NATIONAL LOW INCOME HOUSING COALITION

Memo TO Members

Volume 20, Issue 29
July 27, 2015

In This Issue:

MEMO NEWS

Welcome to the New *Memo to Members* Format

NLIHC is excited to present *Memo to Members* in its new format, which makes *Memo* more user-friendly. Now you have more options for viewing *Memo* and sharing *Memo* with your friends and colleagues. Please continue to send us your feedback about the articles you appreciate the most, as well as content you would like to see in *Memo*. NLIHC truly values your feedback.

NATIONAL HOUSING TRUST FUND

Voters in CT, NJ, NY, and OR Support Reform of Mortgage Interest Deduction

Statewide polls in four states show broad support for increased federal funding for affordable housing to help end homelessness. Voters in Connecticut, New Jersey, New York, and Oregon also support modest changes to the mortgage interest deduction (MID) and rank ending homelessness over reducing taxes when asked how to spend revenue gained from MID reform.

While voters in all four states think the MID is a good idea, half or less think the MID helps them personally. More voters favor than oppose capping the size of mortgage for which interest can be deducted at $500,000. The favor vs. oppose results on the MID cap were 47% vs. 43% in CT, 57% vs. 34% in OR, 58% vs. 33% in NY, and 51% vs. 38% in NJ.

More voters also favor than oppose converting the MID to a 15% non-refundable tax credit in OR, NY, and NJ, with favor vs. oppose percentages of 45% vs. 43% in OR, 49% vs. 40% in NY, and 50% vs. 40% in NJ. The favor vs. oppose results in CT were 45% vs 47%.

Participants were asked to prioritize what to do with the estimated $230 billion over ten years in revenue raised by these two changes. Ending homelessness was the top priority in CT at 53% followed by deficit reduction at 51%, lowered federal income tax rates at 46%, and investing in affordable housing at 38%. While deficit reduction was the top priority in OR (49%), NY (53%), and NJ (51%), ending homelessness was the second priority in OR (40%), NY (51%), and NJ (48%). Voters in OR, NY, and NJ also had similar ranking for affordable housing investment (OR-42%, NY-45%, and NJ-44%) and lowering federal income taxes (OR-35%, NY-41%, and NJ-42%).

Voters in the four states overwhelmingly favor "increasing federal funding for affordable housing to help end homelessness." Seventy-one percent of voters in CT favor this statement, with 59% in OR, 68% on NY, and 64% in NJ.

Phone interviews were conducted with 625 registered voter in each state. The CT and OR polls took place in May; the NY and NJ polls were conducted in June. The polls were done for NLIHC by Belden Russonello Strategists (BRS) and Mason-Dixon Polling and Research. The margin of error was +/- 4 percentage points.

The United for Homes (UFH) Campaign supports lowering the MID cap to $500,000, converting the deduction to a 15% non-refundable tax credit, and directing the revenue raised to the National Housing Trust Fund (NHFT). UFH has endorsed H.R. 1662, the "Common Sense Housing Investment Act of 2015," which would make these two changes to the MID and use the revenue for the NHTF and other low income housing programs.

To see the results of the CT poll, go to http://nlihc.org/sites/default/files/Connecticut_topline.pdf; the NJ poll, go to http://nlihc.org/sites/default/files/NJ_toplines.pdf, the NY poll, go to http://nlihc.org/sites/default/files/NewYork_Topline.pdf, and the OR poll, go to http://nlihc.org/sites/default/files/combined_presentation_071515.pdf.

To learn more about the United for Homes Campaign, go to www.unitedforhomes.org.

Mortgages Larger than $500,000 Remain Rare Across United States

A new NLIHC analysis of Home Mortgage Disclosure Act (HMDA) data finds that only 4.6% of mortgages issued nationwide between 2011 and 2013 were larger than $500,000. The United for Homes Campaign proposes lowering the portion of a mortgage for which the interest can be deducted from $1 million to $500,000.

State maps illustrating the percentage of mortgages issued for more than $500,000, by county, are at http://nlihc.org/unitedforhomes/mortgage-maps. In almost 95% of counties, these mortgages accounted for fewer than 3% of all mortgages issued. The HMDA analysis covers both government-insured and conventional loans for home purchase or refinancing, and is restricted to owner-occupied properties that are one-to-four family or manufactured housing secured with a first lien.

