the Center will initiate enforcement action on behalf of the City in those cases where evidence of discrimination exists.*

The FHCWM conducted a total of 171 housing tests during the six-month period of this report, 11 of which were conducted in the City of Wyoming. Five (5) of those 11 tests were conducted under the terms of this Agreement (see attached: *City of Wyoming Test Log 2014-2015*). All tests were conducted by trained testers in accordance with generally-accepted testing methodology at the direction of the FHCWM's Director of Advocacy and Test Coordinator.



The tests were designed to detect measurable differences in the treatment of testers who differed in a single characteristic. These differences were determined through comparative analysis of

paired housing testers' experiences as reported on standardized test report forms. Such information may, where appropriate, be used to support claims regarding unlawful housing discrimination.

Three (3) of the five (5) tests completed during this reporting period were conducted on a survey basis. The sites for the survey tests were determined by the Test Coordinator, the Director of Advocacy and/or the Executive Director of the FHCWM based upon past complaints, past testing and/or other market or community research. Two (2) of the survey tests were conducted on the basis of disability, specifically as it relates to patterns of systemic discrimination against individuals with assistance animals. Neither of these tests revealed evidence of discriminatory treatment against an individual with an assistance animal; however, in spite of increasing awareness in this area, pervasive discrimination against individuals with disabilities with assistance animals continue to pose a major impediment to fair housing choice. Systemic education, outreach, enforcement and advocacy work remain vital to prevent discriminatory practices and identify and remove unlawful barriers to housing choice.

The final survey test conducted under this contract during the reporting period was conducted on the basis of race. This test did not reveal any significant difference between the treatment of the testers. Therefore, the FHCWM deemed subsequent investigation of similar nature unnecessary at this time.

The two (2) additional tests under this contract during the reporting period were conducted in response to case numbers 14-063 and 14-100. One (1) test was conducted on the basis of race and the other on the basis of source of income. See "Complaint Assistance/Investigation" for more information on these tests.

Education and Outreach

3. C. The Center will conduct a community outreach program to educate housing consumers, professionals and the general public concerning fair housing.

a. The Center will conduct one 3-hour Fair Housing training session at an accessible Wyoming location, designed to increase voluntary compliance with fair housing laws throughout the Wyoming housing industry including both the real estate and rental industry.

b. The Center will continue to disseminate materials on a community-wide basis in order to promote understanding of fair housing and the benefits thereof, and to increase general public awareness regarding equal access to housing opportunity. Outreach materials will include (but will not be limited to) organizational newsletters, Publisher's Notices in publications accepting housing advertising, and video, audio and print public service announcements (PSA) designed by the National Fair Housing Alliance (NFHA) with the support of the Department of Housing & Urban Development (HUD) to promote the identification and reporting of housing discrimination.

During the six-month period of this report, the FHCWM experienced a significant demand for and provided a wide array of comprehensive, professional fair housing education and outreach services from people who live and/or work in the City of Wyoming; however, most, if not all, of

these requested services fell outside the limited focus of allowable, funded activities under the education and outreach component of this contract. Rather than deny or cut back on services, in an effort to uphold the mission and vision of the FHCWM and to affirmatively further fair housing for the City of Wyoming's residents and businesses, the FHCWM used other limited resources to meet the demand for education and outreach. Using these resources in the City of Wyoming resulted in reducing services in non-CDBG entitlement communities intended to be served by the FHCWM's HUD Fair Housing Initiatives Program grant and placing a disproportionate burden on other CDBG entitlement entities to fund certain systemic, regional or cross-jurisdictional efforts that include the City of Wyoming. In fact, the FHCWM provided over 65 hours of fair housing education and outreach services for housing industry professionals and housing consumers in the City of Wyoming and provided over 750 fair housing materials (including newsletters, brochures, guides, etc.) for people who live and/or work in Wyoming.

In addition, as has been successfully done in the last several years, the 3-hour Fair Housing training session outlined by the contract will take place in the second half of the contract period. The FHCWM plans to contact the City of Wyoming in January 2015 to initiate the design and implementation of the training. Finally, pending the remaining resources as determined after the attendance and materials distribution relevant to the training, the FHCWM will disseminate fair housing materials under this contract in order to promote understanding of fair housing and the benefits thereof.

