



Council of Large Public Housing Authorities

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

Dear Mr. Perez,

As we near the end of 2018, a political whirlwind of a year punctuated by legislative and regulatory victories for public and affordable housing, I would like to take a moment to highlight the outstanding advocacy, original research, cross-sector collaborations, and programmatic initiatives accomplished by CLPHA on your behalf, and with your support, over the last 12 months.

But first, allow me to underscore a message shared by a HUD Senior Advisor during remarks at our Fall Membership Meeting: "CLPHA has consistently brought the big ideas of what should change in public housing."

This one sentence captures the essence of who we are: a visionary organization that champions innovation, collaboration, and practitioner-informed research to support the current and future needs of the nation's largest housing authorities. CLPHA is the leading industry voice for programs like RAD and MTW that give PHAs the flexibility to develop local solutions for local housing challenges.

This summer, CLPHA began a series of regional RAD convenings beginning with an event in Ohio, and we are planning a number of other convenings in the coming year. In October, CLPHA co-hosted the Seventh National Housing Mobility Conference with PRRAC and Mobility Works to unite leading national researchers, policy experts, and practitioners to learn and share best practices for improved and expanded housing mobility initiatives. Additionally, CLPHA, in collaboration with the MTW Steering Committee, will manage a new MTW policy manager to support MTW agencies.

CLPHA's work is changing the dialogue on the central importance of housing as a foundation for improving life outcomes. In May, we introduced a health track to our fourth transformative *Housing Is* Summit and brought together more than 260 professionals from the housing, education, and health sectors to break down the silos between systems that all seek to serve low-income individuals, families, and communities.

The annual event ties together our work at the intersections of housing, education, and health, which are supported by foundations including Gates, Kresge, and Robert Wood Johnson. We were most recently awarded a two-year grant from Funders for Housing and Opportunity to support the 2019

Summit, ongoing education webinars, the housingis.org online clearinghouse, and to strengthen strategic partnerships across sectors.

As we expand the national conversation about affordable housing to include non-traditional allies, CLPHA will continue to elevate the voices of our member PHAs whose innovations are reinventing the role of housing authorities in their communities.

As an organization, our goal is to always be worthy of our members—smart and dedicated affordable housing professionals who have committed themselves to providing homes to some of the nation's hardest-to-house families and individuals.

We also strive to be cost-conscious in order to bring the most value to your membership. Enclosed is our invoice for 2019 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 units, vouchers, and RAD units that each PHA manages and operates.

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. Please take some time to review the attached compilation of accomplishments from the past 12 months—I know you will be proud of CLPHA's achievements.

If you have questions or require additional information, please do not hesitate to contact me. I look forward to working with you in 2019!

Sincerely,



Sunia Zatterman
Executive Director

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

CLPHA AT WORK 2018 HIGHLIGHTS

Over the last 12 months, on your behalf, and with your support, CLPHA advanced our mission through outstanding advocacy, original research, cross-sector collaboration, events, and member engagement to solve local housing challenges and create communities of opportunity.

ADVOCACY

- *CONGRESSIONAL PUBLIC HOUSING CAUCUS* CLPHA conceived and helped establish the Congressional Public Housing Caucus with key Members of Congress. CLPHA is working closely with the Caucus Co-Chairs to develop and plan its agenda, as well as building up its membership. The goal of the Caucus is to organize and coordinate support for public housing programs.
- *HUD FY18 OMNIBUS FUNDING* CLPHA successfully advocated for increases to the Capital Fund in the FY18 omnibus funding bill; lifting the RAD cap from 225,000 to 455,000 units; and strengthening the Low-Income Housing Tax Credit (LIHTC) program.
- *HUD FY19 BUDGET REQUEST* CLPHA vigorously opposed the Administration's proposal to completely eliminate all funding in FY19 for the Public Housing Capital Fund, Choice Neighborhoods Initiative, HOME, CDBG, Housing Trust Fund, and other programs. CLPHA also prevented slashing funding for the Public Housing Operating Fund by over \$1 billion from the previous year's request.
- *TAX REFORM LEGISLATION* CLPHA and other stakeholders were able to successfully preserve and protect private activity bonds—including multifamily housing bonds, historic preservation tax credits, new markets tax credits, and LIHTCs in HR 1, the most far-reaching tax reform legislation in over three decades. CLPHA, as a steering committee member of the ACTION Campaign, was at the forefront of advocacy and education efforts on the issues as they affect housing authorities.
- *OPIOID LEGISLATION* Bolstered by CLPHA staff's public health expertise, CLPHA's legislative team defeated legislation that sought to address the opioid epidemic with onerous rules for PHAs and entities that administer Housing Choice Vouchers.

