

Volume 21, Issue 28

July 18, 2016

In This Issue:

NATIONAL HOUSING TRUST FUND

- Key Upcoming Dates Related to States' HTF Allocation Plans

CONGRESS

- Senate Passes Housing Opportunities Through Modernization Act, President Expected to Sign
- Housing Bill Seeks to Protect Survivors of Domestic Violence and Sexual Assault
- Senators Introduce Second LIHTC Enhancement Bill, Includes Incentives for Deeper Targeting
- Housing and Community Development Advocates Respond to GOP Anti-Poverty Plan
- House Committee Holds Hearing on HUD Distressed Assets Stabilization Program
- Senate Bill Would Give Residents Opportunities to Identify Deplorable Conditions in Section 8-Assisted Multifamily Housing
- Congress Adjourns for Party Conventions and Recess

BUDGET

- Senate Committee Proposes Reforms to Budget Process

HUD

- MTW Research Advisory Committee Meetings Open to Public via Conference Call
- HUD and Comcast to Expand Broadband Access to Low Income HUD Tenants

RESEARCH

- Subsidized Housing Production Prevents Regional Displacement Better than Market-Rate Production

FACT OF THE WEEK

- Severely Cost-Burdened Renter Households by Income Group

FROM THE FIELD

- Wisconsin Advocates Explore Intersections of Housing and Inequality

NLIHC NEWS

- Urge Others to Join Cause to End Housing Poverty and Homelessness in America
- NLIHC Seeks Input on Website Redesign
- NLIHC Accepting Applications for Fall Internships

National Housing Trust Fund

Key Upcoming Dates Related to States' HTF Allocation Plans

NLIHC recently added state-specific national Housing Trust Fund (HTF) allocation plan information on our HTF website at: <http://bit.ly/28SEBVd>. We also provide a calendar of the dates, times, and locations of upcoming public hearings and public comment period deadlines announced by HTF State Designated Agencies. These state pages are updated regularly.

Below is a list of notable events July 18 through July 20. All times are local.

Monday, July 18

- **Colorado:** Deadline for public comments on draft HTF allocation plan. Advocates can submit comments to Melissa Thate of the Colorado Division of Housing at melissa.thate@state.co.us.
- **Connecticut:** Public hearing on draft HTF allocation plan – 1pm EST at Connecticut Department of Housing, Room 466, 505 Hudson Street, Hartford, CT 06106.
- **Delaware:** Deadline for public comments on draft HTF allocation plan. Advocates can submit comments to Ruth Ann Jones of the Delaware State Housing Authority at RuthAnn@destatehousing.com.
- **Indiana:** Public hearing on draft HTF allocation plan – 1:30pm EST at Jennings County Public Library, 2375 IN-3, North Vernon, IN 47265.

Wednesday, July 20

- **New York:** Deadline for public comments on draft HTF allocation plan. Advocates can submit comments to New York State Homes and Community Renewal at HCRConPln@nyshcr.org.
- **Indiana:** Public hearing on draft HTF allocation plan – 1:30pm EST at Huntington Public Library 225 W. Park Drive, Huntington, IN 46750.
- **Wisconsin:** Deadline for public comments on draft HTF allocation plan. Advocates can submit comments to the Wisconsin Housing & Economic Development Authority at David.Ginger@WHEDA.com.

Thursday, July 21

- **New Jersey:** Public hearing on draft HTF allocation plan. Department of Community Affairs, Room 129, 101 S. Broad Street, Trenton, NJ 08608. 10:00am.

Congress

Senate Passes Housing Opportunities Through Modernization Act, President Expected to Sign

The Senate unanimously approved the “Housing Opportunity Through Modernization Act of 2015” (H.R. 3700) on July 14. A broad coalition of housing advocates, including NLIHC, have worked to advance versions of this

legislation for many years. The House passed H.R. 3700 unanimously in February (see Memo, [2/4](#)). The bill now heads to President Obama's desk for his signature.

Senators Tim Scott (R-SC), Bob Menendez (D-NJ), Chris Coons (D-DE), and Roy Blunt (R-MO) championed the bill, having introduced similar legislation in the Senate in June (See [Memo 6/27](#)).