Conclusion

Throughout the six-month period of this contract period, the FHCWM completed the following contractual services under the terms of the agreement with the City of Wyoming: opened three (3) new cases, pursued investigation and resolution on four (4) cases initiated under previous contracts with the City of Wyoming, resolved and closed four (4) cases for three (3) clients and conducted five (5) fair housing tests. As a result of work under this contract during the reporting period, one (1) housing provider modified their business practices to comply with the Fair Housing Ordinance of the City of Wyoming and increase housing choice on the basis of source of income, two (2) condominium associations are in the process of revising their bylaws to comply with fair housing law and ensure equal housing opportunity for families with children, and two (2) individual's claims of unlawful housing discrimination were investigated, resolved and closed.

Taft Mid Year Performance Report July 1, 2014-December 31, 2014

We continue to make progress with the resident's on Taft as we were able to fulfill several of our goals.

- Develop a food pantry that is twofold: It meets a practical need and also established trust and credibility on our part. We served over 400 families while distributing more than 18,000 pounds of food.
- We have had 28 of the Taft resident's giving back, as they have assisted us at our pantries and outreaches.
- A weekly Power House Kid's program on Monday's sponsored by Rez. Life Church. There were 185 kids that attended.
- Partnered with Express Professional Services to bring employment training and job placement to those who were interested. We were able to place 7 adults with permanent employment and 19 youth with temporary summer jobs.
- Held a block party in August where more than 250 people attended. Free food and prizes were given out. Lighthouse Properties and Tom Thumb landscaping provided food and volunteers for the effort.
- The partnership with Rez Life Church continues to prosper, as they have 6-8 tutors/mentors that come twice a week to work with 24-35 kids aged 6-12 years.
- Partnered with the Wyoming Public Schools Theater Company to distribute hams, turkeys and groceries to 55 families for Christmas.
- Partnered with Kids Food Basket to distribute lunches to 50 kids Monday-Thursday for 10 weeks in the summer.

In conclusion, this partnership has had a significant impact on the neighborhood. Having a consistent presence, combined with partnerships appears to be the key to success, although there is plenty of work to do. Each life we reach brings potential for change.

Respectfully submitted by Brian Patterson

Executive Director: Compassion This Way

Grand Rapids Area Coalition to End Homelessness

CITY OF WYOMING COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION OF CONTINUUM OF CARE 2014-2015 Report for October 1, 2014-December 31, 2014

Through this second quarter of funding the Continuum of Care Coordinator, with support of the Kent County Essential Needs Task Force Director, has been working on furthering the objectives stated within the program agreement.

The Coordinator has scheduled and invited community members to be a part of the Strategic Planning sessions that will take place in the third quarter. These meeting dates were set and communicated in December for dates in January, in order to allow ample time for people to be able to attend and invite more contacts in their networks.

The Coordinator has given support to the implementation steps of the newly adopted Coordinated Assessment, meeting with this group monthly. The Coordinator has also facilitated the Outreach workgroup meeting at which the group goal and a regular schedule for meeting was determined.

Within this quarter, the updated CoC Program funding application was submitted to the US Department of Housing and Urban Development (HUD) to secure the continuation of \$5.1 million for funding projects to end homelessness. A new approach was tested, allowing the Funding Review Committee a chance to ask applicants direct questions about their project applications.

The Coordinator has also taken part in plans to request additional funding for housing including a Michigan State Housing Development Authority pilot project that the CoC's initial request to join was approved, although the CoC ultimately opted to not pursue due to the pilot's requirements not aligning with a coordinated assessment system of prioritizing high acuity individuals and families. A better funding fit that presented itself, and the Coordinator worked to pursue, was Michigan Department of Community Health (MDCH) funds for permanent supportive housing, administered through network180, the local Community Mental Health. A proposal was submitted to MDCH before the end of the calendar year.

