

March 9, 2018

U.S. Department of Housing and Urban Development  
235 Federico Costa Street-Suite 200  
Parque Las Américas Building  
San Juan, Puerto Rico 00918

On behalf of the Disaster Housing Recovery Coalition (DHRC), I write to thank you for the opportunity to submit testimony on Puerto Rico's Community Development Block Grant Disaster Recovery (CDBG-DR) Action Plan. While the road ahead for recovery will take many years, there are a number of critical steps Puerto Rico can take now as you work to develop your action plan to ensure that disaster recovery resources reach all impacted households, including those with the lowest incomes who are often the hardest-hit by disasters and have the fewest resources to recover afterwards.

The DHRC is led by the National Low Income Housing Coalition and includes more than 700 local, state, and national organizations committed to ensuring that disaster housing recovery and rebuilding efforts are complete and equitable for all impacted individuals and communities. A list of DHRC members is enclosed, as well as a comprehensive set of recommendations for your consideration. Please note that the enclosed recommendations do not necessarily reflect the official policy or position of all DHRC members.

Our recommendations include:

- Deploying housing recovery funds and implementing cost-effective measures to ensure that all households – including homeowners, renters, and those who were experiencing homelessness before the disaster – receive the affordable and accessible housing assistance they need to get back on their feet. This includes households living in informal housing without clear title, or tenants who rent their homes, but are not listed on their lease.
- Ensuring that federal and state investments in public infrastructure and environmental remediation are allocated fairly and adequately to meet the needs of low income people and communities in urban, suburban, and rural communities;
- Adopting transparent data and reporting standards to ensure that federal and state resources are allocated fairly and adequately to meet the needs of low income people and communities;
- Ensuring that the lowest income households can fully benefit from federal disaster housing resources and have meaningful choices over where to live and opportunities for work – free from discrimination;
- Safeguarding investments by protecting against future disasters and promoting better coordination among state and local agencies; and
- Providing meaningful opportunities for public input, particularly by individuals and communities directly impacted by the disaster and recovery efforts.

Thank you for your consideration. For more information, please contact myself ([dyentel@nlihc.org](mailto:dyentel@nlihc.org)) or Sarah Mickelson, NLIHC Public Policy Senior Director ([smickelson@nlihc.org](mailto:smickelson@nlihc.org)).

Sincerely,



Diane Yentel  
President and CEO  
National Low Income Housing Coalition

# Disaster Housing Recovery Policy Recommendations

## Puerto Rico should take steps to:

1. Ensure that all households, including low income homeowners, renters, and those who were experiencing homelessness before the disaster, receive the affordable and accessible housing assistance they need to get back on their feet:
  - a. Formally request that FEMA to enter into an interagency agreement (IAA) with HUD to stand up the Disaster Housing Assistance Program (DHAP) to assist the lowest income renters with their medium- to longer-term housing needs;
  - b. Formally request that FEMA extend access to the Transitional Shelter Assistance (TSA) hotel program and reform program to overcome barriers that prevent low income people from participating;
  - c. Ensure that all households – including those without clear title or without a lease – are eligible for CDBG-DR resources, by allowing alternative proof of ownership or residence. Puerto Rico should work with HUD to establish guidelines that take into account the cultural and historical practice of ownership without formal title. Flexibility in documentation and other requirements are needed to ensure that these households are not left out of the recovery.
  - d. Provide meaningful opportunities for public input, particularly by individuals and communities directly impacted by the disaster and recovery efforts, and through several different methods. The state must develop a targeted outreach and communications plan to ensure that the public has multiple, accessible ways to provide input on state action plans.
  - e. Provide deeper income targeting than the current threshold for Community Development Block Grant - Disaster Recovery (CDBG-DR) resources to ensure adequate resources at all income levels proportional to damage assessments and unmet need;
  - f. Adopt cost-saving measures to ensure CDBG-DR resources address the needs of low and moderate-income households first, when federal resources are not sufficient to cover all impacted households;
  - g. Take active measures to ensure CDBG-DR resources reach the lowest income communities, including rural and mountainous areas in Puerto Rico;
  - h. Do not use eligibility for FEMA Individual Assistance as a precondition for CDBG-DR eligibility;
  - i. Ensure that all damaged federally or state subsidized rental housing be replaced on a one-for-one basis, with a right to return to rehabilitated or newly constructed replacement housing;
  - j. Ensure that households receive affordable and accessible housing assistance for as long as they need it and are not subject to arbitrary deadlines;