"This bill takes a common-sense approach to improving our nation's critical affordable housing programs," said NLIHC President and CEO Diane Yentel. "Thanks to the bipartisan leadership of Senators Menendez, Scott, Blunt, and Coons, seniors, people with disabilities, and low-income families will be better able to access the help they need to find an affordable place to call home. At a time when Congress seems more polarized than ever, it is heartening to see Senators from both sides of the aisle come together to unanimously enact important, substantive legislation that will streamline and improve affordable housing programs."

H.R. 3700 will make several important changes to the operation of housing assistance programs:

- Improves the project-basing of vouchers to increase housing options while ensuring choice.
- Changes income reviews to allow residents to hold onto 100% of increased earnings from income longer.
- Imposes housing assistance limits for households with incomes above 120% of the poverty level.
- Streamlines income deductions, while requiring hardship exemptions for negatively impacted families.
- Allows for expedited inspection processes for units to be rented with vouchers to quicken local efforts to house families and individuals.
- Updates the Housing for Persons with AIDS (HOPWA) distribution formula.

Learn more about the bill at: <http://bit.ly/29Wp7Cs>

Read Senator Menendez's press release at: <http://bit.ly/29CrLJ8>

Housing Bill Seeks to Protect Survivors of Domestic Violence and Sexual Assault

Senator Jeanne Shaheen (D-NH) introduced legislation that would provide legal protections that ensure survivors of domestic violence and sexual assault have access to safe housing. The "Fair Housing for Domestic Violence and Sexual Assault Survivors Act of 2016" (S. 3164) would create a nationwide standard that individuals cannot be evicted or otherwise penalized solely for being victims of domestic violence or sexual assault.

"Domestic violence and sexual assault survivors have so many obstacles to overcome – it's unconscionable that women are removed from their homes and face repeated discrimination simply because of the heinous crimes committed against them," said Senator Shaheen. "We need to continue working to change the culture surrounding domestic violence and sexual assault, and a big part of that effort is recognizing that women suffering from physical or sexual abuse are victims of crime and deserve our support. The Fair Housing for Domestic Violence and Sexual Assault Survivors Act of 2016 would ensure that we are no longer punishing victims for the crimes committed against them, and would go a long way toward helping survivors recover and rebuild."

The bill has been endorsed by 32 domestic violence, fair housing, and legal service organizations including NLIHC, American Civil Liberties Union, National Alliance to End Sexual Violence, National Network to End Domestic Violence, National Law Center on Homelessness and Poverty, and National Association for the Advancement of Colored People.

Read Senator Shaheen's press release at: <http://bit.ly/29USweN>

Learn more about the bill at: <http://bit.ly/29KgZ5I>

Senators Introduce Second LIHTC Enhancement Bill, Includes Incentives for Deeper Targeting

Senators Maria Cantwell (D-WA) and Orrin Hatch (R-UT) introduced the "Affordable Housing Credit Improvement Act of 2016" on July 14. This legislation includes comprehensive reforms to the Low Income Housing Tax Credit (LIHTC) to enable it to better serve extremely low-income and homeless families and rural and Native American communities. The bill is co-sponsored by Senate Finance Committee Ranking Member Ron Wyden (D-OR).

In May, Senators Cantwell and Hatch introduced S. 2962 (see *Memo*, [5/23](#)), which would expand LIHTC by 50 percent over five years, allow income-averaging at LIHTC properties, and make permanent the 4% LIHTC rate for the acquisition of existing buildings or for projects financed with tax-exempt bonds or with other federal funds.

This new, comprehensive bill includes the same provisions from S. 2962 and adds several additional measures for which NLIHC advocated to ensure that LIHTC is more deeply targeted, reaches underserved communities, and provides for long-term affordability. The new provisions include:

- **Homelessness and Extremely Low-Income Families:** An incentive for projects that target homeless or extremely low-income families. Such projects would be eligible to receive a 50% credit boost, allowing them to remain financially feasible while serving the neediest populations.
- **Preservation of Affordable Housing:** A purchase option to allow nonprofit organizations and state and local governments to acquire LIHTC properties when the current 15-year compliance period expires. This will help keep LIHTC properties affordable for future generations.
- **Native American Housing:** A requirement that states consider the needs of Native Americans when allocating tax credits and a provision that provides projects serving Native American communities eligibility for an additional 30% credit boost, if necessary for their financial feasibility.
- **Rural Project Support:** A standardization of tenant income limit rules for projects in rural areas to improve LIHTC's ability to serve rural communities.