The Coordinator has also worked on broadening the base of the CoC membership in the community, reaching out through educational events such as the Homestretch documentary screening in November, in partnership with Arbor Circle and The Salvation Army. The Coordinator helped to plan the event and moderated the panel discussion following the movie. The Coordinator also spoke to groups of roughly 100 and 60 people at a Health Department training and a Kent Intermediate School District meeting, respectively.

The City of Wyoming grant was not billed for the activities completed in this quarter.

City of Wyoming, Michigan
Municipal Inspection Department Performance Report
Code Enforcement Activity in CD Target Areas
HUD Community Development Funding FY 14

The following report provides data and graphical representation of municipal code enforcement activity and related HUD Community Development funding in Low / Mod income areas within the City of Wyoming. The enclosed information provides data for reporting period Fiscal Year 2014 July 1, 2014--June 30 2015. This report also provides comparative data for FY13 and for the first six months of FY 15. (7/01/2014—12/31/2014).

History

From 2010 to current, the City of Wyoming has been authorized by HUD to utilize a portion of CD Fund Entitlement dollars to partially fund code enforcement within CD qualified low/moderate income target areas.

Current

In 2013, HUD determined that CDBG funds could not be used to abate a violation IE clean a property or mow weeds however they may fund code enforcement activity in general. Over the last couple years CD code enforcement funds available for this program resulted in a cap of \$55,000.00. The balance of code enforcement expense in the City and in CD qualified areas is absorbed through other budget areas.

The City uses a time tracking system for inspectors to determine actual on-site inspection time for these cases as well as for support staff time associated with the code enforcement program. This information is used to further refine percentage splits for CD low/mod code enforcement.