- k. Require all property owners receiving federal or state disaster assistance, including CDBG-DR funds, prioritize tenants receiving housing assistance for available units; and
    - l. Streamline processes for obtaining building permits and other permitting.
- 2. Ensure that federal and state investments in public infrastructure and environmental remediation are allocated fairly and adequately to meet the needs of low income people and communities in urban, suburban, and rural communities.
  - a. Ensure that rebuilding plans address the infrastructure needs of all communities fairly, so that communities with inadequate infrastructure before the disaster emerge from the recovery process with an equitable level of infrastructure (roads, bridges, drainage, etc.) that will enable them to better weather future storms;
  - b. Base grant amounts on the cost to replace or repair damaged property rather than property values to help close financing gaps and to protect households that live in neighborhoods where property values are less than the cost of repairs and replacement; and
  - a. Support raising the standard of building practices and provide education in techniques that bring those working in the informal sector to the standards set by the current building code;
- 3. Adopt transparent data and reporting standards to ensure that federal and state resources are allocated fairly and adequately to meet the needs of low income people and communities:
  - a. Collect comprehensive demographic data on the impact of the disaster and use the results when allocating resources. Data should be collected on all protected classes covered by the Stafford Act, the Americans with Disabilities Act, Fair Housing Act, Title VI, and other civil rights protections, including, but not limited to race/ethnicity, income and economic status, age, disability, and gender. Data should also be collected on education levels, vulnerability for gentrification and future displacement, transportation dependence, housing tenure of the individual and location at a granular basis to enable meaningful analysis. This data should be made publicly available.
  - b. Survey impacted areas on disaster and social neighborhood vulnerability and make these results publicly available. Use the results in allocating resources, with greater weight placed on high social vulnerability areas.
  - a. Commit to publicly demonstrating how the state is adequately addressing the needs of homeowners, renters, and people experiencing homelessness with CDBG-DR resources and other federal and state resources.
  - b. Set performance goals for the recovery of homeownership and rental housing programs, including goals for processing applications, beginning construction, and completion. Performance goals should be made available to the public;

- c. Track and make publicly available the completion status of all homeowner and rental units that receive federal or state recovery assistance.
4. Ensure that the lowest income households can fully benefit from federal disaster housing resources and have meaningful choices over where to live and opportunities for work – free from discrimination.
  - a. Ensure that individuals experiencing homelessness prior to the disaster have access to the same disaster relief assistance as those who were renting their homes prior to the disaster.
  - b. Fund legal aid services to provide survivors with short-term and long-term help accessing disaster recovery programs and overcome legal obstacles to recovery, such as title issues, legal representation in mortgage foreclosures;
  - c. Provide operational and capital resources to homelessness and domestic violence emergency shelters and transitional housing programs and facilities, and housing resources to quickly re-house vulnerable families and individuals who have been displaced multiple times;
  - d. Fund social services, transportation, and education to address the full scope of needs for displaced individuals and individuals experiencing homelessness, including resources to help homeless students attend school;
  - e. Enact legislation to protect individuals from rent hikes and price gouging;
  - f. Fund housing counseling, including mobility counseling services, to help low income households identify all housing opportunities, including the option to relocate to the neighborhood of their choice, and to understand the risk and cost of future disasters;
  - g. Clarify that owners of manufactured housing are eligible for assistance and create a plan for reaching them;
  - h. Ensure federal funds prioritize support to local actors. To the greatest extent possible, and as long as it does not lead to unnecessary delays, recovery dollars should be directed to local governments, businesses, local people, and civil society organizations, with appropriate accountability measures to ensure appropriate use of funds;
  - i. Provide contracting opportunities to small businesses located in low income communities impacted by the disasters. This will help stimulate the local economy and avoid many of the problems associated with the Katrina response – where large corporations dominated reconstruction and dollars were wasted in a cascading stream of subcontracting;
  - j. Fund coordinators to facilitate training, employment, and small business contracting opportunities for low income residents and businesses in low income communities. This can be effectively accomplished by working with local stakeholder groups, including, but not limited to, local Chambers of Commerce,

small business affinity groups, and local community development corporations and other community-based organizations operating in impacted communities;

- k. Set contracting and hiring goals and publicly report on progress;
  - l. Work with local governments and organizations serving impacted communities to develop community outreach and multilingual marketing of contracting and job opportunities; and
  - m. Establish workforce training and small business technical assistance on securing government contracts.
5. Further fair housing choice and combat housing segregation:
- a. Repair or rebuild federally subsidized rental housing in a manner that is consistent with HUD's Affirmatively Furthering Fair Housing guidance to ensure fair housing choice. Investments should be made in a manner that fosters affordable housing in high-opportunity neighborhoods and in communities with currently existing affordable housing. All investment should be made in a manner that prevents displacement and provides impacted residents with the choice to stay in their existing communities or relocated to other desired locations;
  - b. Urge HUD to provide guidance and technical assistance to state and local agencies planning rebuilding efforts to ensure compliance with their legal obligation to Affirmatively Further Fair Housing and avoid delays;
  - c. Work with HUD, local governments, and community organizations to conduct robust outreach to landlords in higher opportunity areas to increase housing choice and combat discrimination against displaced, low income individuals;
  - d. Work with HUD and local governments to conduct robust outreach to absentee and other landlords in distressed communities to incentivize responsible repair and restoration and to ensure compliance with fair housing laws;
  - e. Bar all landlords who receive disaster recovery assistance from discriminating against displaced individuals based on housing status, eviction history, and source of income, including rental housing assistance;
  - f. Fund qualified fair housing enforcement organizations to help people in disaster-affected areas understand their fair housing rights and how to enforce them, investigate and resolve fair housing complaints, monitor conditions in the housing market to proactively identify and stop discriminatory home sale and rental practices, and undertake other efforts, as needed, to ensure that those affected by the disasters do not face unfair, discriminatory housing practices as they recover from the disaster;
  - g. Provide funding to state agencies to enforce federal fair and state housing laws, as well as Title VI and Title VII laws, after disasters;
  - h. Bar any community that accepts federal or state disaster relief and recovery funds from passing or enforcing laws which criminalize people experiencing

homelessness for self-sheltering or conducting other life-sustaining behaviors in public places when there are inadequate alternatives;