See Senator Cantwell's press release at: <http://bit.ly/29W7x1D>

See NLIHC's statement on the bill: <http://nlihc.org/press/releases/6973>

Housing and Community Development Advocates Respond to GOP Anti-Poverty Plan

The Campaign for Housing and Community Development Funding (CHCDF) sent a letter to House Speaker Paul Ryan (R-WI) on July 14 to respond to the GOP's recently released plan to address poverty in America. More than 30 national organizations signed onto the statement, which reads in part:

“[CHCDF] welcomes the Poverty, Opportunity & Upward Mobility Task Force’s attention to poverty, as well as its acknowledgement that stable housing is important to families who are struggling to make ends meet and improve their prospects. Yet the Task Force’s assertion that HUD programs are barriers to mobility runs counter to the evidence. Federal housing and community development programs reduce poverty, help families to access better opportunities, and can improve their health and educational outcomes. Housing assistance helps seniors and people with disabilities live independently and avoid using costly emergency health services, and helps children stay in school and avoid violent neighborhoods and substandard housing that can be hazardous to their health, well-being, and future prospects. Community development programs help communities ravaged by job losses and foreclosures to revitalize, create jobs, and grow their economies.”

CHCDF is a coalition of 70 national housing, homeless, and community development organizations working together toward the highest possible federal funding for such programs. NLIHC coordinates CHCDF.

Read the letter at: <http://bit.ly/29Mai3s>

Read the GOP anti-poverty plan at: <http://1.usa.gov/1Ofg6T5>

House Committee Holds Hearing on HUD Distressed Assets Stabilization Program

The House Financial Services Committee held a hearing on July 13 to examine the recently proposed adjustments to HUD’s Distressed Asset Stabilization Program (“DASP”). HUD Secretary Julián Castro was the sole witness.

DASP, first implemented in 2010, allows pools of severely delinquent mortgages insured by the Federal Housing Administration (FHA) to be sold to investors. Buyers are then responsible for resolving the delinquent mortgages through short sales, mortgage modification, or foreclosure. On June 30, HUD proposed changes to DASP that, among other things, would allow buyers to consider principal reduction before foreclosure, would slightly increase the number of DASP sales to local governments and qualifying non-profits, and would give borrowers a greater chance to stay in their homes.

Republicans argued that these adjustments would no longer maximize potential profits generated through a competitive bidding process. Members expressed concerns that the potential for reduced profits would, in turn, diminish recoveries to the Mutual Mortgage Insurance Fund (MMIF) and negatively impact taxpayers. Committee Chair Jeb Hensarling (R-TX) described HUD’s adjustments as a “breach of its fiduciary duty to hardworking taxpayers.”

Secretary Castro responded that not only are nonprofits many times more likely to keep borrowers in their homes, they currently constitute only 2% of buyers and receive similar rates during DASP bidding as for-profit companies. Secretary Castro also disagreed “that somehow the ‘taxpayers’ are different from these folks who are living in [DASP] neighborhoods and homes,” stressing to Committee members that “these are your taxpayers.”

Ranking Member Maxine Waters (D-CA) lauded HUD’s adjustments to the DASP program. Noting that non-profit investors are generally far more experienced in community development than private investors, she

commended the proposed increase in nonprofit participation. Waters also reiterated that DASP's purpose is "to help ensure that individuals are better protected when their loans are sold," and admonished her Republican colleagues for pushing "the FHA to act like the same private mortgage companies that cratered the economy [in 2008] and focused exclusively on the bottom line."