The United for Homes Campaign proposal would also convert mortgage interest deduction to a 15% non-refundable tax credit. People who borrow more than $500,000 would still receive a tax credit on the first $500,000 of the mortgage. This reform would provide a tax break to 16 million additional homeowners who currently do not itemize deductions for their tax returns.

The reform would also create almost $230 billion of additional revenue over ten years that the campaign proposes be dedicated funding for the National Housing Trust Fund.

FEDERAL BUDGET

NLIHC and Partners Launch "Caps Hurt Communities" Campaign

Caps Hurt Communities is a new campaign to build a movement committed to bringing an end to federal sequester caps, and to increasing resources for decent, safe, and affordable housing and for community development. The Campaign for Housing and Community Development Funding (CHCDF), a coalition of national organizations dedicated to full federal housing and community development funding for lower income families and communities, recently launched this initiative by unveiling the website www.capshurtcommunities.org.

The Campaign focuses on four core messages:

- America is stronger when we have decent, affordable homes, and stable communities;
- Families and neighborhoods thrive because of housing and community development investments,
- People and communities should not suffer due to a budget gimmick that does not solve the federal deficit, and
- Congress must lift spending caps to protect homes, families, and communities.

This summer advocates across the country are asked to mobilize by:

- Joining the Caps Hurt Communities Campaign at www.capshurtcommunities.org,
- Joining the fight against sequestration by signing on to a letter calling for an end to sequestration at http://nlihc.org/issues/participation/ndd_letter.
- Participating in the #CapsHurt "Twitterstorm" during the week of July 27.

- Scheduling in-district and in-state meetings with your U.S. Representatives and Senators between now and September 7.
- Contacting Congress during National Call-In Days scheduled for September 15 and 16.
- Writing Op-Eds and Letters to the Editor.
- Sharing your work by sending photos and stories to outreach@nlihc.org. We will use this material to update www.capshurtcommunities.org and inspire others to take action.

For additional information regarding the Campaign, go to www.capshurtcommunities.org where you can join the Campaign and receive updates. Advocates are also encouraged to contact NLIHC's Field Team at outreach@nlihc.org for more information and assistance with advocacy efforts.

MORE CAPITOL HILL

Senate Panel Passes Tax Extender Package That Includes LIHTC Provisions

On July 21, the Senate Committee on Finance voted 23 to 3 to extend a package of tax provisions that were set to expire, including two provisions that would set minimum tax credit rates for housing projects that receive Low Income Housing Tax Credits (LIHTCs) before 2017. The bill would extend the minimum tax credit rate at a fixed 9% for new construction and substantial rehabilitation projects. It would also establish a minimum fixed 4% tax credit rate during the extension for acquisition projects. This 4% rate initially was left out of the bill, but was later added to the modified bill that Finance Committee Chair Orrin Hatch (R-UT) introduced at mark-up. Without these extensions, LIHTC projects would continue to receive floating tax credit rates based on a formula that uses the federal cost of borrowing, which for July are 7.53% and 3.23%, respectively.

As previously reported (see *Memo*, 7/20), the bill also includes a two-year extension of the New Markets Tax Credit, and a two-year extension of a provision allowing recipients of the military basic allowance for housing to exclude that allowance from their income for the purpose of determining eligibility for LIHTC-assisted housing.

Two amendments that would have affected the LIHTC program were filed, but neither were brought to a vote. Senators Maria Cantwell (D-WA) and Pat Roberts (R-KS) filed an amendment that mirrors their proposed S. 1193 that would make the 9% tax credit rate permanent and establish a 4% fixed tax credit floor rate for acquisition projects. Senator Schumer (D-NY) introduced an amendment that would have increased LIHTC availability for communities impacted by recent federally declared disasters. Senator Schumer also filed an amendment to permanently extend the New Markets Tax Credit, but the amendment was not brought up for a vote.

Chair Hatch stated, "I believe we should be working to make a number of these tax extender provisions permanent. However, for the sake of making this mark-up less contentious and to ensure we can more quickly provide much needed relief to taxpayers, I've agreed to defer litigating the issue of permanence until a later time. But, make no mistake, as Chairman of this committee, my goal is to see many of these provisions made permanent."