- i. Work with federal and local governments to ensure that messages about available assistance reach all hard-to-serve populations, including those with limited English proficiency, criminal history, and those who are blind or have impaired vision and who are deaf or hard of hearing. Communications should be accessible, both programmatically and physically, to lower-income and special needs populations and historically underserved communities; and
  - j. Complete a language assessment within the first 90 days and working with HUD to ensure that all communications be made accessible to individuals with limited English proficiency or who are blind, deaf, or hard of hearing. After past disasters, language assessments were completed after critical communications were made.
6. Protect against future disasters:
- a. Assist communities in financing mitigation efforts or accessing private financing. States should prioritize communities at greatest risk, with the largest potential savings, and with the least ability to finance mitigation themselves;
  - b. Update state floodplain maps using the highest quality datasets and with public input to ensure accuracy. These maps should be made available to the public;
  - c. Require that all infrastructure financed with federal or state resources meet minimum standards storm water protection, such as those required by Federal Flood Risk Management Standards;
  - d. Require that the reconstruction of any home built with federal or state resources located in 100-year flood hazard area includes cost-effective mitigation strategies, including the elevation of residential structures and parking areas above the 100-year floodplain or higher, floodproofing lower levels of residential structures, and other methods;
  - e. Use disaster relief funds, such as CDBG-DR, for storm mitigation strategies. For example, these resources could be used for roof hardening, the purchase of shutters, or the installation of hurricane-resistant windows and doors and resilient power systems, including solar + storage microgrid technology that can provide backup power during extended outages; and
  - f. Use alternative requirements for flood insurance that do not penalize low and moderate income people.
7. Promote better coordination among state and local agencies by establishing a central statewide database to consolidate relevant data collected by all local, state and federal agencies involved in disaster response. Data should be available throughout the response/recovery period to federal, state and local governments directly responsible for administering disaster recovery funds.

# Disaster Housing Recovery Coalition Members

*Please note that the enclosed recommendations do not necessarily reflect the official policy or position of all DHRC members.*

## **Puerto Rico Organizations (11)**

Bill's Kitchen  
Casa La Providencia  
Coalición de Coaliciones Pro Personas sin Hogar de PR  
Corporacion La Fondita de Jesus  
Corporación Milagros del Amor  
Fundacion CAF  
Instituto Especial para el Desarrollo Integral del Individuo, la Familia y la Comunidad, Inc.  
Island View Resort  
MAVI-NEADA  
PathStone Community Development Corporation of Puerto Rico  
Taller Salud

## **National Organizations (165)**

African American Health Alliance  
American Academy of Housing and Communities  
American Atheists  
American Baptist Home Mission Societies  
Americans for Financial Reform  
Autistic Self Advocacy Network  
Ballard Spahr  
B'nai B'rith International  
Boston Capital  
CarsonWatch  
Catholic Charities USA  
Center for American Progress  
Center for Community Change  
Center for Popular Democracy  
Center for Public Representation  
Center of the Sisters of the Good Shepherd, National Advocacy  
Center on Budget and Policy Priorities  
Children's Defense Fund  
Children's Health Watch  
Children's Leadership Council  
Coalition on Human Needs  
CohnReznick

Consortium For Citizens With Disabilities Housing Task Force  
Consumer Action  
Corporation for Supportive Housing  
Council of Large Public Housing Authorities  
Council of State Community Development Agencies  
Council on Affordable and Rural Housing  
Davis and Harman  
Demand Progress  
Du and Associates  
ECV Consulting  
Elevate Energy  
Elliott & Sugarman  
Enterprise Community Investment  
Enterprise Community Partners  
Equal Rights Center  
Evangelical Lutheran Church in America, Advocacy Office  
Evangelical Lutheran Good Samaritan Society  
Every Child Matters  
Fahe  
Feeding America  
Grounded Solutions Network  
Habitat For Humanity International  
Hawkins Delafield and Wood  
Hills & Company  
Hispanic Federation  
Holy Spirit Missionary Sisters, USA-JPIC  
HomeFree-USA  
Homes for America  
Housing Advisory Group  
Housing Assistance Council  
Housing Partnership Network  
Housing Up  
ICF International  
Islamic Society Of North America  
Lawyers Committee for Civil Rights Under Law  
LeadingAge  
Local Initiatives Support Corporation  
LOCUS: Responsible Real Estate Developers And Investors  
Love Funding  
Low Income Investment Fund  
Lutheran Services in America Disability Network  
Make Room  
Mercy Housing