Waters and others noted that "the majority of loans sold through DASP are attached to properties and communities particularly hard-hit by the housing crisis or that are home to racial and ethnic groups that have lost a disproportionate share of wealth throughout the foreclosure crisis." She and others argued repeatedly that "the outcomes of these loans could make a significant difference in the pace of recovery for these vulnerable communities."

Watch the hearing at: <http://bit.ly/29ETxDH>

Senate Bill Would Give Residents Opportunities to Identify Poor Conditions in Section 8-Assisted Multifamily Housing

Florida Senators Bill Nelson (D) and Marco Rubio (R) introduced the "Housing Accountability Act of 2016" on July 14. The bill would require residents of private properties that have Section 8 Housing Assistance Payment (HAP) contracts to be surveyed twice a year in order to determine the existence of persistent problems with a property's physical condition or management.

HUD's Office of Multifamily Programs oversees private properties with HAP contracts but relies on independent Performance-Based Contract Administrators to inspect properties each year using HUD's Real Estate Assessment Center (REAC) inspection protocol. The protocol does not provide for resident input, something that resident leaders and advocates, especially the National Alliance of HUD Tenants, have long sought.

If the resident survey consistently identifies problems with a structure or management, and the problems are not resolved or repeatedly occur, HUD may impose a financial penalty not less than 1% of the annual Section 8 budget authority allocated to the owner. Penalty amounts must be used to achieve safe and sanitary conditions or to relocate residents.

The Senators were motivated by several properties owned by Global Ministries in Florida that consistently had severe problems with structural deficiencies, leaky water and gas pipes, water damage, lead poisoning, mold, and roach infestations.

Senator Nelson stated, "Everyone deserves a safe and clean place to call home. This legislation will help ensure that the owners of federally subsidized housing are held accountable for the condition of their properties, and it will give tenants the opportunity to file complaints directly with HUD, without fear of reprisal."

Earlier this year, Senator Rubio introduced three amendments to a Senate bill passed as H.R. 2577 that would shorten the required response time for contract violations, make Tenant Protection vouchers available to residents needing to move from problem properties, and require HUD and the Government Accountability Office to report on REAC scores nationwide and provide suggestions for improvement.

The bill is referred to the Senate Committee on Banking, Housing and Urban Affairs.

A media release is at: <http://bit.ly/29UbjqA>

The bill is at: <http://bit.ly/29O6UFe>

Congress Adjourns for Party Conventions and Recess

The House and Senate head into a 7-week recess starting Monday, July 18 and running through the Labor Day weekend. Many Congressional members will be attending their party conventions. The Republican National Convention will be held in Cleveland July 18-21, and the Democratic National Convention will take place in Philadelphia July 25-28. Congress is scheduled to go on recess again from October 10 to November 11 to allow Congressional members to focus on their election campaigns.

This extended Congressional recess presents affordable housing advocates with an excellent opportunity to engage their members of Congress while they are in their state or district. Advocates should invite their members of Congress to visit affordable housing developments financed with federal resources and meet with low income residents. Advocates should also participate in town hall events and set up individual meetings with their Congressional members or their staff.

When Congress returns to DC on September 6, it will have just 19 legislative days to enact its 2017 spending bills or pass a Continuing Resolution (CR) before the new fiscal year begins on October 1 to avert a government shutdown. Most expect at least a short-term CR to keep the government open through the November elections. However, the House Freedom Caucus and other House conservatives are urging their leadership to enact a 6-month CR to fund the government through early 2017. Democrats and members of the Appropriations Committees from both parties oppose the passage of a CR that would extend beyond December.

NLIHC and other advocates agree that a long-term CR would be problematic for federal affordable housing programs because it could result in spending levels below what Congress agreed to last fall. A new budget is needed to ensure rental assistance programs do not experience significant funding shortfalls. A six-month CR would put off decisions about FY 2017 spending to early spring, when Congress will need to turn its attention to FY 2018 and the renewed threat of sequestration requiring tightened budget caps.

See the Congressional calendar at: <http://bit.ly/1HGT6t>

Budget

Senate Committee Proposes Reforms to Budget Process

Senate Budget Committee Chair Mike Enzi (R-WY) announced bipartisan proposals to reform the federal budget process, which perennially runs into congressional gridlock each year.