An amendment, offered by Senators Debbie Stabenow (D-MI) and Dean Heller (R-NV), was adopted that prevents homeowners with underwater mortgages on their principal place of residence from being taxed on any amount of mortgage principal forgiveness they receive as part of an arrangement made prior to 2017.

A description of the bill is at http://www.finance.senate.gov/imo/media/doc/JCX-103-15%20%20Chairman's%20Modification.pdf

The archived webcast of the hearing is at http://www.finance.senate.gov/hearings/hearing/?id=19ebd115-5056-a055-6476-dfa0734f0773

New Bill Would Undermine Fair Housing Act's Disparate Impact Standard

On July 21, Representative Scott Perry (R-PA) introduced the Protect Local Independence Act (H.R. 3145) that would amend the Fair Housing Act with the intention of undermining the Act's disparate impact standard, recently reaffirmed by the U.S. Supreme Court. Disparate impact refers to policies or practices that have a discriminatory effect, even if there is no intent to discriminate.

For more than 45 years, courts have recognized two categories of discrimination prohibited under the Fair Housing Act 1968: acts that are clearly intentional, and policies and practices that do not have a stated intent to discriminate but that have the effect of discriminating against the Act's protected classes of race, color, national origin, religion, sex, familial status, or disability. On June 25, the U.S. Supreme Court upheld the disparate impact standard in housing discrimination in a 5-4 decision ruling on *Texas Department of Housing and Community Affairs v The Inclusive Communities Project* (see *Memo*, 6/29).

H.R. 3145 would amend the Fair Housing Act so that policies and practices that have a discriminatory effect would no longer violate the law, undercutting the disparate impact standard.

H.R. 3145 was referred to the House Committee on the Judiciary. It has no cosponsors.

The text of the bill is at https://www.congress.gov/114/bills/hr3145/BILLS-114hr3145ih.pdf

More information about the bill is at https://www.congress.gov/bill/114th-congress/house-bill/3145

Bill Would Require Drug-related Screening of Individuals Seeking Housing Assistance

On July 13, Representative David Rouzer (R-NC) introduced a bill (H.R. 3047) that would require certain welfare programs, including public housing and Section 8 housing, to deny benefits to individuals who fail a drug test or who are considered at high risk of drug abuse. Under the bill, a public housing agency (PHA) or HUD would be prohibited from providing housing assistance without first screening individuals for either having drug-related arrests within the last five years or being at high risk of drug abuse.

Individuals with a drug-related arrest could only receive housing assistance after testing negative for any drugs the PHA or HUD deem appropriate for testing. Applicants who have no arrest history would have to complete a substance abuse screening, typically a questionnaire or interview given in any manner the PHA or HUD "determines to be appropriate." Based on the screening, the PHA or HUD would determine whether the applicant has a high risk of abusing drugs. Those determined to be high risk could not receive housing assistance.

Individuals who fail a drug test or are determined to be at high risk of drug abuse would be barred from receiving housing assistance for at least one year. In order to be eligible for housing assistance, individuals would have to complete a treatment program and test negative for drugs.

PHAs that fail to comply with these requirements would have their federal funding decreased by 15% in the following fiscal year.

The bill would not require individuals or families to bear the costs of testing and screening. Costs would be covered by money from the public housing operating fund, PHA administrative fees, and project-based Section 8 appropriations.

When introducing the bill, Mr. Rouzer stated, “Most employers in this country require workers to pass drug tests as a prerequisite for employment. The government should expect the same of people who receive food stamps and other federal benefits. Additionally, taxpayers deserve to know that their money isn’t subsidizing a drug addiction, which only leads to a tragic life of dependency.”

The bill was referred to several House committees: the Committee on Financial Services, the Committee on Agriculture, and the Committee on Ways and Means. The bill currently has three cosponsors.

The bill text is at https://www.congress.gov/114/bills/hr3047/BILLS-114hr3047ih.pdf

Senate Panel Will Hold Hearing on Ending Veteran Homelessness

The Senate Committee on Veterans’ Affairs will hold a hearing on ending veteran homelessness on July 29 at 2:30 pm ET in the Russell Senate Office Building, room SR-418. The committee has not yet announced who will testify at the hearing. More information about the hearing is at http://www.veterans.senate.gov/hearings/ending-veteran-homelessness07292015

HUD

HUD Implements Small Building Risk Sharing Initiative, Seeks to Eliminate Income Restrictions

HUD announced implementation of the Small Building Risk Sharing (SBRS) Initiative, a program to help preserve “mom and pop”-owned, small multifamily buildings. SBRS is designed to encourage Community Development Finance Institutions (CDFIs) and other “Mission-Based Lenders” to provide long-term, fixed-rate loans to small building owners needing to rehabilitate and/or refinance their properties. HUD and the Mission-Based Lenders will share the risk of lending on a 50/50 basis.