Mercy Loan Fund  
Mortgage Bankers Association  
NAACP  
NASTAD  
National Affordable Housing Management Association  
National AIDS Housing Coalition  
National Alliance Of Community Economic Development Associations  
National Alliance of HUD Tenants  
National Alliance on Mental Illness  
National Alliance to End Homelessness  
National Association For County Community And Economic Development  
National Association for Latino Community Asset Builders  
National Association of Affordable Housing Lenders  
National Association of Home Builders  
National Association of Housing and Redevelopment Officials  
National Association of Latino Community Asset Builders  
National Association of Local Housing Finance Agencies  
National Association of Neighborhoods  
National Association of Realtors  
National Association of the Deaf  
National Black Justice Coalition  
National CAPACD  
National Center for Healthy Housing  
National Center for Healthy Housing  
National Center For Transgender Equality  
National Church Residences  
National Coalition for Latinxs with Disabilities  
National Coalition for the Homeless  
National Community Development Association  
National Community Reinvestment Coalition  
National Community Stabilization Trust  
National Congress for Community Economic Development  
National Consumer Law Center  
National Council of Jewish Women  
National Council of State Housing Agencies  
National Council on Independent Living  
National Development Council  
National Disability Rights Network  
National Domestic Violence Hotline  
National Education Association  
National Fair Housing Alliance  
National Health Care For The Homeless Council  
National Housing and Rehabilitation Association

National Housing Conference  
National Housing Institute  
National Housing Law Project  
National Housing Resource Center  
National Housing Trust  
National Institute of Standards and Technology (NIST)  
National Law Center for Homelessness and Poverty  
National League of Cities  
National Leased Housing Association  
National LGBTQ Task Force Action Fund  
National Low Income Housing Coalition  
National Multifamily Housing Council  
National NeighborWorks Association  
National Network to End Domestic Violence  
National Stabilization Trust  
National Urban League  
Natural Resources Defense Council  
NETWORK Lobby for Catholic Social Justice  
Nixon Peabody  
Novogradac & Company  
Oxfam America  
Paralyzed Veterans of America  
Pathstone Corporation  
PolicyLink  
Portlight Inclusive Disaster Strategies  
Poverty & Race Research Action Council  
Poverty and Race Research Action Council  
Presbyterian Church (U.S.A.), Office of Public Witness  
Preservation Of Affordable Housing  
Prosperity Now  
Public Advocates  
Public Housing Authorities Directors Association  
Quadel Consulting & Training  
Rebuilding Together  
Refugees International  
RESULTS  
Right to the City  
Rural Community Assistance Corporation  
Salvation Army  
Sargent Shriver National Center on Poverty Law  
Smart Growth America  
Stewards Of Affordable Housing For The Future

Strategies 360  
 Technical Assistance Collaborative  
 The Arc of the United States  
 The Collingwood Group  
 The Jewish Federations of North America  
 The NHP Foundation  
 The Schiff Group  
 The Sharing Community  
 The Workers Center  
 UnidosUS  
 Universal Living Wage  
 Urban Institute  
 Voices for Civil Justice  
 Volunteers Of America  
 Zigas & Associates

**State and Local Organizations (541)**

Center for Fair Housing	Alabama
Central Alabama Fair Housing Center	Alabama
City of Florence	Alabama
Collaborative Solutions	Alabama
Community Service Programs of West Alabama	Alabama
Fair Housing Center of Northern Alabama	Alabama
Low Income Housing Coalition of Alabama	Alabama
Alaska Community Development Corporation	Alaska
Love INC of the Kenai Peninsula	Alaska
Sitka Community Land Trust	Alaska
Ability360	Arizona
Southwest Fair Housing Council	Arizona
Arizona Housing Coalition	Arkansas
Association of Programs for Rural Independent Living	Arkansas
City of Fort Smith	Arkansas
Housing Authority of Star City	Arkansas
Abode Communities	California
Age Well Senior Services	California
Asian Pacific Institute on Gender-Based Violence	California
California Coalition for Rural Housing	California
California Department of Housing and Community Development	California
California Homeless Youth Project	California
California Housing Consortium	California
California Housing Partnership Corporation	California
California Rural Legal Assistance	California

Center for Sustainable Neighborhoods	California
Colchester Creek	California
County of Napa, Health & Human Services Agency	California
Disability Rights Education and Defense Fund	California
Downtown Women's Center	California
EAH Housing	California
Fair Housing Advocates of Northern California	California
Fair Housing Council of Orange County	California
Fair Housing Council of Riverside County, Inc.	California
Fair Housing Council of the San Fernando Valley	California
Fair Housing Napa Valley	California
Greater Napa Valley Fair Housing Center	California
Housing California	California
Housing Rights Center	California
Inland Fair Housing and Mediation Board	California
Los Arcos	California
Oakland Tenants Union	California
Orange County United Way	California
Project Sentinel	California
PYATOK Architects	California
Redding Pilgrim House	California
Rural Communities Housing Development Corporation	California
Sacramento Regional Coalition to End Homelessness	California
San Diego Housing Commission	California
St. Pete Progressives	California
SV@Home	California
U.S. Veterans Initiative, Homeless Feeding & Housing Services	California
Voces Verdes	California
Western Center on Law and Poverty	California
American Planning Association, Colorado	Colorado
Colorado Coalition For The Homeless	Colorado
Community Restoration Partners	Colorado
Denver Metro Fair Housing Center	Colorado
Denver Relief Consulting	Colorado
Habitat for Humanity of Pueblo	Colorado
Spector and Associates	Colorado
Connecticut Fair Housing Center	Connecticut
Connecticut Housing Coalition	Connecticut
Connecticut Legal Rights Project	Connecticut
Connecticut State Independent Living Council	Connecticut
Greater Hartford Legal Aid	Connecticut
Housing Development Fund	Connecticut
Community Preservation and Development Corporation	DC