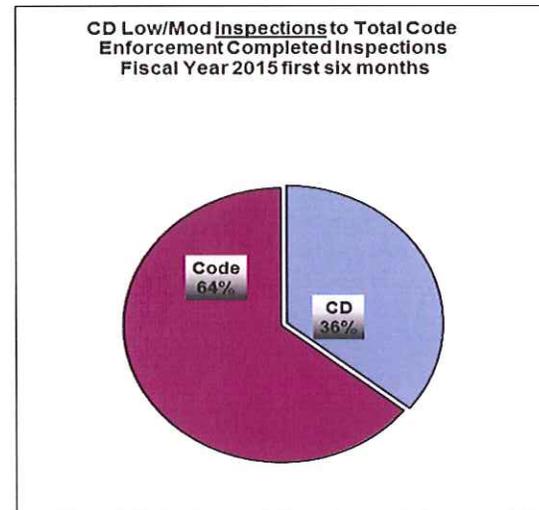
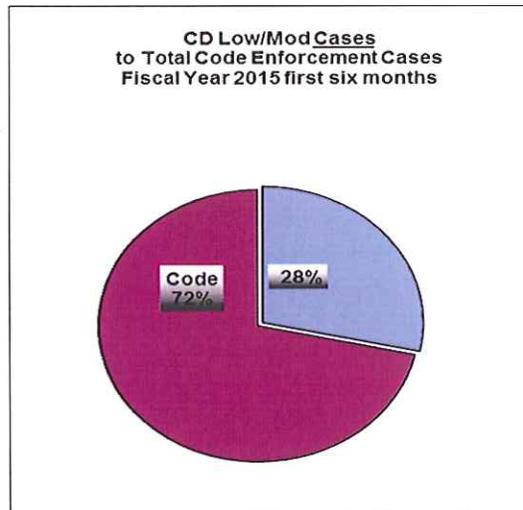
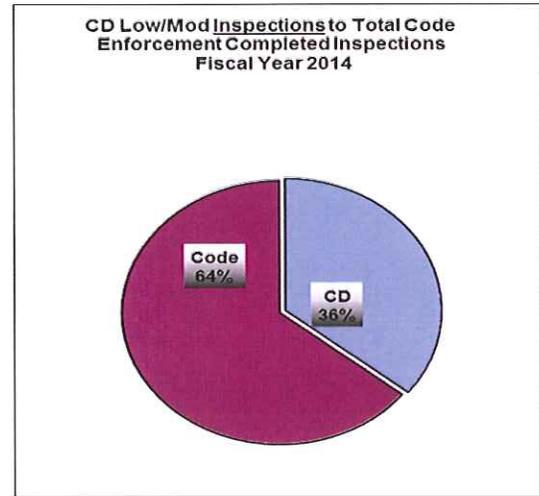
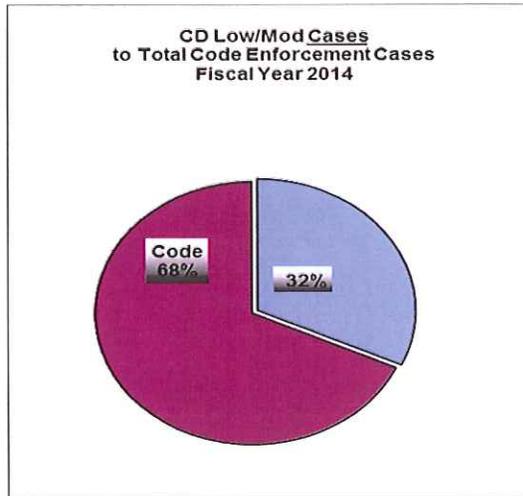
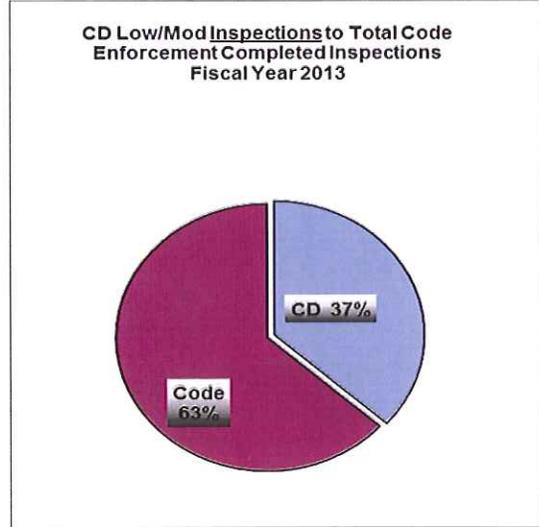
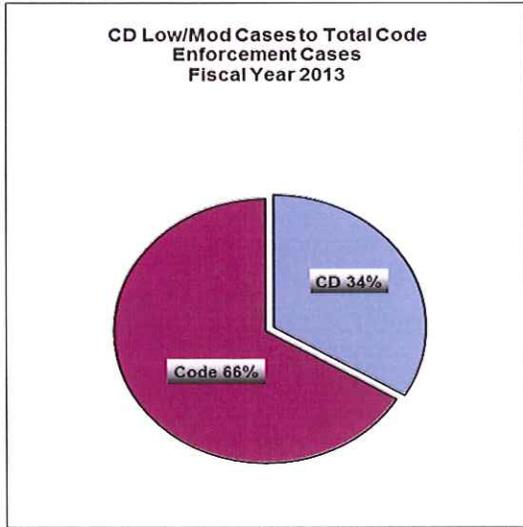
CD funding for code assistance in qualified areas is a necessary and integral factor to improve and protect City neighborhoods.

Code enforcement workloads remain robust. Charts on the following pages indicate the percentage of cases and inspections performed within CD areas for FY14 and the first half, July-Dec of FY15.

Respectfully submitted

James W. De Lange
Chief Building Official
City of Wyoming MI

Code Enforcement in CDBG Target Areas



FY16 Budget: Community Development Programs

Community Development Fund and Community Development Block Grant (CDBG) Program

The FY 2016 budget requests \$2.880 billion for the Community Development Fund (the account that includes the CDBG program), a \$186 million reduction compared to the FY 2015 enacted level. Equal to the President's FY 2015 budget request, the FY 2016 budget requests only \$2.800 billion for the CDBG program, a \$200 million reduction compared to FY 2015. In addition, the budget would allow HUD to transfer \$20 million from the Community Development Fund to the Transformation Initiative account.