As in the past three years, HUD proposes legislative language that would eliminate the current income and rent restrictions for SBRS-assisted properties. NLIHC remains concerned about HUD’s intent to remove affordability restrictions.

Section 542(b) of the Housing and Community Development Act of 1992 allows HUD to enter into affordable multifamily housing reinsurance agreements with Fannie Mae, Freddie Mac, and other Qualified Participating Entities (QPEs). A QPE and/or its approved lender may originate, underwrite, service, and dispose of affordable multifamily loans. Until SBRS, only Fannie and Freddie had active risk-sharing programs with HUD.

Section 542(b)(9) requires projects to meet the Low Income Housing Tax Credit (LIHTC) occupant income requirements and maximum rent restrictions. Therefore, SBRS requires either 20% or more of the units to be occupied by households with income less than 50% of the area median income (AMI) paying rent that is not greater than 30% of 50% AMI, or 40% or more of the units to be occupied by households with income less than 60% AMI paying rent that is not greater than 30% of 60% AMI.

The Federal Housing Administration (FHA) published a notice in the *Federal Register* on July 16 announcing final guidance implementing the SBRS Initiative. FHA published an Initial Notice on November 4, 2013 (see *Memo*, 11/8/13). The Initial Notice proposed limiting access to properties with 5-49 rental units. The Final Notice defines eligible projects to be those with five or more units, including cooperative units. There is no cap on the number of units that may be in an assisted property. The Initial Notice limited loan amounts to $3 million. The Final Notice keeps the base minimum at $3 million, but allows loans up to $5 million in HUD-designated Annual Base City High Cost Areas.

The Final Notice does not indicate that the LIHTC income and rent restrictions apply. Rather, it declares HUD's intent to seek Congressional approval to "remove affordability restrictions currently required under Section 542(b)." HUD's FY16 budget request contains language, as did its FY14 and FY15 requests, seeking to exempt SBRS properties from complying with the LIHTC income and rent restrictions. NLIHC submitted comments on January 3, 2014 in response to the Initial Notice, expressing deep concern about removing income restrictions. The Final Notice contains a link to "complete application requirements and program details" leading to another link, "SBRS Program Details," which states that projects must qualify as affordable housing as defined by the LIHTC program.

On July 17, HUD began accepting applications for the SBRS Initiative from CDFIs, other nonprofit lenders, and public and quasi-public agencies, which HUD collectively calls "Mission-Based Lenders." Beginning January 17, 2016, HUD will begin accepting applications from private, for-profit lenders approved as FHA Multifamily Accelerated Processing (MAP) lenders, which HUD calls "Private Lenders."

QPEs are authorized to originate, underwrite, and service loans for HUD multifamily mortgage insurance, in order to acquire, refinance, or rehabilitate (including substantial rehabilitation) properties. New construction is not eligible.

Rehabilitation must address all capital needs identified in a Capital Needs Assessment and satisfy the reserve requirements for the life of the loan. FHA and the QPE share the risk of loan default on a 50/50 basis. If there is a default, the QPE must pay all costs associated with loan disposition, and then seek reimbursement from HUD of up to 50% of the loss.

The *Federal Register* notice is at http://www.gpo.gov/fdsys/pkg/FR-2015-07-16/pdf/2015-17464.pdf

A HUD media release is at
http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2015/HUDNo_15-092

Application requirements are at
http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec542b

NLIHC's January 3, 2014 comment letter is at http://nlihc.org/sites/default/files/NLIHC-542b-Comment-Letter.pdf

GOVERNMENT ACCOUNTABILITY OFFICE

Report Identifies Weaknesses in IRS Oversight of LIHTC Program

A report from the Government Accountability Office (GAO) identifies oversight weaknesses of the Low Income Housing Tax Credit (LIHTC) program by the Internal Revenue Service (IRS). Examples of IRS oversight weaknesses include insufficient data reliability and minimal monitoring of state housing finance agencies. GAO suggests Congress consider designating HUD as a joint administrator responsible for LIHTC program oversight.