DC Coalition Against Domestic Violence	DC
MANNA	DC
North Capitol at Plymouth/Retirement Housing Foundation	DC
Better Homes of Seaford	Delaware
HerStory Ensemble	Delaware
Housing Alliance Delaware	Delaware
Housing Opportunities of Northern Delaware	Delaware
Acts 2 Worship Center	Florida
Affordable Homeownership Foundation	Florida
Bay Area Legal Services	Florida
Beautiful Safe Beginnings	Florida
Bonita Bestcs	Florida
Catalyst Miami	Florida
Central Florida Community Action Agency	Florida
Centro De Ayuda Hispana DbA American Help Center	Florida
City of Pompano Beach	Florida
Collier Resource Center, Inc.	Florida
Community Justice Project	Florida
Community Redevelopment Associates of Florida	Florida
De Hostos Senior Center	Florida
Disability Rights Florida	Florida
Dr. Arthur Boyer Foundation	Florida
El Dorado Recycling	Florida
Fair Housing Center of the Greater Palm Beaches	Florida
Family Matters of Flagler	Florida
First Community Christian Pentecostal Church of God	Florida
Florida Alliance for Assistance Services and Technology	Florida
Florida Alliance of Community Development Corporations	Florida
Florida Asian Services Center	Florida
Florida Department of Children and Families	Florida
Florida Housing Coalition	Florida
Florida Legal Services	Florida
Florida Non-Profit Housing	Florida
Florida Southwestern State	Florida
Florida Student Power Network	Florida
Florida Supportive Housing Coalition	Florida
Good Neighbor Society	Florida
Grace And Truth Community Development Corporation	Florida
H.O.M.E.S., Inc.	Florida
Habitat for Humanity Alachua	Florida
Habitat for Humanity Florida	Florida
Habitat For Humanity Lakeland	Florida
Habitat for Humanity of Hardee County	Florida

Habitat for Humanity of Pinellas Cty	Florida
Hallisky & Davis	Florida
Housing Authority of the City of Fort Myers	Florida
Housing Leadership Council	Florida
Housing Opportunities Project for Excellence	Florida
Indian Horizon Of Florida	Florida
Jacksonville Area Legal Aid	Florida
Jessie Ball Dupont Fund	Florida
Latino Leadership	Florida
Lee County Development Corporation	Florida
Lee County Homeless Coalition	Florida
Legal Services of Greater Miami	Florida
Legal Services of North Florida	Florida
Local Initiatives Support Corporation, Jacksonville	Florida
Meals on Wheels South Florida	Florida
Metro North Community Development Corporation	Florida
Miami Homes For All	Florida
NANAY Community Economic Development Corporation	Florida
New Florida Majority	Florida
New Horizons Of The Treasure Coast	Florida
New Smyrna Beach Housing Authority	Florida
Organize Florida	Florida
Pahokee Housing Authority	Florida
Personal Growth Center	Florida
Pro Source Real Estate And Property Service	Florida
Rebuilding Together Miami-Dade	Florida
Refuge Ministries of Tampa Bay/International	Florida
Religious Of The Sacred Heart Of Mary	Florida
Samuel's House	Florida
SEIU Florida	Florida
South Florida Board of Realtists	Florida
South Florida Community Development Coalition	Florida
St. Johns Housing	Florida
St. Petersburg Neighborhood Housing Services, Inc. dba Neighborhood Home Solutions	Florida
Synergy Center	Florida
Tallahassee Housing Authority	Florida
Tayan Alliances	Florida
The Farmworker Association of Florida	Florida
The Hendrickson Company	Florida
Three Rivers Legal Services	Florida
United Way of Florida	Florida
United Way South Sarasota County	Florida

Wealth Watchers	Florida
Winter Haven Housing Authority	Florida
Youth and Family Alternatives	Florida
On the Grid Community Solutions	Florida
AIG Global Real Estate	Georgia
Community Outreach Training Center	Georgia
Fuller Center for Housing	Georgia
Georgia Advancing Communities Together	Georgia
Georgia Coalition Against Domestic Violence	Georgia
JCVision and Associates	Georgia
KFB Business Consultants	Georgia
Metro Atlanta Task Force for the Homeless	Georgia
Metro Fair Housing Services	Georgia
Our Fine Arts These	Georgia
Poz Military Veterans USA	Georgia
Savannah-Chatham County Fair Housing Council, Inc.	Georgia
Standup For Kids	Georgia
The CHOW Project	Hawaii
City of Nampa	Idaho
Intermountain Fair Housing Council	Idaho
Living Independence Network Corporation	Idaho
South Central Community Action Partnership	Idaho
Access Living of Metropolitan Chicago	Illinois
Aurora Housing Authority	Illinois
Chicago Area Fair Housing Alliance	Illinois
Chicago Urban League	Illinois
CK and Associates	Illinois
Hispanic Housing Development Corporation	Illinois
HOPE Fair Housing Center	Illinois
Housing Action Illinois	Illinois
Housing Choice Partners	Illinois
Latin United Community Housing Association	Illinois
Open Communities	Illinois
Park Ridge Housing Initiative	Illinois
Provincial Council Clerics of St. Viator	Illinois
South Suburban Housing Center	Illinois
The Resurrection Project	Illinois
Valerie S. Kretchmer Associates	Illinois
Bridges to Leadership	Indiana
Fair Housing Center of Central Indiana	Indiana
God's Helping Hand	Indiana
Habitat for Humanity of Elkhart County	Indiana
Lake County, Department of Community Economic Development	Indiana