“America’s budget process is broken, and it is preventing Congress from tackling the pressing fiscal challenges facing our country,” said Chair Enzi. “The current budget process is designed only to spend and fails hardworking taxpayers. What America really needs is a budget process built to save. It is time to unstick the budget gridlock that has gripped Washington in recent years, and begin to put our nation on not just another path, but a better path.”

While Chair Enzi did not introduce specific legislation, the Committee released a memo outlining the proposals, the result of closed-door meetings and negotiations between members of the committee. Those proposals include moving towards biennial budgeting, creating new Budget subcommittees to review entire portfolios of government spending, and establishing enforceable, long-term fiscal targets.

Read the Senate Budget Committee memo at: <http://bit.ly/29AYRIB>

HUD

MTW Research Advisory Committee Meetings Open to Public via Conference Call

HUD has scheduled meetings of the new Moving to Work (MTW) Research Advisory Committee (see *Memo*, [6/27](#)) for Tuesday, July 26 and Thursday, July 28 from 1:00 pm to 4:00 pm ET. Both will be held via conference call and are open to the public at (800) 230-1766.

The MTW Research Advisory Committee was established on April 16, 2016, to advise HUD on specific policy proposals and methods of research and evaluation related to expansion of the MTW demonstration to an additional 100 high-performing public housing agencies (see *Memo*, [5/9](#)).

The public must register in advance in order to provide feedback at the end of each call. Comments will be taken on a first-come-first-served basis. If the number of registered commenters exceeds the available time, HUD will ask for comments to be submitted via email. To comment, pre-register at <http://bit.ly/29XiihV>.

Records and documents discussed during the meeting, as well as other information about the work of the Committee, will be available to the public as they become available at <http://bit.ly/29ydDj8> by clicking on the “Committee Meetings” link. These materials will also be available on the MTW Demonstration’s expansion webpage.

The two meetings will discuss potential policies that HUD may require new MTW public housing agencies to test as a condition of admittance to the program. Over the course of the two meetings, Committee members will discuss potential policy interventions regarding the three statutory objectives of MTW: increasing housing choices for low income households, providing incentives for households to become self-sufficient, and reducing costs.

Questions should be directed to Laurel Davis, at MTWAdvisoryCommittee@hud.gov, or (202) 402-5759.

The *Federal Register* notice is at <http://bit.ly/29PplbS>

HUD and Comcast to Expand Broadband Access to Low Income HUD Tenants

HUD and Comcast announced an initiative on July 15 to provide broadband access to families living in HUD-assisted housing in 40 states across the nation. The effort scales up ConnectHome, a demonstration program hosted by HUD and Comcast that provides children and families living in HUD-assisted housing high speed Internet service, the opportunity to purchase a discounted computer, and digital literacy courses. Between 2011 and 2015, the pilot program connected more than 600,000 low-income families to the Internet. Expanded efforts now seek to extend broadband access to more of the 11 million American families who do not have it.

HUD Secretary Julian Castro and David L. Cohen of Comcast spoke about the program on a conference call the day prior to the announcement. Secretary Castro emphasized that Internet connection and digital literacy are integral to an individual’s ability to break out of entrenched poverty, noting that these resources are crucial to tapping into educational and employment opportunities, paying bills, enrolling in health insurance, and much more. Mr. Cohen added that broadband accessibility is a “fundamental social justice issue,” and that bridging the digital divide is a crucial step to “once and for all end the cycle of poverty.”

Research

Subsidized Housing Production Prevents Regional Displacement Better than Market-Rate Production

A report from the Institute of Governmental Studies (IGS) at the University of California, Berkeley examines the relationship between housing production, affordability, and displacement in the San Francisco Bay Area. *Housing Production, Filtering and Displacement: Untangling the Relationships* reports that subsidized housing production is more effective than market rate production at preventing the displacement of low income households at the regional level. Neither subsidized nor market rate production, however, appear to prevent displacement at the neighborhood level.