On July 23, GAO released what is expected to be the first of three reports on the LIHTC program. The reports stem from a request by Senator Charles Grassley (R-IA) to review various aspects of the LIHTC program, including federal oversight. The first report, *Low-Income Housing Tax Credit: Joint IRS-HUD Administration Could Help Address Weaknesses in Oversight*, identifies "severe resource constraints" that could affect the ability of IRS to administer its programs, including the $8 billion-a-year LIHTC program.

LIHTC data reliability is one area of IRS oversight weakness. "We assessed the reliability of the [LIHTC] database and determined that data reliability issues impeded our analysis," the report says. "The data on credit allocation and certification information were not sufficiently reliable to determine if basic requirements for the LIHTC program were being achieved…Without improvements to the data quality of credit allocation and certification information, it is difficult to determine if credit allocation and placed-in-service have been met by [housing finance agencies (HFAs)] and taxpayers," the report says. State HFAs administer and oversee the LIHTC program in each state.

GAO also faults IRS oversight of HFAs. "As a result of minimal monitoring, IRS does not know the extent of compliance monitoring by HFAs, which limits its ability to determine if the HFAs appropriately awarded credits to projects," the report says. In addition to weak HFA monitoring, GAO says the IRS did not sufficiently audit taxpayers who claimed LIHTCs.

In a statement upon the report's release, Senator Grassley said he was not surprised at the report's findings. "The federal government is good at giving out money and tax breaks and terrible at checking on results. No one at the IRS or HUD seems to have any way of knowing whether a multi-billion-dollar program for low-income housing has worked as intended. This doesn't bring accountability, and it may or may not deliver affordable housing for people in need," Senator Grassley said.

In comments within the appendix of the GAO report, the National Council of State Housing Agencies (NCSHA) is described as opposing GAO's recommendation that HUD be a joint administrator of the LIHTC program with the IRS, quoting NCSHA as saying HUD has "virtually no experience" with the LIHTC program.

The GAO report is at http://www.gao.gov/products/GAO-15-330

FROM THE FIELD

18 Days in June: How 600 Advocates Saved the Ohio Housing Trust Fund

Over the course of 18 days in June, the Coalition on Housing and Homelessness in Ohio (COHHIO), an NLIHC State Coalition Partner, and advocates across the state successfully mobilized to save the Ohio Housing Trust Fund (OHTF). The victory comes after a budget amendment was introduced in the Ohio State Senate that would have restructured the OHTF to send half of all funds directly to county-level administrators who have little or no experience in housing.

The OHTF was created with strong bipartisan support in 1990 following passage of a constitutional amendment making housing a public purpose. Funding for the OHTF is based on a Housing Trust Fund Fee on all documents filed with county recorders. Prior to establishing the fee in 2003, the OHTF received funds from the state general fund.

COHHIO first became aware of the recent threat to the OHTF on June 8, the day before the Senate Finance Committee passed its biennium budget bill that included the amendment from Senator Bill Coley (R) that would radically restructure the OHTF. The amendment called for half of all Housing Trust Fund Fees to be retained and administered at the county level. Under this proposal, the county auditor, recorder, and a county commissioner would determine, with little oversight, how the funds would be used "for the purpose of housing."

According to Bill Faith, Executive Director of COHHIO, "Two of the worst ideas were suddenly sandwiched into one amendment: The Trust Fund was cut in half, along with its ability to significantly leverage public and private dollars, and the job of allocating housing dollars was put into the hands of people with little, if any, housing administration experience. It was a train wreck of an amendment that would have dismantled – for no good reason – an effective policy that had been serving critical housing needs across Ohio for nearly 25 years."

Using its communications, field, and lobbying assets, COHHIO rapidly mobilized a full-spectrum advocacy campaign to save the OHTF. While Senator Coley's amendment successfully passed with the Senate budget, the House budget did not include the proposal. As a result, COHHIO shifted its advocacy efforts to supporting the House version of the budget in Conference.

Using traditional and social media strategies, COHHIO and its allies generated hundreds of phone calls, letters, and emails to dozens of members of the General Assembly as COHHIO staff and members simultaneously met with key legislators. In addition, COHHIO prepared a veto letter signed by 600 organizations for Governor John Kasich (R).