Set-asides under the Community Development Fund: The budget does not provide set-aside funding for the Economic Development Initiative or Neighborhood Initiative, Rural Innovation Fund, or the Integrated Planning and Investment Grants. The Integrated Planning and Investment Grants would have taken the place of the Sustainable Housing and Communities Initiative, although neither program was funded in recent years. These proposed grant programs were intended to support HUD's partnership with the Department of Transportation and the Environmental Protection Agency.

Indian Community Development Block Grant Program: As has become common appropriations practice, the FY 2016 budget sets aside funding under the Community Development Fund for the Indian Community Development Block Grant Program (ICDBG). This year's proposal would provide \$80 million to ICDBG, \$14 million more than the FY 2015 enacted level. As part of the Administration's efforts to support Generation Indigenious, an initiative focused on removing the barriers that stand between Native youth and their opportunity to succeed, up to \$10 million will be set aside to attract and retain highly qualified teachers in Indian Country by improving the availability and physical condition of teacher housing.

Program Reforms: Once again, the budget proposal acknowledges a drastic divergence between CDBG appropriations and the needs of grantees, pointing out that the current appropriation represents just one-fifth of the FY 1975 funding level, while the number of grantees has doubled. The budget states, "It is clear to the Department that CDBG must be re-focused to effectively accomplish the goals of the program and strengthen the partnership between the federal government and local governments that is the cornerstone of the program." The documents accompanying the budget describe a series of legislative reform proposals based on the Moving CDBG Forward outreach conducted by HUD in 2013:

- * Allow all grantees to form regional combinations to achieve savings when administering their grants and allow grantees to pool resources for strategic investment decisions.

- * Support CDBG programs that are adequately staffed by reducing the number of small grantees. This would be done by removing the "grandfathering" of CDBG grantees and setting a minimum grant threshold, whereby entitlement communities would require an allocation equal to at least .000125 percent of the annual appropriation (approximately \$375,000 for FY 2015) in order to maintain their entitlement status. NAHRO has

long opposed any CDBG reform proposals that will revoke the eligibility of CDBG entitlements.

- * Reduce administrative burden by aligning the submission cycles for CDBG plans and reports with the cycle for CDBG program qualification.

- * Support equitable treatment of states and entitlement communities and counties by permitting states to receive reallocated funds for disasters from the sanctions fund, giving HUD the authority to sanction a state in a similar fashion to other CDBG grantees, and increase states' administrative cap and removing the matching requirement.

- * Allow more funding to be directed toward rural border communities by increasing the set-aside for colonias from 10 percent to 15 percent. This change would affect the state CDBG programs for Texas, New Mexico, Arizona, and California.

Through the FY 2016 budget proposal, the Administration has signaled their intention to submit a legislative package to Congress. The FY 2015 budget made a similar promise, though no legislative proposal materialized.

HOME Investment Partnerships

The FY 2016 budget requests \$1.06 billion in funding for the HOME Investment Partnerships Program, \$160 million above the enacted funding level of \$900 million for FY 2015. The proposal would allow HUD to transfer \$8 million from the HOME account to the Transformation Initiative (TI) account. As in previous budget proposals, the administration recommends making the Self-Help Homeownership Opportunity Program (SHOP) a set-aside under the HOME program and funding it with up to \$10 million, effectively reducing the budget's request for HOME formula funding to \$1.05 billion. NAHRO supports funding for the SHOP program, but only as a standalone line item.

Program Reforms: In what is described as an effort to improve targeting and enhance program effectiveness, the budget carries forward the Administration's FY 2015 proposals to implement statutory changes to the HOME program. Among the changes, the Administration proposes to "establish a single qualification threshold of \$500,000 irrespective of the appropriation amount" for entitlement eligibility. The budget also carries forward a revision for the HOME program's "grandfathering" provision that would make an existing Participating Jurisdiction (PJ) ineligible for continued entitlement funding if its allocation falls below the new \$500,000 threshold for at least three years within a five-year period. NAHRO has long opposed any program changes that would result in PJs losing their funding eligibility. The FY 2016 budget also proposes to allow HUD to recapture Community Housing Development Organization (CHDO) set-aside funds and reallocate those funds by formula to HOME PJs. Additionally, the budget proposes to permit non-profit organizations that operate statewide to be designated as CHDOs by the State PJ. Finally, the budget proposes to facilitate the eviction of certain HOME rental unit tenants "who pose an imminent threat to other resident's safety," a reform long supported by NAHRO and other industry groups.