IGS analyzed data on housing production and displacement of low income households in San Francisco Bay Area census tracts from 2000 to 2013. They defined a census tract as experiencing displacement if (1) its overall population grew, but its population of low income households decreased, or (2) its overall population declined but the rate of decline was greater for low income households. Subsidized and market-rate housing production both reduced the likelihood that a census tract experienced low income household displacement, but subsidized production was at least two times more effective at preventing such displacement.

IGS also examined the impact of subsidized and market-rate housing production during the 1990s on low income household displacement from 2000 to 2013. This analysis provides a better timeframe to ensure housing production preceded the potential displacement the researchers studied. Subsidized housing production was much more effective than market-rate production at preventing displacement of low income households in the subsequent decade.

IGS did a third analysis of housing production and displacement to test a hypothesis put forward by Rick Jacobus in a *Shelterforce* article titled “Why We Must Build.” Jacobus suggested that housing markets work differently at different geographic scales, that market-rate housing production may reduce low income household displacement at a regional scale but increase or have no impact on displacement in a given neighborhood. IGS compared their regional results with an analysis of production and displacement in census block groups in San Francisco. The results support the hypothesis. Neither subsidized nor market-rate production appear to impact neighborhood-scale displacement of low income households, either positively or negatively. The study’s authors did not, however, examine the displacement impact of preexisting subsidized housing built prior to the 1990s.

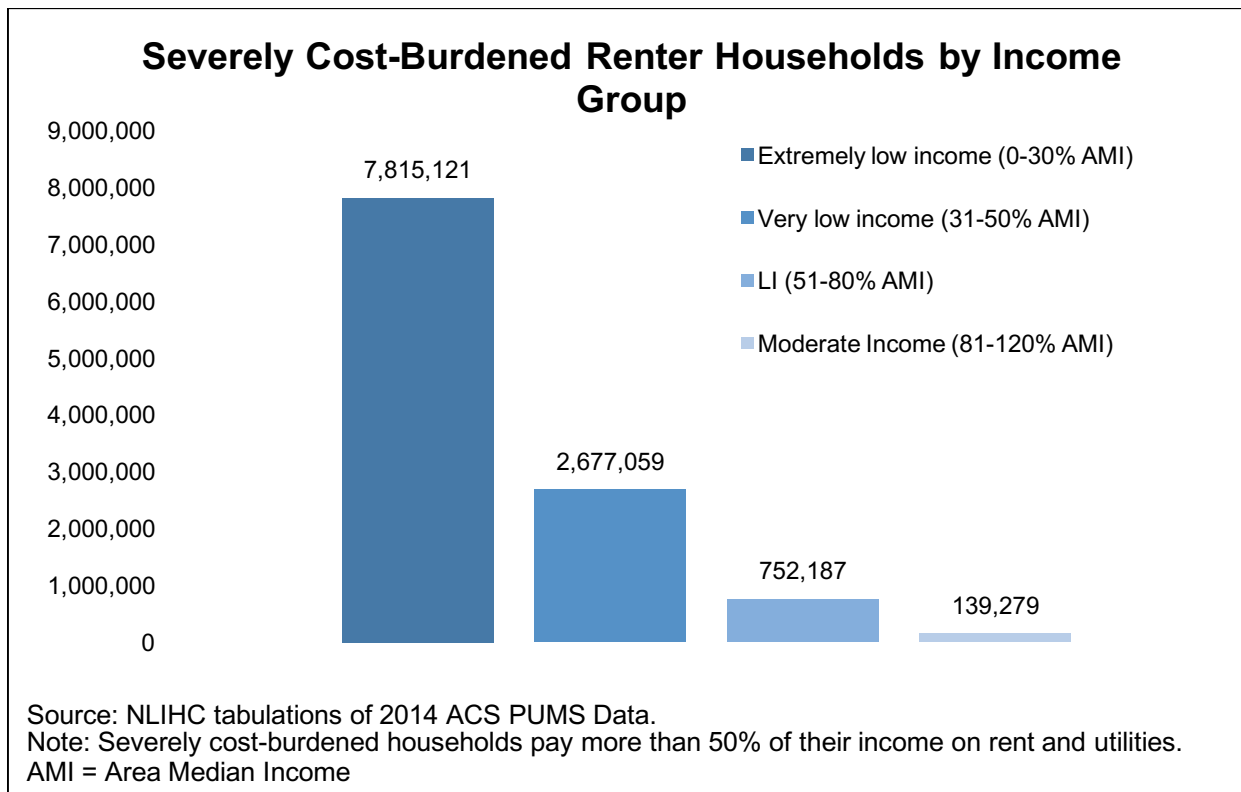
The authors conclude that a range of strategies are needed to protect vulnerable households. They write: “In overheated markets like San Francisco, addressing the displacement crisis will require aggressive preservation strategies in addition to the development of subsidized and market rate housing, as building alone won’t protect specific vulnerable neighborhoods and households.”