The Conference committee adopted a budget using the House language for the OHTF, a victory for COHHIO and its partners. The House language also included an amendment that created a $15 million Trust Fund Reserve to be used when revenue falls far short of the Trust Fund's $50M cap. The budget passed by the Conference committee included $100 million for the OHTF in the FY16-17 biennium. Governor Kasich signed the budget on June 30.

OHTF funds can be used for rental and homeownership activities, including predevelopment costs, new construction, rehabilitation, rental assistance, and housing counseling. All uses of OHTF must benefit households with income less than 80% of the area median income (AMI), although the majority is targeted to households with income less than 50% AMI. In FY13, the latest data available, only 5.1% of the funds went to households with income between 50% and 80% AMI. All remaining funding was targeted to households with income less than 50% AMI. There is an overall preference for projects serving those below 35% AMI; in FY14, 54% ($30.4 million) was used for projects in that category.

The OHTF has significantly contributed to housing security for Ohio's most vulnerable residents, and has bolstered the state economy. Since its inception, the OHTF has funded:

- emergency shelter for more than 133,000 households
- the construction, rehabilitation, or repair of more than 58,000 rental and homeowner units
- supportive services and resident services for more than 105,000 households
- homeowner counseling and assistance to more than 28,000 households
- training and technical assistance for more than 45,000 households

A study conducted in 2011 by Vogt Santer Insights determined that between FY06 and FY09, the impact of the OHTF on Ohio's economy totaled more than $2.6 billion, with associated earnings of more than $829 million for almost 32,000 workers.

Following this victory, COHHIO is educating legislators in the General Assembly about the importance of the OHTF for Ohio's most vulnerable residents and the broader economy. Cathy Johnston, Advocacy Director at COHHIO, states, "Mobilizing support for our veto letter showed us that 600 partner organizations understand the importance of the Trust Fund in their communities and to the economy. Now it's our job to get those organizations sharing that story with their elected officials."

For more information, contact Bill Faith, Executive Director of COHHIO, at Billfaith@cohhio.org

RESEARCH

Nearly 46,000 Units of Project-Based Section 8 Housing Lost Since 2005

A study prepared for HUD titled *Opting In, Opting Out a Decade Later* found that nearly 46,000 housing units subsidized by project-based Section 8 rental contracts were lost between 2005 and 2014 because their owners opted out of the program. Properties more likely to be lost to the assisted stock were those designated for family occupancy, built before 1975, owned by for-profit organizations, with lowers rents, or located in strong housing markets.

The study, conducted by the Shimberg Center for Housing Studies of the University of Florida, shows the loss of 45,763 affordable housing units between 2005 and 2014 from owners opting out of Section 8 rental contract renewals. This figure is 3% of units with a rental contract in 2005. An additional 13,156 units were in properties where the owner prepaid a below-market interest rate (BMIR) mortgage. As shown in the table below, opt-outs or prepayments of BMIR mortgages were more likely among properties designated for family occupancy, built before 1975, owned by for-profits, with low rent-to-FMR ratios, and located in strong housing markets.

Property Characteristic	**Opt-Outs/Prepays**	**All Properties**
Family occupancy	75%	48%
Built before 1975	38%	21%
Owned by for-profit organization	40%	35%
Rents less than 80% of FMR	28%	13%
Neighborhood Median Gross Rent	$741	$690
Avg. % Change in Housing Price Index	6%	3%

Source: Opting In, Opting Out, a Decade Later

Section 8 properties that were also part of the Section 202 Housing for the Elderly Direct Loan program were the most stable. Ninety-six percent of Section 202 Direct Loan properties opted in with a renewed rental assistance contract during the study period. However, the Section 202 Direct Loan was terminated for half of these properties when they were refinanced through other housing programs. Prepayment of a Section 202 Direct Loan requires an extension of affordability requirements for 20 years beyond the loan's original maturity date. The small number of Section 202 properties that opted out of Section 8 were more likely to be serving those with chronic mental illness or developmental disabilities.

