



**Strengthening Neighborhoods.  
Improving Lives.**

**Council of Large Public Housing Authorities**

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December 20, 2016

Mr. Antonio Perez  
Secretary-Executive Director  
Housing Authority of the City of Milwaukee  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Perez,

*Tony*

*many thanks for your support  
this year and for your  
leadership on the  
board! S*

Your support in 2016 was critical in helping CLPHA continue its fight for the resources and policies essential to your mission to serve as many vulnerable individuals and families in your community as possible. Now more than ever, membership in CLPHA supports large housing authorities in improving life outcomes for families, from expanding and extending the Moving to Work (MTW) and Rental Assistance Demonstration (RAD) programs to strengthening cross-sector partnerships through the *Housing Is* initiative.

We are currently navigating uncharted waters as we approach 2017, preparing to work with a new administration and Congress. Maintaining funding at the highest possible levels is a critical priority for CLPHA. As the only organization focused exclusively on the concerns of the nation's largest housing authorities, CLPHA continues to advocate for adequate funding, regulatory relief and innovative programs. CLPHA membership also offers unmatched opportunities to interact with peers, industry experts, policy makers and leaders from other sectors. We amplify your voice to the news media and to decision makers, highlighting your successes and challenges.

CLPHA is committed to building cross-sector coalitions and partnerships at the national and local level, to increasing housing and funding opportunities, and to improving life outcomes for low-income residents. Our path-breaking work to facilitate partnerships between housing authorities, school districts and community education stakeholders will continue to grow in 2017 with support from the Gates and MacArthur Foundations. We will also be expanding our systems alignment work to the health sector over the next three years with support from the Kresge Foundation, focusing on better aligning housing, healthcare, and supportive services that can lead to more effective allocation of healthcare dollars, increased investment in housing opportunities, and improved health outcomes for low income families and seniors.

To better serve our members and to provide additional support for our systems alignment work, CLPHA will launch two new online platforms in early 2017. The *HousingIs.org* website will be a community engagement hub and online cross-sector clearinghouse designed to support the overall *Housing Is* initiative by promoting collaboration, expanding partnerships, and serving as a virtual gathering place for a rapidly expanding community of practice in the housing, education and health sectors. The

*CLPHA.org* website will introduce new members-only features that will allow users to interact more directly with our online services and resources, including legislative information, press materials and member highlights. The new websites, along with our conferences, webinars, newsletters and exclusive member updates, will enable CLPHA to continue to provide critical information to our members and encourage information sharing between them.

Also coming in early 2017 will be an MTW Boot Camp for CLPHA members considering applying for MTW or learning more about MTW initiatives. We expect the HUD notice soliciting MTW applications to be issued in January. The full-day session is scheduled for February 23 in Washington, D.C. Interactive sessions will be led by seasoned CLPHA members with years of experience designing and implementing MTW initiatives.

Here are some highlights of CLPHA's 2016 activities on your behalf:

### **Legislation**

- Advocated for full funding of the FY 2017 public housing and Section 8 accounts.
- Worked closely with Rep. Luetkemeyer (R-MO) on the Housing Opportunity Through Modernization Act of 2016 (HOTMA) to ensure passage. After unanimous support in the House and Senate, HOTMA was signed into law in July. The bill improves the Section 8 Project-Based Voucher (PBV) program by allowing housing authorities to: project-base up to 20 percent of their authorized voucher allocation with up to an additional 10 percent for targeted populations; manage waiting lists for PBV units or to permit site-specific waiting lists managed by owners; provide PBV assistance to improve, develop or replace a property that it owns or controls without having to use a competitive process; and extend the permissible term of PBV contracts and extensions from 15 to 20 years.
- Successfully advocated for expansion of MTW to an additional 100 agencies and a ten-year extension for the current 39 MTW agencies. As many as 19 CLPHA members could become MTW agencies.
- Worked with House Majority Leader Kevin McCarthy's office on legislation, H.R. 5137 The Moving to Work (MTW) Reformation and Expansion Act, to significantly expand and reform the MTW program.

### **Section 8**

- Successfully advocated for changes to HUD's proposed Small Area Fair Market Rents (SAFMRs) rule. CLPHA coordinated input from members and their elected officials in comments to HUD raising concerns that the rule would likely: introduce cost and administrative burdens; negatively impact landlord participation; jeopardize project-based voucher projects; and serve fewer families in tight rental markets. As a result of these coordinated efforts, HUD revised the rule to address low vacancy/tight markets and rent reasonableness.

### **Systems Alignment/Partnerships**

- Convened the second national Affordable Housing & Education Summit where 120 attendees gathered to share progress on the ways housing and education experts are working together to improve outcomes for low-income children and families. Summit attendees included housing providers, education experts, foundation representatives, congressional staff, federal agency



officials from Health & Human Services, USDA, HUD, and the Department of Education. CLPHA unveiled a preliminary data-sharing agreement template to facilitate partnerships between housing and education providers and will be seeking support from federal agencies to widely implement data sharing agreements.

- Advised Sen. Patty Murray (D-WA) and her staff on developing the Affordable Housing for Educational Achievement Demonstration (AHEAD) Act. This legislation, based on the innovative work of Washington housing authorities, incentivizes partnerships between housing authorities and school districts to reduce and prevent homelessness for low-income children, and improves educational outcomes. Sen. Murray's office expects to introduce the AHEAD Act in January 2017.
- Served as ACTION Campaign Steering Committee member, a coalition of national, state and local organizations and businesses working to address the severe shortage of affordable rental housing by protecting, expanding and strengthening the Low-Income Housing Tax Credit. CLPHA is working with ACTION to reintroduce and support passage of S. 2962, the Affordable Housing Credit Improvement Act of 2016 that significantly expands access to tax credits.

#### **Rental Assistance Demonstration**

- Established the RAD Collaborative with strategic partners to develop a community of practice and network for PHAs and partners pursuing RAD.
- Organized two RAD Practice Day conferences in 2016 attended by over 200 housing authority staff, HUD officials, partners and other practitioners to discuss best practices, provide input to HUD officials and identify opportunities to streamline and improve RAD implementation.
- Analyzed and submitted formal comments to HUD on proposed RAD notices and maintained dialog with senior HUD staff on RAD implementation issues impacting CLPHA members.
- Submitted guidance regarding general RAD implementation and specific topics, such as fair housing and relocation.
- Created RADCollaborative.org website to serve as an online resource and information sharing hub for the RAD community of practice.

At CLPHA, our goal is to always be worthy of our members. We strive to be cost-conscious in order to bring the most value to your membership. Enclosed is our invoice for 2017 membership dues, which includes a modest two percent increase, approved by the CLPHA board. Our dues are calculated based on the combined number of public housing and voucher units that each PHA manages and operates according to the HUD PIC system.

We appreciate your continued support of CLPHA. On your behalf, we will continue to aggressively advocate for your priorities at HUD and on Capitol Hill, and to expand our list of partners across sectors. If you have questions or require additional information, please do not hesitate to contact me. I look forward to working with you in 2017!

Sincerely,



Sunia Zaterman  
Executive Director