(continued on pg. 6)

Appropriations for Selected HUD Programs

[Brackets] and *italicized text* indicate set-asides/sub-accounts.

Discretionary Programs (\$ Millions)	FY 2014 Enacted ^a	FY 2015 Enacted ^b	FY 2016 Proposed ^c
Public Housing Operating Fund	\$4,400	\$4,440	\$4,600
Public Housing Capital Fund	\$1,875	\$1,875	\$1,970
<i>Resident Opportunities and Self-Sufficiency</i>	[\$45]	[\$45]	\$0
<i>Emergency Capital Needs</i>	[\$20]	[\$23]	[\$20]
<i>Jobs Plus Pilot</i>	[\$15]	[\$15]	[\$100]
Rental Assistance Demonstration	-	-	\$50
Choice Neighborhoods Initiative	\$90	\$80	\$250
Tenant-Based Rental Assistance	\$19,177	\$19,304	\$21,124
<i>Section 8 Housing Assistance Payment Renewals</i>	[\$17,366]	[\$17,486]	[\$18,334]
<i>Administrative Fees</i>	[\$1,500]	[\$1,530]	[\$2,020]
<i>Tenant Protection Vouchers</i>	[\$130]	[\$130]	[\$150]
<i>Incremental Vouchers</i>	[\$75] ^d	[\$75] ^d	[\$512] ^e
Family Self-Sufficiency (FSS)	\$75	\$75	\$85 ^g
Section 8 Project-Based Rental Assistance	\$9,917	\$9,730	\$10,760
Community Development Block Grant Program	\$3,030	\$3,000	\$2,800
HOME Investment Partnerships Program	\$1,000	\$900	\$1,060
Housing Opportunities for Persons with AIDS	\$330	\$330	\$332
Homeless Assistance Grants	\$2,105	\$2,135 ^f	\$2,480

NAHRO

building communities together

^a Enacted levels from the Consolidated Appropriations Act, 2014.

^b Enacted levels from the Consolidated and Further Continuing Appropriations Act, 2015.

^c Proposed levels from the President's FY 2016 budget request.

^d For FY 2014 and FY 2015, all incremental vouchers were provided under the HUD-VASH program.

^e The President's FY 2016 budget proposes 37,000 incremental vouchers to be distributed based on community need as well as 30,000 new special purpose vouchers to serve homeless persons and families through partnerships between PHAs and CoCs.

^f The Act allows PBRA to participate in FSS on a voluntary basis, but requires them to fund coordinators from project-level residual receipts.

^g The President's FY 2016 budget proposes making owners of PBRA properties eligible to compete under the FSS NOFA.

^h The Act shifts funding for PBRA contracts to a calendar year cycle, as proposed by the Administration.

ⁱ The FY 2015 Act makes not less than \$1.862 billion available for the Continuum of Care and Rural Housing Stability Assistance programs.

December 13, 2014

HUD Re-Opens Affirmatively Furthering Fair Housing Rulemaking

As HUD works to finalize the Affirmatively Furthering Fair Housing rule, the Department has begun work on the Assessment of Fair Housing (AFH) tool that is central to the rule's implementation. Last fall, HUD published a draft Assessment of Fair Housing Tool which each HUD program participant would be required to use to evaluate fair housing choice in its jurisdiction, to identify barriers to fair housing choice at the local and regional levels, and to set and prioritize fair housing goals to overcome such barriers and advance fair housing choice.