The study, which updates a 2006 report, draws on HUD data for a baseline dataset from 2005 with records for more than 18,000 properties having nearly 1.5 million housing units. The properties included those with active project-based rental assistance contracts and Section 236 and Section 221(d)(3) Below Market Interest Rate (BMIR) mortgages. The data also included the location, ownership type, and tenant, physical, and financial characteristics of each property. Each property was then categorized based on its status in 2014 as opt-in (owner made an active decision to renew a rental contract), opt-out/prepay (owner made an active decision to not renew a contract or pay off a BMIR mortgage), foreclosure/abatement (HUD took action to foreclose on an insured mortgage or terminate assistance), no choice (owner had no option to opt out), active (owner of property kept an active BMIR mortgage), or other (mixed outcome, such as an owner who opted out of Section 8, but kept an active BMIR mortgage).

There were fewer opts-outs reported in the 2015 study than the 2006 study. Potential reasons for the slow-down of opt-outs include:

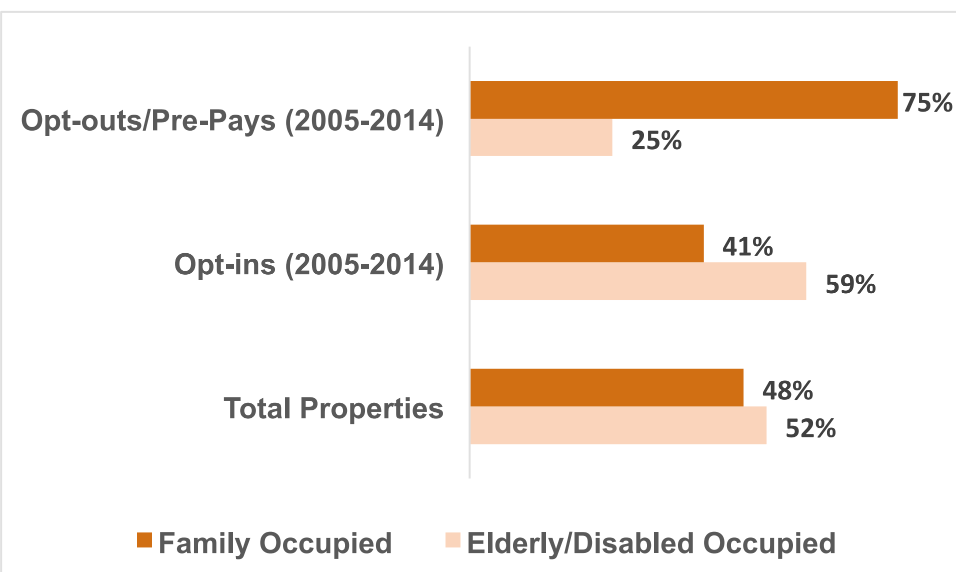
- a more stable Section 8 housing stock,
- the volatility of the housing market after 2007 discouraged owners from making changes to their properties' status,
- the affordable housing preservation infrastructure improved, including state allocations of the Low Income Housing Tax Credit for preservation,
- the existence of preservation databases to alert stakeholders of properties at risk of opting out, and
- a variety of state and local initiatives.

Opting In, Opting Out, a Decade Later is at
http://www.huduser.org/portal/publications/mdrt/opting_in_opting_out.html

To visit NLIHC's Preservation Database, go to http://nlihc.org/library/preservation.

FACT OF THE WEEK

Family-Occupied Properties Compose 75% of Opt-Outs between 2005 and 2014



Opt-ins: owner made an active decision to renew project-based Section 8 rental contract
Opt-outs: owner made an active decision to stop renewal of project based Section 8 rental contract

Source: U.S. Department of Housing and Urban Development. (2015). *Opting in, Opting Out a Decade Later*. Retrieved from: http://www.huduser.org/portal/publications/mdrt/opting_in_opting_out.html

NLIHC NEWS

Spring-Summer Edition of *Tenant Talk* Available

NLIHC has released the latest edition of *Tenant Talk*. This edition includes an article on the proposed Section 3 rule changes. Another article about the National Housing Trust Fund reminds tenants to get involved with the required public participation for deciding how their state should use this new source of money for increasing rental housing for people with the lowest incomes. Check out local victories in Philadelphia and San Francisco.

The *Tenant Talk* Editorial Board writes, "Your activism and NLIHC membership make you the driver of real change. We hope that *Tenant Talk* continues to serve your interests and helps you become even more powerful advocates."

