



Submit Comments by July 9th!

Join CFH in opposing a draft rule published by the Department of Housing and Urban Development (HUD) that would significantly change HUD's regulations by restricting eligibility for federal housing assistance based on immigration status.

The proposed rule prohibits "mixed status" families from living in federally subsidized units. "Mixed status" families are households made up of members that are eligible and not eligible to receive housing subsidies through HUD based on their immigration status. "Mixed status" families can currently live together because the assistance is

prorated so that the subsidy is based on the portion of eligible household members in the unit. It's important to note that an "ineligible" immigrant doesn't mean that they are undocumented. Immigrants can have legal status and still not be eligible for public housing and Section 8 programs.

HUD claims that the agency proposed the rule out of concern for long wait lists for public housing. A claim that is contradicted by HUD's own analysis acknowledging the terrible consequences of the proposed rule that include:

- A budget deficit of about \$200M in order to provide subsidies to the replacement households
- **A reduction in the quantity and quality of assisted housing**
- The evacuation by most mixed family households, affecting an estimated 100,000 people, including 55,000 children, because of the fear of separation
- **Homelessness for those families unable to find alternate housing.**

Despite the rationale, the proposed rule is not about keeping undocumented immigrants from benefitting from federal housing assistance, rather it's another attempt on a long list of attacks against immigrant families that are struggling to pay for housing and other necessities. It instills fear in immigrant communities and creates a dangerous dialogue of victim blaming without offering any real solutions to desperate problems. The real issue is the lack of funding to ensure that every family that applies for housing assistance can receive a safe, accessible and affordable place to call home. Evicting people during the height of a housing crisis is a misguided and cruel policy.

When federal agencies want to create a new policy, they must publicly publish the details of the proposed new policy (often called a "proposed rule") and allow stakeholders 60 days to submit comments (called a "public comment period"). **Why does this matter, and why should you comment?** The agency must review the comments and—ideally—take into consideration the feedback received. Final rules can be challenged in court, which may halt or delay their implementation. And comments submitted during the public comment period are often used in the court proceedings.

Join us in voicing your opposition to the change proposed by HUD that would affect "mixed status" families. **YOUR COMMENTS MATTER!** You can submit comments to HUD explaining why this rule would have a negative impact on you, your family, and your community. The deadline to submit comments is **July 9, 2019**. You can submit them [here](https://www.Keep-Families-Together.org/). You can also go to <https://www.Keep-Families-Together.org/> for any additional resources.



Source: www.Keep-Families-Together.org

Speak up
take action

What Does Success Look Like?

“ ‘Formerly homeless.’ Those last two words, so simple, so sweet. When I say them, it sounds victorious; they mean success--in spite of unbelievable hardship--success that can be keenly sensed in the simplest things:

Success is opening the mailbox and seeing a utility bill bearing your name.

Success is putting out regular trash on Tuesdays and recyclables on Fridays.

Success is boiling water on YOUR stove, in a glass kettle that you paid \$1 for at the Everything Goes thrift shop.

Success is buying TWENTY pints of Haagen-Dazs (because they're on sale for \$2 each and you have 20 "\$1 OFF" coupons).

Success is having a freezer for all that ice cream!

Success is coming home--Wait, repeat that: Success is coming home..."



Photo Credit: Jeremy Amar and Karen Smul

This is an excerpt of the poignant story that our Success Story Writing Contest Winner, Mr. M.A. Dennis shared on June 20th at CFH's sixth annual Summer Solstice Success Celebration, in partnership with Broadway Community. This uplifting event recognized an outstanding group of people who overcame incredible odds to achieve success in obtaining and maintaining housing, overcoming health care challenges, and advocating for policies to prevent and end homelessness.

We want to recognize our honorees. Our Housing Awards went to three former Susan's Place residents: Ms. Zuleyka Cordero, Ms. Kymaleeka Devine and Ms. Maggie Barlow. Our Health Care Awards were presented to the Kabore family, the

Caprio family, Ms. Patricia Green, Ms. Debra Obeidat, Ms. Vanessa Phillips, Mr. Douglas Wykle and Ms. E. J. Bryant-Mazauskas. The Advocacy Award was presented to the Chair of the CFH Consumer Advisory Board, Ms. Ava Conner, recognizing her incredible leadership in advocating for issues affecting people experiencing homelessness.