Polk County Housing Trust Fund	Iowa
Ellsworth Housing Authority	Kansas
Unified Government of Wyandotte County/Kansas City	Kansas
First World Architects Studio	Kentucky
Stephanie Sweeney & Associates	Kentucky
Alembic Community Development	Louisiana
Blueprints Consulting	Louisiana
Cenla Community Action Committee	Louisiana
East Baton Rouge Redevelopment Authority	Louisiana
EXP Realty LLC	Louisiana
GL Realty Group LLC	Louisiana
Greater New Orleans Fair Housing Action Center	Louisiana
Greater New Orleans Housing Alliance	Louisiana
Jane Place Neighborhood Sustainability Initiative	Louisiana
Louisiana Budget Project	Louisiana
Lower 9th Ward Homeownership Association	Louisiana
Mental Health America of Louisiana	Louisiana
MQVN Community Development Corporation	Louisiana
Providence Community Housing	Louisiana
Re/Max First	Louisiana
Sapience Strategies	Louisiana
Avesta Housing	Maine
CEI	Maine
Freeport Housing Trust	Maine
Maine Affordable Housing Coalition	Maine
Abt Associates	Maryland
Advocacy and Training Center	Maryland
Alabaster	Maryland
Asian-American Homeownership Counseling	Maryland
Autism Women's Network	Maryland
Baltimore Neighborhoods	Maryland
Coalition Homes, Inc.	Maryland
Congregation of Our Lady of Charity of the Good Shepherd, US Provinces	Maryland
Du & Associates	Maryland
Maryland Affordable Housing Coalition	Maryland
Montgomery County Housing Opportunity Council	Maryland
Montgomery Housing Partnership	Maryland
Partnership for Inclusive Disaster Strategies	Maryland
Project PLASE	Maryland
Racial and Ethnic Health Disparities Coalition	Maryland
Swift Thomas & Kemp Development Group	Maryland
The Cave Institute	Maryland
Urban Atlantic	Maryland



Xaverian Brothers	Maryland
Birch Island Real Estate Consulting	Massachusetts
Corcoran Jennison Management LLC	Massachusetts
Edward A. Thomas Esq., LLC	Massachusetts
Homes for Families	Massachusetts
Massachusetts Association of Community Development Corporations	Massachusetts
Massachusetts Fair Housing Center	Massachusetts
Massachusetts Law Reform Institute	Massachusetts
Massachusetts YouthBuild Coalition	Massachusetts
Montgomery County Coalition for the Homeless	Massachusetts
Natural Hazard Mitigation Association	Massachusetts
RoundStone Group	Massachusetts
The North Shore Moving Market	Massachusetts
Uniting Citizens for Affordable Housing in Newton	Massachusetts
Building Families First Community Organization	Michigan
Financial Justice Coalition	Michigan
Habitat for Humanity Northeast Michigan	Michigan
Michigan Community Reinvestment Coalition	Michigan
Michigan Historic Preservation Network	Michigan
Michigan State University, College of Law, Housing Law Clinic	Michigan
Casa de Esperanza: National Latin@ Network for Healthy Families and Communities	
Integrated Community Solutions	Minnesota
Metropolitan Fair Housing Council of Oklahoma	Minnesota
Metropolitan Interfaith Council on Affordable Housing	Minnesota
Minnesota Housing Partnership	Minnesota
Our Spring Lake Store	Minnesota
Better Family Life	Missouri
Community LINC	Missouri
Empower Missouri	Missouri
Greater Kansas City Housing Information Center	Missouri
ADAPT Montana	Montana
Friend Housing Authority	Nebraska
Sisters of Mercy West Midwest Justice Team	Nebraska
ACTIONN	Nevada
Advocates for Peace and Social Justice	New Jersey
City of Jersey City, Community Development	New Jersey
Consumer Credit and Budget Counseling, Inc d/b/a National Foundation for Debt Management	
Fair Share Housing Center of New Jersey	New Jersey
Habitat for Humanity Northern Ocean	New Jersey
Hamilton Partnership for Paterson	New Jersey
Housing Community Development Network of New Jersey	New Jersey