Housing Production, Filtering and Displacement: Untangling the Relationships is available at: <http://bit.ly/25ixZED>

“Why We Must Build” is available at: <http://bit.ly/1nxaF4K>

Fact of the Week

Severely Cost-Burdened Renter Households by Income Group



Source: NLIHC Tabulations of 2014 ACS PUMS Data.

Note: Severely cost-burdened households pay more than 50% of their income on rent and utilities.

From the Field

Wisconsin Advocates Explore Intersections of Housing and Inequality

The Wisconsin Collaborative for Affordable Housing (the Collaborative) hosted their 20th annual *A Home for Everyone* Conference on July 13-14, focusing this year on the crucial importance of affordable housing in efforts to address racial and economic inequality. Plenary speakers addressed the historical context and current state of Wisconsin's alarming racial disparities, ending with a discussion of the path forward. This year's conference was the first to merge with the annual gathering of the Wisconsin Fair Housing Network. *A Home for Everyone 2016* was coordinated by several housing development, finance, and service agencies throughout Wisconsin, with leadership from the Wisconsin Partnership for Housing Development (WPHD), an NLIHC state partner. The 2016 event achieved a new attendance record.

The theme of the conference was highlighted at the opening plenary by Dr. George Lipsitz, who addressed the importance of fair housing in the context of the current racial turmoil in the U.S. Dr. Lipsitz discussed how generations of housing segregation have cultivated moods of racial hatred and misunderstanding that inevitably lead to incidents of race-based violence and community outrage. He referred to the shooting of Michael Brown in Ferguson, Missouri as a 90-second incident with a 90-year history, urging advocates to be mindful of policies that contributed to the tragedy. Specifically, Dr. Lipsitz reviewed how the "Fair Housing Act of 1968" has been

very loosely enforced and violations bring small penalties, while the “Omnibus Crime Control and Safe Streets Act of 1968” has, conversely, been rigorously enforced, bringing severe penalties for the low income people of color who have been targeted under the law.

Attendees also learned about racial disparities in the current labor market in Wisconsin. Dr. Laura Dresser, a labor economist and co-director of the Center on Wisconsin Strategy, illustrated the uneven nature of Wisconsin’s recovery from the Great Recession. In nearly every measure of racial outcomes and opportunity, Wisconsin ranks at or very near the bottom of all states. Dr. Dresser showed that as recently as 40 years ago, Wisconsin performed at about average with regard to racial disparities. But the decline of manufacturing devastated incomes and wealth for people of color, particularly in Milwaukee and Racine, and there have been no efforts to correct the growing inequality. To address disparate racial opportunities and the problematic wage gap, Dr. Dresser urged significant changes in workforce policies like the minimum wage, fair work weeks, and paid sick days.

A Home for Everyone 2016 closed with remarks from NLIHC President and CEO Diane Yentel. Ms. Yentel connected issues such as fair housing and higher wages to the broader movement for affordable housing. She discussed how ever-increasing cost burdens for renters decrease opportunity and economic mobility. She stressed that federal housing policy currently drives inequality by heavily favoring subsidies for higher income homeowners, especially through the mortgage interest deduction. Ms. Yentel reminded advocates that they can make a difference by participating in the legislative process and providing input to Wisconsin’s first national Housing Trust Fund allocation plan.