Lastly, our Success Story Winner, Mr. M.A. Dennis, who received a heartfelt response from the audience after reading his story that is being shared widely due to its incredible message. Our wonderful service providers were also recognized for their contributions. Thank you Betty Lee, Dr. Andrea Littleton, Luis Fernandez, Dr. Richard Lee, and FNP Joy Favuzza-Taylor.

Congratulations to all of our participants who allowed us an opportunity to celebrate their individual stories of success and reminded us that we must continue advocating for increased access to life saving services and opportunities for stable housing for our fellow New Yorkers if we want to end homelessness in New York City.

At the event we had an interactive Wall of Success where attendees could share their own stories of success. One participant shared that after being in shelter for 5 years they moved in to an apartment where they have been for 11 years! Another person shared their story of loss and how they have worked to regain the strength to successfully attain employment.

Participants also had the opportunity to visit our Advocacy Table to get information about current campaigns, register to vote or sign up to receive future advocacy alerts.

THANK YOU TO EVERYONE THAT MADE THIS EVENT A SUCCESS.

For more information please contact at: policy@cfhnyc.org or at www.careforthehomeless.org

30 E. 33rd Street Fifth Floor

New York, NY 10016

(212)-366-4459

Statewide Rent Regulations Reform



CFH is marching for affordable housing

On Friday, June 14, the New York State legislature enacted a set of sweeping rent regulation reforms that will have a dramatic effect on rent increases on stabilized apartments throughout the State. The reform package promises to strengthen tenant protections that have been eroded year after year and contributed to a vast number of evictions and for many, homelessness.

While the final package that was passed, and almost immediately signed by Governor Cuomo, did not give tenant advocates all of the provisions of the nine bills that were under consideration, much that is positive for tenants was accomplished. We can hopefully look to additional, future reforms that will increasingly protect tenants and consequentially prevent homelessness.

Some of the most important new provisions include:

- Repeal of the 'vacancy bonus' often referred to as an 'eviction bonus'. This provision gave landlords the right to start charging up to 20 percent more for rent stabilized apartments every time they turned over a new tenant. This 'bonus' has long been bitterly condemned as a landlord incentive to try and force a tenant out.
- Vacancy decontrol – before the new reforms, landlords could deregulate vacant rent stabilized apartments once their rent reached a set dollar amount (most recently, \$2,733) or more a month. Consider the plight of the older tenant, often retired and living on a fixed income whose rent has climbed over the years to the 'magic' dollar limit and finds his or her rent skyrockets overnight to a market rate of say, \$5,000 per month (it has happened!) What has been the result? Loss of a long-term home? The possibility of homelessness?
- The state will now be required to inspect and audit building improvements to ensure inflated maintenance costs are not passed on to tenants, an often-heard complaint in the past.
- A common practice has been 'preferential rent'. This has also ended. Using it allowed landlords to raise rents substantially on rent stabilized tenants if the initial lease charged below the maximum legal rent.
- The reforms now allow municipalities around New York State to set up rental protections like those in New York City. Something that was not permissible in the past.

One provision that did not pass at this time would have mandated landlords statewide to show "good cause" before beginning eviction proceedings or refusing to renew a lease and would have restricted excessive rent hikes. Who knows: this very favorable tenant protection may reappear in the future? We hope so!

The Busy Advocate's July Calendar

Tue., July 9th, 8:00 - 9:30 a.m., A Panel discussion on Legislative Changes, Rent Stabilization and Tenant Rights seminar series hosted by New York Housing Conference, NYU Furman Hall, 245 Sullivan Street, Room 216, New York, NY 10012. Register [here](#).

Wed., July 10th, 1:00 p.m., Oversight meeting on Third Party Transfer Program by the Housing and Buildings Committee, City Hall Council Chambers, New York, NY, 10007.

Tue., July 23rd, 1:30 p.m., NY City Council Meeting, City Hall Council Chambers, New York, NY, 10007.

Wed., July 24th, 12:30 - 2:00 p.m., CFH Consumer Advisory Board Meeting, 30 E. 33rd Street, 5th floor conference room, New York, NY, 10016.