The comment period for the AFFH Proposed Rule has closed; however, in January 2014 HUD issued a supplemental notice of proposed rulemaking, re-opening the comment period on specific portions of the proposed rule for an additional 30 days. HUD requested feedback only on the issue of allowing a later AFH submission date for qualified PHAs, entitlement jurisdictions that receive small CDBG grants, states, and insular areas. For CDBG grantees in particular, HUD is seeking comments on whether the proposed percentage of 0.0123 of the CDBG formula appropriation is an appropriate threshold to set for entitlements that would be provided a later first AFH submission date. On February 18, NAHRO submitted comments to HUD on this supplemental notice of proposed rulemaking.

Highlights from the NAHRO Comment Letter

NAHRO wholeheartedly agrees with HUD's estimation that extra time is necessary for certain program participants. However, NAHRO believes that simply delaying the requirements instead of seeking a more pragmatic alternative to the proposed requirements is insufficient. Given the Department's acknowledgement of the difficulties faced by these grantees, NAHRO believes the Department should reassess the necessity and effectiveness of the AFH Tool in addition to delaying its enactment. A delay would only serve to shift the administrative burden to a later time, not actually address the fundamental burden.

In structuring a staggered submission schedule and allowing additional time for grantees, HUD should seek to develop a schedule that provides all grantees with meaningful opportunities to work with partners. For example, the Proposed Rule would allow PHAs to choose from a number of submission options, either as individual agencies, in collaboration with other PHAs, or with ConPlan jurisdictions. The submission schedule should be flexible enough to actually allow for each of these options. Furthermore, NAHRO reiterates its objection to the punitive proposal that would require annual submissions from PHAs that opt to submit their AFH individually. A requirement to submit more frequently than every five years have no purpose but to dissuade PHAs to exercise their right to submit their own AFH.

As reflected in previously submitted comments, NAHRO

believes that the AFH tool is premature for several reasons: 1) it implements a deeply flawed AFFH proposed rule that has not yet been finalized; 2) development of the tool itself is not yet complete with the public only being provided one version of the tool despite the understanding that different types of grantees will be provided with different versions of the tool. It is problematic when HUD solicits comments from the public on the effectiveness of delaying the first submission date, and to request alternative CDBG thresholds, when the public has yet to even see the final versions of the tools and is unable to measure the tool requirements against the capacity of program participants; and 3) outstanding legal challenges that are being heard by the Supreme Court this year may dramatically change the policy landscape surrounding the tool. Moving forward with finalizing either the Proposed AFFH Rule or the proposed information collection will increase uncertainty and confusion and decreased program participants ability to comply with requirements. View NAHRO's comment letter here: <http://www.nahro.org/policy-documents-and-correspondence>. ■

NAHRO/USICH Ending Homelessness Symposium Recording Now Available

In the past decade, the federal government has made ending homelessness a key priority. The Obama Administration has solidified this commitment by setting goals to end veterans' homelessness by 2015, chronic homelessness by 2017, and family homelessness by 2020. In the President's recent FY 2016 budget proposal, the Administration requested \$2.480 billion for HUD's Homeless Assistance Grants program, a \$345 million increase from the FY 2014 enacted level. Among its various targeting goals, HUD reports that this funding level would create 25,500 new beds of permanent supportive housing for chronically homeless persons and would fund 15,000 rapid re-housing interventions for households with children. Additionally, the President proposed funding 30,000 new Housing Choice Vouchers to support low-income households at risk of homelessness. These vouchers would be distributed competitively to PHAs that demonstrate need and partner with a qualified Continuum of Care (CoC).

As the U.S. continues to delve deeply into the issue of homelessness - particularly during these recent months, as CoCs conduct their annual Point-in-Time homeless counts - it is evident that PHAs are now playing a larger role in their communities' efforts to address homelessness. This is why last October, NAHRO held its first "NAHRO/U.S. Interagency Council on Homelessness: Ending Homelessness Symposium" in Baltimore, MD, where affordable housing and community development professionals took part in a two-day event devoted to understanding strategies to address homelessness, with an emphasis on what smaller PHAs can do.

It is with great pleasure that we announce the footage from this event is now available for purchase on the NAHRO website. To learn more and to access bonus footage from the event, visit: <http://www.nahro.org/nahro-videos1>. ■