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Congress

Senator Sanders and Representative Ocasio-Cortez Introduce “Green New Deal for Public Housing Act”

Senator Bernie Sanders (I-VT) and Representative Alexandria Ocasio-Cortez (D-NY) introduced on November 14 the “Green New Deal for Public Housing Act,” ([S. 2876](#)) which would create new HUD grant programs to rehabilitate and upgrade public housing to decrease health hazards and improve energy-efficiency. The bill aims to move public housing toward renewable energy sources and provide economic opportunities and workforce development for residents, including through improvements to HUD’s Section 3 obligation.



NLIHC President and CEO Diane Yentel with Senator Sanders and Rep. Ocasio-Cortez at “Green New Deal for Public Housing Act” press event

“On behalf of the National Low Income Housing Coalition, I applaud Senator Bernie Sanders and Congresswoman Alexandria Ocasio-Cortez for their bold, ambitious proposal to not only help preserve America’s public housing for current and future residents, but to modernize these homes to 21st century green standards, while also helping to ensure that low-income residents benefit from green job and training opportunities,” [stated](#) NLIHC President and CEO Diane Yentel in support of the bill. “We must build the political will to combat both the affordable housing and climate change crises – both of which severely harm the lowest-income people, people of color, seniors, people with disabilities, people experiencing homelessness and others – and I thank Senator Sanders and Representative Ocasio-Cortez for their innovative, holistic vision for green affordable housing in America.”

The bill would create seven new grant programs that public housing agencies (PHAs), tribes or tribally designated housing entities, and Native Hawaiian housing entities can apply for under a single application. Some grants focus on workforce development while others address building and unit upgrades such as energy-efficient windows, improved insulation, pipe replacement to improve water quality, and new appliances. Grant programs would also facilitate community energy generation in public housing to make public housing energy self-sufficient and empower residents to vote to determine how to utilize any profits.

The bill would also provide resources for recycling and zero-waste programs as well as for improvements to make buildings more resilient to disasters and climate-related hazards. Another grant program would provide funding to improve and expand communal spaces in public housing, including creating community gardens and

building childcare and senior centers, installing high-speed internet, and increasing access to goods and services, such as on-site medical clinics.

The bill adds hiring requirements specific to these Green New Deal programs to HUD's existing Section 3 obligation, which requires recipients of HUD funds for public housing and other housing and community development construction projects to provide preference for job training, employment, and contracting opportunities for low- and very low-income residents, as well as eligible businesses. The proposal would require that the number of low- and very-low income individuals working in jobs generated from these grant dollars to reach 90% of the total jobs three years after receipt of the funds. The total contract amounts awarded to public housing resident-owned businesses must reach 50% after three years.

The Senate bill is at: <https://tinyurl.com/susc695>

The House version of the bill is not yet available.

A media release is at: <https://bit.ly/2CKBuN0>

Representative Clarke Introduces Bill to Address Rising LIHTC Rents and Provide 10-Year Funding to Housing Trust Fund, HOME, and CDBG

Representative Yvette Clarke (D-NY) introduced the “Affordable Housing and Area Median Income Fairness Act of 2019” ([H.R.4984](#)) on November 5. Co-sponsors include Representatives Grace Meng (D-NY), Danny Davis (D-IL), José Serrano (D-NY), Eleanor Holmes Norton (D-DC), Jerry Nadler (D-NY), and Adriano Espaillat (D-NY). If enacted, the bill would help preserve the affordability of housing financed with the Low Income Housing Tax Credit (LIHTC) by barring jurisdictions from using a high housing cost adjustment to calculate area median income (AMI) unless the jurisdiction receives HUD approval. The bill would also require a study to determine alternate methods of calculating AMI. In addition, the bill would authorize \$2.5 billion annually over ten years for each of the national Housing Trust Fund, the HOME Investments Partnership program, and the Community Development Block Grant program.

The bill is aimed at addressing concerns residents of LIHTC homes have raised about the rising cost of rent. LIHTC properties use AMI to determine whether a household meets income-eligibility limits as well as to determine the amount of rent a household pays. LIHTC-assisted units are reserved for households with incomes less than 50% or 60% of AMI, depending on the developer's choice when seeking LIHTC financing. The rent residents pay is based on a fixed amount equal to 30% x 50% of AMI or 30% x 60% of AMI, not on 30% of a household's actual income. High housing cost adjustments are typically applied in areas where the cost of housing is significantly high compared to median income. Application of a high housing cost adjustment results in higher rent payments for assisted households. Restricting the use of high housing cost adjustments in determining AMI for LIHTC properties would likely result in greater affordability for lower-income households.