“I am grateful for the great turnout this year for *A Home for Everyone*,” said WPHD Executive Director Kathy Kamp. “I think we all learned that, because housing is a cause of inequality, housing advocates need to be leaders in the effort to address economic inequality in Wisconsin. I believe our actions could lead to significant change.”

For more information about housing advocacy in Wisconsin or the *A Home for Everyone* Conference, contact Kathy Kamp at kathykamp@wphd.org.

NLIHC News

Urge Others to Join Cause to End Housing Poverty and Homelessness in America

NLIHC urges all our members to enlist others to join our cause of ending housing poverty and homelessness in America by becoming an NLIHC member. Every new member further supports our work and strengthens our voice on Capitol Hill.

NLIHC’s cutting-edge research report, [*The 2016 Affordable Housing GAP Analysis*](#), reveals the extent of the housing crisis for the poorest people in America, the shortage of 7.2 million affordable rental units available to the most vulnerable. It shows that nationwide there are 10.4 million extremely low income households, and just 3.2 million rental homes that are affordable and available to them.

Half a million people are experiencing homelessness in America, and another 7.8 million of the poorest households spend more than half of their incomes on housing. These households include children, seniors, disabled veterans, and hard-working low-wage workers living in poverty. With at least half of their income going to pay rent each month, they have little left for food, health care, transportation, and other necessities. They are one paycheck, one health care emergency, one unexpected expense away from homelessness.

NLIHC is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes. Our members from all across the U.S. include concerned individuals, statewide advocacy organizations, tenant organizers, homeless service agencies, social service providers, affordable housing developers, community development organizations, government agencies, students, researchers, and low income residents. We are united by our conviction that ending housing poverty and homelessness in America is possible if we work together.

Please share this message with friends, colleagues, and partner organizations and urge them to join us in our work to end homelessness and housing poverty. Solutions to the crisis exist – we must build the political will to fund them at scale. Working together, our voices will be heard in Washington.

Individuals and organizations can join NLIHC at: <http://nlihc.org/membership>

NLIHC Seeks Input on Website Redesign

NLIHC is redesigning our website, and before we proceed, we would appreciate your feedback. Your input will ensure that our website provides you the information you need, when and how you need it. The survey will take a few minutes to complete and all responses are confidential.

If you would like to be involved further in our web redesign process, you can also provide your name and email to be a part of our online Web Focus Group when we do a soft launch of the website.

Click here to complete the survey. <http://nlihc.org/website-redesign>

If you have questions or comments, please email Ellen Errico, NLIHC Graphic and Web Manager at eerrico@nlihc.org.

NLIHC Accepting Applications for Fall Internships

NLIHC is accepting resumes for fall 2016 internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The available positions are:

Policy Intern. Tracks new legislation, attends and summarizes Congressional hearings for the *Memo to Members* newsletter, participates in visits to Congressional offices, develops materials for use in lobbying the House and Senate to achieve NLIHC's policy agenda, and updates the NLIHC Congressional database.

Organizing Intern. Assists with grassroots organizing efforts for the United for Homes campaign and other legislative efforts. Assists with membership recruitment/retention efforts and internal database upkeep.

Research Intern. Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.

Communications/Media Intern. Prepares and distributes press materials, assists with media research and outreach for publication releases, and works on social media projects. Maintains the media database and tracks press hits.

These positions begin in September and run until December and are at least 20-30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in a fall 2016 internship.

Interested students should send their materials to: Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

Staff

Malik Siraj Akbar, Communications Specialist, x239
Andrew Aurand, Vice President for Research, x245
Ariel Chu, Graphic Design Intern, x250
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Graphic Design and Web Manager, x246
Ed Gramlich, Senior Advisor, x314
Isaac Harris, Field Intern, x249
Sarah Jemison, Housing Advocacy Organizer, x244
Sarah Mickelson, Director of Public Policy, x228
Paul Kealey, Chief Operating Officer, x232
Christina Libre, Policy Intern, x241
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Madeline McHale, Field Intern, x230
Khara Norris, Director of Administration, x242
Julia Rapp, Communications Intern, x252
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Coordinator, x234
Elayne Weiss, Senior Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228