NLIHC Bids Farewell to Field Director Mary Kolar

Mary Kolar, who has been a member of the field team since January 2011, is leaving NLIHC to pursue a Master's in Public Administration at the University of Maryland. Originally hired as one of three Outreach Associates, Mary was promoted to Field Director in 2014. She has been instrumental in the success of the United for Homes Campaign to reform the mortgage interest deduction and investing savings to end homlessness, reaching over 2,200 endorsements in every Congressional District. We thank Mary for her service and wish her well as she enters graduate education.

NLIHC Recruiting for Housing Advocacy Organizer and Executive Assistant

NLIHC is seeking applicants for two positions: Housing Advocacy Organizer and Executive Assistant.

Housing Advocacy Organizer. As one of a three-person team, the housing advocacy organizer mobilizes NLIHC members on federal policy advocacy based on NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for the United for Homes campaign, and mobilizing membership and state coalition partners on "calls to action" and other organizing efforts in support of socially just affordable housing policy.

The position requires strong written and oral communication skills and excellent electronic technology skills, including proficiency in the Microsoft Office suite, database management, and social media use. Priority consideration will be given to candidates with proven organizing experience mobilizing a community or constituent base at a national, state, or local level. Some knowledge of federal housing policy is a plus. A Bachelor's degree is required. The position is based in Washington, DC, but some travel is required.

Executive Assistant. The NLIHC executive assistant provides administrative and support services for the President/CEO and the Chief Operating Officer (COO). Activities for the CEO include receiving and screening calls, scheduling meetings, maintaining organizational files, preparing letters and other communications, making purchases, and assisting in completing organizational, funder, and research reports.. The executive assistant serves as a primary liaison with the Board of Directors for logistical and informational purposes, including: making facility arrangements for in-person meetings, arranging board travel and accommodations, preparing monthly Board packets, meeting materials, and annual Board book, and taking meeting minutes.

Activities to support the COO include receiving and processing mail, responding to requests and orders for NLIHC publications, processing all incoming revenue receipts, ordering supplies, and assisting with annual forum and other meetings.

Qualified candidates will have strong written and oral communication skills, attention to detail, organizational skills, and proficiency with Microsoft Office suite and database programs. A Bachelor's degree is required. The position is based in Washington, DC.

All candidates for employment at NLIHC must have a commitment to social justice and be able to work collaboratively in a fast-paced environment.

Interested candidates should forward a cover letter with salary requirements, resume, and a writing sample to Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, D.C. 20005 at pkealey@nlihc.org. No phone calls, please.

NLIHC Is Looking For Interns

NLIHC is accepting resumes for fall 2015 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 *Memo to Members*, participates in visits to Congressional offices, and develops materials for use in lobbying the House and Senate to accomplish NLIHC's policy agenda. Updates the Congressional database.

- **Organizing Intern**. Assists with grassroots organizing efforts for the United for Homes campaign and other legislative campaigns. 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**. Assists in planning for the National Low Income Housing Coalition's annual media awards, 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.

- **Graphic Design Intern.** Assists with sending out e-communications using MailChimp, revising collateral print material such as brochures, flyers, factsheets, updating content on the NLIHC website, and posting information on the Coalition's Social Media sites and blog.

These positions begin in late August or early September and run until December and are at least 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 applying and that you are interested in a fall 2015 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. Or, send via email to pkealey@nlihc.org

NLIHC STAFF

Malik Siraj Akbar, Communications Specialist, x239

Andrew Aurand, Vice President for Research, x245

Elina Bravve, Senior Research Analyst, x244

Nicole Brown, Executive Assistant, x226

Linda Couch, Senior Vice President for Policy, x228

Sheila Crowley, President and CEO, x226

Sylvia Deyo, Field Intern, x229

Dan Emmanuel, Housing Advocacy Organizer, x316

Ellen Errico, Graphic Design and Web Manager, x246

Ed Gramlich, Special Advisor, x314

Blaire Hoffman, Staff Assistant, x230

Paul Kealey, Chief Operating Officer, x232

Mary Kolar, Field Director, x233

Joseph Lindstrom, Housing Advocacy Organizer, x222

Khara Norris, Director of Administration, x242

Christina Sin, Development Coordinator, x234

Trevor Smith, Communications Intern, x252

Lela Schwartz, Field Intern, x250

Elayne Weiss, Housing Policy Analyst, x 243

Renee Willis, Vice President for Field and Communications, x247