More about the bill is at: <https://bit.ly/2Q6CxPc>

More about the LIHTC program is on [page 5-14](#) of NLIHC's *2019 Advocates' Guide*.

House Committee Approves Bill to Expand HUD-VASH Program

The House Committee on Financial Services passed several bills on November 13, including [H.R. 2398](#), which would allow chronically homeless veterans who have received an “other than honorable” (OTH) discharge to participate in the Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) program. Representative Scott Peters (D-CA) introduced the bill, which previously passed out of the House Veterans Affairs Committee, which also has jurisdiction over the proposal. Senators John Tester (D-MT), Todd Young (R-IN), and Chris Murphy (D-CT) introduced identical legislation, “Veteran Housing Opportunities and Unemployment Support Extension Act of 2019” ([S. 2061](#)) in July.

The HUD-VASH program combines a HUD Housing Choice Voucher with VA Medical Center case-management services in order to provide specialized solutions for veterans experiencing homelessness. For veterans to qualify for this voucher, they need to be eligible for VA medical benefits, which automatically excludes many veterans with Other Than Honorable (OTH) discharges. OTH discharges are not punitive and should not be confused with a dishonorable discharge. If passed, H.R. 2398 could provide permanent supportive-housing assistance for an additional 1,000 chronically homeless veterans.

More about the bill is at: <https://tinyurl.com/t5lnj9c>

Watch the markup here: <https://tinyurl.com/ydlfx46q>

More about the HUD-VASH program is on [page 4-21](#) of NLIHC’s *2019 Advocates’ Guide*.

House Financial Services Subcommittee to Hold Hearing on Health and Safety in HUD Housing

The House Financial Services Subcommittee on Housing, Community Development, and Insurance will hold a hearing, “[Safe and Decent? Examining the Current State of Residents’ Health and Safety in HUD Housing](#),” on Wednesday, November 20 at 2:00 p.m. ET in Room 2128 in the Rayburn House Office Building. Witnesses include NLIHC Board Member Shalonda Rivers and National Alliance of HUD Tenants President Geraldine Collins.

Watch the hearing live at: <https://tinyurl.com/y3xp29c2>

Disaster Housing Recovery

Take Action: House to Vote on Disaster Recovery Reform Legislation This Week; Call Your Representative Today!



The House of Representatives will vote this week on a bipartisan bill to permanently authorize HUD’s Community Development Block Grant–Disaster Recovery (CDBG-DR) program. The bill includes key reforms to the program recommended by the NLIHC-led Disaster Housing Recovery Coalition (DHRC) of more than 850 organizations to help ensure that federal disaster recovery efforts reach all impacted households. NLIHC and the DHRC urge all advocates to [call](#) their representatives and ask them to vote in support of the “Reforming Disaster Recovery Act” (H.R. 3702).

Administered by HUD, CDBG-DR provides states and communities with flexible, long-term recovery resources needed to rebuild affordable housing and infrastructure after disasters. By authorizing the program, the bill would help ensure the program is run consistently and the dollars can flow more quickly to communities that

need them. The bill ensures the CDBG-DR program fulfills Congress's intent that all eligible disaster survivors are served by tasking the HUD Office of Inspector General with overseeing program outcomes.

The bill would also ensure that families and communities in need are targeted for these scarce disaster resources, requiring states to allocate resources equitably between housing and infrastructure priorities and among homeowners, renters, and people experiencing homelessness. Finally, the bill would also make important data about the impact of the disaster and the use of resources available to the public. Such data-transparency would make it easier for the public and advocates to better informed as they participate in the development of state recovery plans and to help state and local governments, researchers, and philanthropic organizations better identify critical gaps in services.

The bill, introduced by Representatives Al Green (D-TX) and Ann Wagner (R-MO), passed out of the House Financial Services Committee this summer with unanimous support. See NLIHC's factsheet on the bill at: <https://bit.ly/2XDJyfD>

Additional Disaster Housing Recovery Updates - November 18, 2019

The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [11/11](#)).

Federal Action & National News

In an [op-ed in *Next City*](#), David Wild of Indiana University calls on more researchers to redirect their efforts to focus on the urgent problems of climate change.

USDA announced that [\\$800 million in disaster agriculture recovery aid](#) would be provided to farmers in Alabama, Georgia and Florida. The money was part of a \$3 billion disaster relief package authorized by Congress earlier this year.