Jersey City, Office of Community Development	New Jersey
Manufactured Home Owners Association of New Jersey	New Jersey
Monarch Housing Associate	New Jersey
New Jersey Association on Correction	New Jersey
New Jersey Tenants Organization	New Jersey
New Mexico Coalition To End Homelessness	New Mexico
Alliance Against Homeless of Bergen County	New York
Alternatives Federal Credit Union	New York
Arbor Housing And Development	New York
ARC Foundation	New York
Care for the Homeless	New York
Carroll Gardens Association	New York
Center for New York City Neighborhoods	New York
Central Oklahoma Commercial Association of REALTORS	New York
Central Park Gardens Tenants' Association	New York
Chhaya Community Development Corporation	New York
City of Mt. Vernon, Continuum of Care	New York
CLUSTER Community Services	New York
CNY Fair Housing	New York
Coalition for the Homeless	New York
Columba Kavanagh House	New York
Community Access	New York
Community Development Futures	New York
Community League of the Heights	New York
Community Solutions	New York
Coordinated Care Services, Inc.	New York
Delos	New York
Disabled in Action of Greater Syracuse	New York
Empire Justice Center	New York
Fair Housing Justice Center	New York
Family of Woodstock	New York
Flatbush Development Corporation	New York
Geel Community Services	New York
Good Shepherd Services	New York
Habitat for Humanity New York City	New York
Habitat for Humanity of Ontario County	New York
Habitat for Humanity of Tompkins and Cortland Counties	New York
Hellenic American Neighborhood Action Committee	New York
Housing Help	New York
Hudson River Housing	New York
Human Development Services of Westchester	New York
Independent Living Center of the Hudson Valley	New York
Lantern Community Services	New York

Local Initiatives Support Corporation, New York City	New York
Long Island Housing Services	New York
Make the Road New York	New York
Mohawk Valley Housing and Homeless Coalition	New York
Morningside Heights Multi-Cultural Tenants Organization	New York
NAACP, Mid-Manhattan Branch	New York
Neighborhood Housing Services of Jamaica, Inc.	New York
Neighborhood Preservation Coalition of New York State	New York
New York Association on Independent Living	New York
New York City Housing Development Corporation	New York
New York Democratic County Committee	New York
New York Housing Coalition of Chemung County	New York
New York Housing Conference	New York
New York State Homes and Community Renewal	New York
New York State Rural Advocates	New York
New York State Tenants and Neighbors Coalition	New York
Newburgh Housing Authority	New York
Northeast Hawley Development Association, Inc.	New York
Northern Regional Center For Independent Living	New York
Pathstone Corporation	New York
Program Design and Development	New York
Project Hospitality	New York
Public Housing Communities	New York
Rebuilding Together New York City	New York
Rensselaer County Housing Resources	New York
Rensselaer Housing Authority	New York
Resource Center for Independent Living	New York
Rochester/Monroe County Homeless Continuum of Care, Inc.	New York
RUPCO	New York
Rural Housing Opportunities Corporation	New York
Rutgers Resident Council	New York
South Country Community Land Trust	New York
Southern Tier Independence Center	New York
Southside United Housing Development Corporation	New York
Supportive Housing Network Of New York	New York
The Ali Forney Center	New York
The Community Preservation Corporation	New York
The Guidance Center of Westchester	New York
The Housing Council at PathStone	New York
Town of Hamburg	New York
Troy Rehabilitation and Improvement Program	New York
Westgate Tenants Association @ Stonehenge Village	New York
YWCA of Rochester and Monroe County	New York

YWCA of Syracuse and Onondaga County	New York
YWCA of the Greater Capital Region	New York
Center for Puerto Rican Studies	New York
Brock Ventures	North Carolina
Disability Rights, Education, Activism, and Mentoring (DREAM)	North Carolina
Financial Pathways of the Piedmont	North Carolina
Habitat for Humanity Wilson Area	North Carolina
Housing Authority of the City of High Point	North Carolina
North Carolina Housing Coalition	North Carolina
Minot Area Homeless Coalition	North Dakota
Affordable Housing Alliance of Central Ohio	Ohio
Central Ohio Fair Housing Association	Ohio
Cleveland Tenants Organization	Ohio
Coalition on Homelessness and Housing in Oklahoma	Ohio
Council For Health & Human Service Ministries, United Church Of Christ	Ohio
Fair Housing Advocates Association	Ohio
Fair Housing Center of Toledo	Ohio
Fair Housing Resource Center	Ohio
Housing Research & Advocacy Center	Ohio
Miami Valley Fair Housing Center	Ohio
Sisters of Charity	Ohio
The Partnership Center	Ohio
YMCA Columbus	Ohio
DeBruler, Inc.	Oklahoma
Baker Schonchin Holdings Corporation	Oregon
Northwest Consumer Affairs	Oregon
ROSE Community Development	Oregon
Allentown Housing Authority	Pennsylvania
Beaver County Behavioral Health	Pennsylvania
Capreit	Pennsylvania
Catholic Social Services Scranton	Pennsylvania
Housing Equality Center of Pennsylvania	Pennsylvania
Integra Home Counseling	Pennsylvania
Interfaith Housing Assistance Corporation of Chester County	Pennsylvania
Liberty Resource	Pennsylvania
National Resource Center on Domestic Violence	Pennsylvania
Nazareth Housing Services	Pennsylvania
Pennsylvania Association of Housing & Redevelopment Agencies	Pennsylvania
Scranton Counseling Center	Pennsylvania
Uptown Partners of Pittsburgh	Pennsylvania
HousingWorks Rhode Island	Rhode Island
County of Lexington, Community Development	South Carolina
Development Steps	South Carolina

