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

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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
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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
Winter Haven Housing Authority
Youth and Family Alternatives
On the Grid Community Solutions
AIG Global Real Estate
Community Outreach Training Center
Fuller Center for Housing
Georgia Advancing Communities Together
Georgia Coalition Against Domestic Violence
JCVision and Associates
KFB Business Consultants
Metro Atlanta Task Force for the Homeless
Metro Fair Housing Services
Our Fine Arts These
Poz Military Veterans USA
Savannah-Chatham County Fair Housing Council, Inc.
Standup For Kids
The CHOW Project
City of Nampa
Intermountain Fair Housing Council
Living Independence Network Corporation
South Central Community Action Partnership
Access Living of Metropolitan Chicago
Aurora Housing Authority
Chicago Area Fair Housing Alliance
Chicago Urban League
CK and Associates
Hispanic Housing Development Corporation
HOPE Fair Housing Center
Housing Action Illinois
Housing Choice Partners
Latin United Community Housing Association
Open Communities
Park Ridge Housing Initiative
Provincial Council Clerics of St. Viator
South Suburban Housing Center
The Resurrection Project
Valerie S. Kretchmer Associates
Bridges to Leadership
Fair Housing Center of Central Indiana
God's Helping Hand
Habitat for Humanity of Elkhart County
Lake County, Department of Community Economic Development
Polk County Housing Trust Fund
Ellsworth Housing Authority
Unified Government of Wyandotte County/Kansas City
First World Architects Studio
Stephanie Sweeney & Associates
Alembic Community Development
Blueprints Consulting
Cenla Community Action Committee
East Baton Rouge Redevelopment Authority
EXP Realty LLC
GL Realty Group LLC
Greater New Orleans Fair Housing Action Center
Greater New Orleans Housing Alliance
Jane Place Neighborhood Sustainability Initiative
Louisiana Budget Project
Lower 9th Ward Homeownership Association
Mental Health America of Louisiana
MQVN Community Development Corporation
Providence Community Housing
Re/Max First
Sapience Strategies
Avesta Housing
CEI
Freeport Housing Trust
Maine Affordable Housing Coalition
Abt Associates
Advocacy and Training Center
Alabaster
Asian-American Homeownership Counseling
Autism Women's Network
Baltimore Neighborhoods
Coalition Homes, Inc.
Congregation of Our Lady of Charity of the Good Shepherd, US Provinces
Du & Associates
Maryland Affordable Housing Coalition
Montgomery County Housing Opportunity Council
Montgomery Housing Partnership
Partnership for Inclusive Disaster Strategies
Project PLASE
Racial and Ethnic Health Disparities Coalition
Swift Thomas & Kemp Development Group
The Cave Institute
Urban Atlantic
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  Minnesota
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  New Jersey
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
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Local Initiatives Support Corporation, New York City
Long Island Housing Services
Make the Road New York
Mohawk Valley Housing and Homeless Coalition
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NAACP, Mid-Manhattan Branch
Neighborhood Housing Services of Jamaica, Inc.
Neighborhood Preservation Coalition of New York State
New York Association on Independent Living
New York City Housing Development Corporation
New York Democratic County Committee
New York Housing Coalition of Chemung County
New York Housing Conference
New York State Homes and Community Renewal
New York State Rural Advocates
New York State Tenants and Neighbors Coalition
Newburgh Housing Authority
Northeast Hawley Development Association, Inc.
Northern Regional Center For Independent Living
Pathstone Corporation
Program Design and Development
Project Hospitality
Public Housing Communities
Rebuilding Together New York City
Rensselaer County Housing Resources
Rensselaer Housing Authority
Resource Center for Independent Living
Rochester/Monroe County Homeless Continuum of Care, Inc.
RUPCO
Rural Housing Opportunities Corporation
Rutgers Resident Council
South Country Community Land Trust
Southern Tier Independence Center
Southside United Housing Development Corporation
Supportive Housing Network Of New York
The Ali Forney Center
The Community Preservation Corporation
The Guidance Center of Westchester
The Housing Council at PathStone
Town of Hamburg
Troy Rehabilitation and Improvement Program
Westgate Tenants Association @ Stonehenge Village
YWCA of Rochester and Monroe County
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Habitat for Humanity Abbeville/McCormick Counties
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Habitat for Humanity of Spartanburg
Habitat for Humanity of York County
South Carolina Association of Habitat Affiliates
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GAP Community Development Resources
New Level Community Development Corporation
Shield
The Fifteenth Avenue Baptist Community Development Corporation
Accessible Housing Austin!
Accessible Housing Resources
Advocacy Outreach
Atlantic Housing Foundation
Austin Community Design & Development Center
Austin Habitat for Humanity
Austin Housing Coalition
Austin Tenants Council
Cambridge Development Group
Career and Recovery Resources
Catholic Charities of the Archdiocese of Galveston-Houston
Center for Public Policy Priorities
Center For Transforming Lives
City of Amarillo
City of Beaumont
City of Corpus Christi
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City of Garland
City of Houston, Housing and Community Development
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County of Hidalgo, Texas
Covenant Community Capital
Del Rio Housing Authority
Dental Health Arlington
Easter Seals Greater Houston
ECHOS
Family Restoration and Economic Empowerment
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