A [new study](#) on equity in flood-insurance finds that disaster-recovery funding is not benefiting vulnerable populations.

The Heritage Foundation published a [list of reforms](#) geared at controlling the federal budget's growth. One recommendation was the removal of disaster and emergency spending from the budget baseline.

Midwest Flooding

Illinois

FEMA has [denied](#) the state of Illinois's appeal for federal assistance to help residents recover from this year's destructive flooding. State officials have called on the state's federal delegation to encourage changes to FEMA's rules for determining Individual Assistance grants.

Midwest Tornadoes

Ohio

One veteran in Ohio is still [living without windows](#) after his house was severely damaged by a tornado over the summer. Although FEMA provided aid to repair his roof, the funding was not enough to complete other needed repairs.

Tropical Storm Imelda & Hurricane Harvey

Texas

The Texas General Land Office (GLO) is [running out of funds for the Homeowner Reimbursement Program](#) (HRP), which reimburses Texas homeowners up to \$50,000 for out-of-pocket expenses for eligible repairs after Hurricane Harvey.

Flood management and disaster recovery are among the top issues in a Houston mayoral [runoff election](#) on December 14.

California Wildfires

One year after the Camp Fire, [only 11 out of the 11,000 homes destroyed have been rebuilt](#). The area, particularly rural Butte County, had already been suffering from an affordable housing shortage, and many people have fled the area in search of cheaper housing after the fire.

A [new map](#) from researchers at California State University at Chico shows where survivors of the Camp Fire have moved in the year after the fire.

The City of Chico [continues to grapple](#) with ways to ensure housing for all as it continues to host residents displaced from nearby communities by the Camp Fire.

Hawaii Volcano Eruption

FEMA Individual assistance [expired last week](#) for victims of the 2018 Kilauea eruptions. Local nonprofits remain active in the area, and a FEMA-funded disaster case-management grant program has been authorized until May 2020.

Hurricane Michael

Florida

Florida is looking into solutions to protect against the flooding of homes, [including the possibility of changing the building code to require houses to be elevated](#). Some argue that building more flood-resistant homes would be more cost-efficient than having to rebuild homes post-disaster as climate change brings increasingly destructive storms.

Recent counts have found that there are [54 homeless veterans in Bay County, Florida post-Hurricane Michael](#), reflecting the serious housing deficit in the area. The next count of homeless veterans will take place on January 10, 2020, and homeless organizations in Florida expect to see the number decrease as repaired homes become available.

Hurricane Florence & Hurricane Dorian

North Carolina

[ReBuild NC is opening up comments for the draft of its Action Plan](#) for spending \$168 million in disaster recovery mitigation funding post-Hurricanes Matthew and Florence. The public can provide comments on the proposed plan until December 23.

Lawmakers are hoping to [resolve their differences](#) over a state disaster assistance bill that has stalled in the North Carolina General Assembly. Some state lawmakers are seeking to push back implementation of resiliency funding and other significant policy shifts until next year.

2016 and 2017 Disasters

Hurricane Maria: [Community recovery centers in Puerto Rico are closing](#) as survivors continue to seek support from federal and local assistance programs. The Canovanas, Lares, Naranjito, San German, and Utuado centers will close on Thursday, November 14.

Hurricane Maria: Puerto Rico's [infrastructure is failing](#), according to a new engineering study. The report says that up to \$23 billion should be invested in infrastructure repair and improvement during the next 10 years. HUD has continued to delay the release of important infrastructure recovery funding to Puerto Rico.

Hurricane Sandy: New York residents are being forced to adapt to a new vision of the city, one in which [waterfront mitigation](#) is key.

Budget and Appropriations

Congress Set to Vote on Bill to Fund Government through December 20

Congress plans to vote on a stopgap funding measure, known as a continuing resolution (CR), the week of November 18. This would be the second CR of fiscal year 2020 (FY20), which began on October 1; it would fund the government through December 20. Because the current CR will expire on November 21 and Congress has yet to pass any final spending bills, this second CR is necessary to avoid a government shutdown. The CR will continue FY19 funding levels for affordable housing and community development programs.

The House and Senate still need to agree on topline numbers for each of the 12 annual spending bills that fund the government. The House wrote and passed its funding measures prior to the bipartisan budget agreement that lifted the austere budget caps set by the Budget Control Act of 2011 (see *Memo*, [7/29](#)), so the House bills are written at a higher level than the Senate's, which were developed after the agreement. Both the House and the Senate have passed their versions of FY20 bills funding affordable housing and community development programs, but a final version depends on first agreeing to topline numbers.