- **CONGRESSIONAL BRIEFING ON MTW** CLPHA hosted a congressional briefing on the Moving to Work (MTW) program findings from a recent study to identify and test a series of performance indicators to track the performance of MTW programs in advancing core goals. The study provided the first-ever attempt to quantify the impact of these efforts across MTW agencies and, through a quasi-experimental design, compare them to outcomes for a similar set of peer agencies.
- **CONGRESSIONAL TESTIMONY** CLPHA Vice President Jeffery Patterson testified before the U.S. House of Representatives Committee on Financial Services' Subcommittee on Housing and Insurance at a hearing examining how HUD programs remedy unsafe living conditions caused by health hazards such as lead-based paint and mold.
- **ACC WITHDRAWAL** In response to advocacy efforts by CLPHA, HUD withdrew the revised Annual Contributions Contract (ACC) and will follow notice and comment process.
- **FAMILY SELF-SUFFICIENCY PROGRAM** CLPHA pushed back against HUD's proposed measurement system for the FSS program and successfully advocated for a year-long advisory period to allow PHAs to adapt to the new system.
- **RFIF INFLATION FACTOR** CLPHA persuaded HUD to backtrack on its proposal to exclude PHA-sponsored surveys from determining the RFIF inflation factor.

ORIGINAL RESEARCH

- **ECONOMIC IMPACT OF PUBLIC HOUSING** In October, CLPHA released new research conducted by Econsult Solutions that shows PHAs generate and induce multiple streams of economic activity benefitting those who reside in public housing, as well as local employers, governments, and industries. *The Economic Impact of Public Housing: Ongoing Investment with Wide Reaching Returns* highlights four key findings about public housing as an economic driver, as workforce housing, as a long-term investment, and as a tax revenue generator. The data provide compelling evidence for advocacy on funding, policies, and possible infrastructure legislation in the 116th Congress.

View the report online at: clpha.org/EconomicImpact

- **HEALTH STARTS AT HOME** In May, CLPHA and *Housing Is* released *Health Starts at Home: A National Snapshot of Public Housing Authorities' Health Partnerships*, which provides the first national snapshot of the health partnerships PHAs engage in and the health initiatives they manage. The initial findings of the CLPHA member survey were also released in an edition of *Cityscape*, HUD's policy and research journal. In late August, CLPHA highlighted the results in a webinar for over 170 attendees who also discussed successful models of partnership and popular priorities.

View the report online at: clpha.org/HealthStartsAtHome

CROSS-SECTOR COLLABORATION

- *NATIONAL HOUSING & EDUCATION COLLABORATION* *Housing Is* kickstarted a new coalition of organizations comprised of Partnership for Children & Youth, Stewards of Affordable Housing for the Future, the Campaign for Grade-Level Reading, and NeighborWorks to determine a joint project aimed at improving educational outcomes for low-income residents.
- *ALIGNING HOUSING AND HEALTH PROJECT* For the first time, CLPHA awarded planning grants to CLPHA members for a cross-sector project with the Corporation for Supportive Housing (CSH) and UnitedHealthcare aimed at aligning systems to improve health outcomes. The project is funded with a grant from the Robert Wood Johnson Foundation.

EVENTS

- *CIO CONVENING* CLPHA held its first convening of Chief Information Officers (CIOs) concurrent with the Fall Membership Meeting. IT leaders from 30 CLPHA member PHAs attended the event focused on information technology topics. Attendees voted unanimously to request the CLPHA leadership include an IT track as a part of next fall's membership meeting.
- *HOUSING IS SUMMIT* Over 260 attendees participated in CLPHA's fourth annual *Housing Is* Summit in May. The event introduced a health track for the first time this year. Representatives from the housing, education, health, academic, government, and foundation sectors led sessions, shared expertise, asked questions, made connections, and learned from peers on how to improve life outcomes for low-income and homeless individuals across the United States.
- *MOBILITY CONFERENCE* CLPHA was proud to join the Seventh National Conference on Housing Mobility with PRRAC and Mobility Works as a first-time co-sponsor, and we were pleased to engage so many of our member authorities in the meeting. As panelists, moderators, and active participants, our members discussed their mobility program innovations and brought an important perspective to the national conversation.
- *POST-SECONDARY EDUCATION CONVENING* Co-hosted with the Kresge Foundation, who funded the event, CLPHA convened five PHAs and their partners for a day-long meeting in November to discuss their initiatives to increase post-secondary opportunities for residents and voucher holders.
- *RAD CONVENINGS* CLPHA supported RAD regional convenings in Philadelphia and Columbus, OH, that brought practitioners, policymakers, HUD officials, lenders and investors, developers, legal counsel, capital needs providers, and others to dig into RAD's fast-changing authorities and new flexibilities, transaction matters, resident needs, administrative processing, organizational development, and other practice concerns.

MEMBER ENGAGEMENT

- *MEMEBERSHIP CALLS & WEBINARS* CLPHA engaged members in conference calls and webinars to solicit feedback and insight on key policy matters including, for example, Affirmatively Furthering Fair Housing, the Family Unification Program, Mainstream Vouchers, the MTW Operations Notice, and the Public Charge Rule.
- *WORKING GROUPS* CLPHA launched the Health in Housing Working Group in April to support members' health-related priorities with an engaged peer learning network. The Education Working Group and Immigration Working Group were also active this year with webinars and in-person meetings.
- *MEMBER COMMUNICATIONS* CLPHA sent 241 e-communications to our members and partners. The open and click-through rates, common measurements of engagement, exceed general e-marketing norms.