Habitat for Humanity Abbeville/McCormick Counties	South Carolina
Habitat for Humanity Aiken County	South Carolina
Habitat for Humanity of Cherokee Co	South Carolina
Habitat for Humanity of Kershaw County	South Carolina
Habitat for Humanity of Spartanburg	South Carolina
Habitat for Humanity of York County	South Carolina
South Carolina Association of Habitat Affiliates	South Carolina
Erwin Housing Authority	Tennessee
GAP Community Development Resources	Tennessee
New Level Community Development Corporation	Tennessee
Shield	Tennessee
The Fifteenth Avenue Baptist Community Development Corporation	Tennessee
Accessible Housing Austin!	Texas
Accessible Housing Resources	Texas
Advocacy Outreach	Texas
Atlantic Housing Foundation	Texas
Austin Community Design & Development Center	Texas
Austin Habitat for Humanity	Texas
Austin Housing Coalition	Texas
Austin Tenants Council	Texas
Cambridge Development Group	Texas
Career and Recovery Resources	Texas
Catholic Charities of the Archdiocese of Galveston-Houston	Texas
Center for Public Policy Priorities	Texas
Center For Transforming Lives	Texas
City of Amarillo	Texas
City of Beaumont	Texas
City of Corpus Christi	Texas
City of Galveston	Texas
City of Garland	Texas
City of Houston, Housing and Community Development	Texas
City of McAllen	Texas
City of Pasadena	Texas
City of Plano	Texas
City of Rockport	Texas
Coalition For The Homeless of Houston/Harris County	Texas
County of Hidalgo, Texas	Texas
Covenant Community Capital	Texas
Del Rio Housing Authority	Texas
Dental Health Arlington	Texas
Easter Seals Greater Houston	Texas
ECHOS	Texas
Family Restoration and Economic Empowerment	Texas

Greater Houston Fair Housing Center	Texas
Greater Houston Partnership	Texas
Guadalupe Neighborhood Development Corporation	Texas
HARC Research	Texas
Harris County, Office of Homeland Security and Emergency Management	Texas
House the Homeless	Texas
Housing Channel	Texas
Housing for Houston	Texas
Houston Center For Independent Living	Texas
Houston Housing Authority	Texas
Humble Area Assistance Ministries	Texas
I Am Pleased Development Center	Texas
Inclusive Communities Project	Texas
La Union Del Pueblo Entero	Texas
Local Initiatives Support Corporation, Houston	Texas
Local Initiatives Support Corporation, San Antonio	Texas
Lone Star Legal Aid	Texas
Meals on Wheels of Tarrant County	Texas
Meals on Wheels Texas	Texas
Mid-Coast Family Services	Texas
My Brother's Keeper Outreach Center	Texas
National Alliance on Mental Illness, Abilene	Texas
Neighborworks Laredo	Texas
New Hope Housing	Texas
North Texas Fair Housing Center	Texas
Northwest Assistance Ministries	Texas
Project LIFT	Texas
Proyecto Azteca	Texas
RAISE Texas	Texas
Rebekah Baines Johnson Center	Texas
San Antonio Coalition For Veterans And Families	Texas
San Antonio Housing Authority	Texas
Shell Center for Sustainability, Rice University	Texas
Texas A&M University	Texas
Texas Affiliation of Affordable Housing Providers	Texas
Texas Appleseed	Texas
Texas Association of Community Development Corporations	Texas
Texas Homeless Network	Texas
Texas Housers	Texas
Texas Organizing Project	Texas
Texas Tenants' Union	Texas
True Casa Consulting	Texas
Valley AIDS Council	Texas

Volunteers of America, Texas	Texas
Waco Community Development	Texas
Waco Housing Authority	Texas
Crossroads Urban Center	Utah
Family Promise	Utah
Salt Lake City County, Continuum of Care	Utah
Salt Lake Homeless Coordinating Council	Utah
Utah Housing Coalition	Utah
Brattleboro Area Affordable Housing	Vermont
Housing Vermont	Vermont
Randolph Area Community Development Corporation	Vermont
RuralEdge	Vermont
Vermont Affordable Housing Coalition	Vermont
U.S. Virgin Islands Housing Authority	Virgin Islands
Community Housing Partners	Virginia
Habitat for Humanity Farmville Area	Virginia
Habitat for Humanity Virginia	Virginia
Housing Opportunities Made Equal of Virginia	Virginia
Piedmont Housing Alliance	Virginia
Prosperity Housing	Virginia
SP Group LLC	Virginia
Virginia Housing Alliance	Virginia
Catholic Charities Housing Services of Yakima	Washington
Design Research	Washington
Fair Housing Center of Washington	Washington
Gethsemane Lutheran Church	Washington
Greenfield Institute	Washington
Homeward Bound Community Land Trust	Washington
OPAL Community Land Trust	Washington
Seattle/King County Coalition on Homelessness	Washington
Tenants Union of Washington State	Washington
Washington Low Income Housing Alliance	Washington
Whatcom Skagit Housing	Washington
Central Appalachia Empowerment Zone of West Virginia	West Virginia
Mountain Hospice	West Virginia
Affordable Housing Action Alliance	Wisconsin
Commonwealth Companies	Wisconsin
Hirsch Group Architecture	Wisconsin
IndependenceFirst	Wisconsin
Middleton Outreach Ministry	Wisconsin
Tenant Resource Center	Wisconsin
Winnebago County Housing Authority	Wisconsin
Wisconsin Coalition of Independent Living Centers	Wisconsin

Wisconsin Partnership for Housing Development  
Wyoming Coalition for the Homeless

Wisconsin  
Wyoming