NLIHC's budget chart is at: <https://tinyurl.com/y6tnabuo>

Learn more about the impacts of inconsistent funding on affordable housing and community development funding at: <https://tinyurl.com/y4yzqxz2>

HUD

NLIHC Submits Comments on Proposed HOTMA Implementation Regulations

NLIHC submitted [comments](#) regarding HUD's [proposed changes](#) to the regulations for the public housing, Housing Choice Voucher, and Section 8 project-based rental assistance programs implementing income-calculation and income-review changes required by the "Housing Opportunity Through Modernization Act of 2016" (HOTMA). Comments were due November 18.

The proposed changes, published in the *Federal Register* on September 17, would implement HOTMA Sections 102, 103, and 104. Section 102 changes the requirements regarding income reviews for public housing and HUD's Section 8 programs (the Housing Choice Voucher program and the Project-Based Rental Assistance [PBRA] program that assists privately owned multifamily properties). Section 103 modifies the continued occupancy standards of public housing residents whose incomes have grown above the thresholds for initial occupancy. Section 104 sets maximum limits on the assets of households living in public housing and Section 8 housing.

Various provisions of HOTMA were implemented by other HUD actions. For example, a *Federal Register* notice published on October 24, 2016, announced provisions that were effective immediately, and a *Federal Register* notice published on January 18, 2017, implemented multiple voucher program provisions unrelated to Sections 102, 103, and 104.

NLIHC signed on to a detailed comment letter submitted by the National Housing Law Project and Housing Justice Network. NLIHC also expressed support for the comments submitted by the Consortium for Citizens with Disabilities.

NLIHC's comment letter emphasized key features in both letters, including:

When a household's income decreases by 10% or more, HOTMA requires a public housing agency (PHA) or owner of a private multifamily property assisted with Section 8 Project-Based Rental Assistance to carry out an income review if a household requests one. HOTMA also allows a PHA or owner to establish a threshold lower than 10%. For households with incomes far below 30% of the area median income (AMI), a 10% threshold is too high; 10% of a meager income can cause extreme hardship, affecting a household's ability to meet other critical daily needs. Therefore, NLIHC suggested lowering the threshold to 5% for households with incomes less than 20% of the AMI, roughly the average income for recipients of Supplemental Security Income (SSI).

When a household's income increases by 10% or more, HOTMA requires a PHA or owner to carry out an income review. This 10% threshold, however, can be especially burdensome for households with incomes far below 30% of the AMI. For example, a rent increase due to a 10% increase in income for a household with an income at 15% of the AMI can be a much greater financial hardship than for a household with an income at 60% of the AMI. HOTMA allows HUD to establish a different threshold.

NLIHC cited HUD's Multifamily programs, which do not require an interim income reexamination until a household's income increases more than \$200 per month (Handbook 4350.3 REV-1, Chapter 7, Section 2, Subsection 7-10). Therefore, NLIHC urged HUD to use the existing Multifamily threshold, adjusted annually for inflation. Such a threshold would not only ease the rent increases for extremely low-income households, it would also lessen the burden on PHAs and owners of more frequent income redeterminations that also entail a full rent recalculation.

HUD proposes using TANF, SNAP, EITC, and Medicaid as safe harbor substitutes for determining income in order to streamline the process for residents and owners. NLIHC accepted SNAP and Medicaid as suitable safe

harbors, and suggested HUD study SSI as a potential safe harbor. NLIHC opposed EITC as a safe harbor because it would unduly infringe upon a household's privacy, given other personal information contained in a tax return. NLIHC also expressed doubts about using TANF as a safe harbor because of uncertainties regarding the formula used to determine incomes in this program.

NLIHC's comment letter is at: <https://bit.ly/2rH9aJo>

Final versions of the NHLP/HJN and CCD letters were not available before this edition of *Memo* was distributed.

NLIHC's summary of the proposed changes are at: <https://bit.ly/34UphRW>

Senate Banking Committee to Hold Nomination Hearings for HUD Officials

The Senate Banking Committee will hold a nomination hearing for several HUD officials on November 20 at 10:00 a.m. ET in Room 538 of the Dirksen Senate Office Building. Nominees include Brian D. Montgomery for deputy secretary (see *Memo* 10/11), David C. Woll, Jr., for assistant secretary for the Office of Community Planning and Development (CPD), and John Bobbitt for assistant secretary for housing operations. The hearing will be live streamed at: <https://tinyurl.com/ygjm5uts>

Mr. Montgomery currently serves as HUD's acting deputy secretary, as well as assistant secretary for housing and federal housing commissioner. Mr. Montgomery served as head of the Federal Housing Administration (FHA) under President George W. Bush and President Barack Obama. Mr. Woll currently serves as principal deputy assistant secretary of CPD and previously served as deputy general counsel for enforcement and fair housing at HUD. He worked on Superstorm Sandy recovery with the New Jersey state government. Mr. Bobbitt previously served in diverse executive roles in the private and public sectors.

Our Homes, Our Votes: 2020

Join the #OurHomesOurVotes2020 Pre-Debate Tweetstorm Today at 2:00 p.m. ET

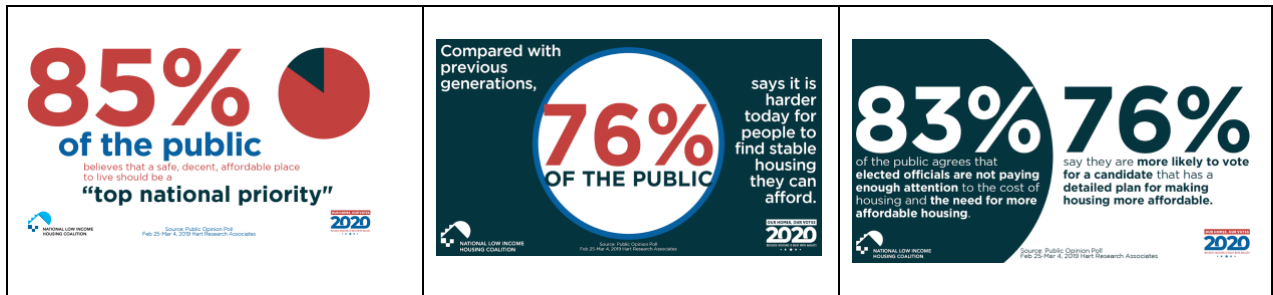
Will the presidential debate moderators ask the candidates about their proposed solutions to the housing crisis facing millions? Will the candidates find a way to bring up their affordable housing proposals? **Join NLIHC and *Our Homes, Our Votes: 2020* partners today (Monday, November 18) at 2:00 p.m. ET (1 p.m. CT/ 12 p.m. MT/ 11 a.m. PT) for a tweetstorm urging them to do so!**



On November 20, presidential candidates will take the stage for the fifth Democratic presidential debate in Atlanta, Georgia. Most of the candidates participating in the debate have released plans or proposals to address the nation's growing housing affordability crisis. Join the #OurHomesOurVotes2020 tweetstorm to encourage the candidates to discuss their affordable housing plans and to urge the debate moderators to ask a question on affordable housing during the nationally televised event.

NLIHC sent [a letter](#)—**signed by over 1,000 organizations**—to *The Washington Post* and *MSNBC* debate moderators calling for them to ask a question on one of the most pressing issues facing millions of voters – the growing lack of affordable housing. Reference the letter in your tweets during the tweetstorm!

Sample images to be used in your tweets can be downloaded at: <https://tinyurl.com/yyqh63lr>



Sample tweets are listed below.

.@Maddow #DYK that 60% of people in the U.S. say housing affordability is a serious problem in the area where they live? What would the candidates do about it as president? #DemDebates #OurHomesOurVotes2020

.@mitchellreports #DYK that 8 in 10 people in the U.S. think the pres. & Congress should take major action to make housing more affordable for low-income households? What would the candidates do as president? #DemDebates #OurHomesOurVotes2020

.@kwelkernbc #DYK that 76% of the public says it's harder today to find stable housing compared to previous generations? What would the candidates do to address this issue as president? #DemDebates #OurHomesOurVotes2020

.@AshleyRParker #DYK that 76% of the public says it's harder today to find stable housing compared to previous generations? What would the candidates do to address this issue as president? #DemDebates #OurHomesOurVotes2020

.@JoeBiden We look forward to hearing more about your national goal of ensuring 100% of formerly incarcerated individuals have housing. Talk about it at the next #DemDebates! #OurHomesOurVotes2020

.@CoryBooker We're looking forward to hearing you talk about your plans to create a Renters Credit and expand the Housing Trust Fund to help millions of Americans struggling to cover rent. Talk about it on the #DemDebates stage! #OurHomesOurVotes2020

.@PeteButtigieg We agree "families can't be secure if the cost of housing means they can't make ends meet..." We want to hear more on your plan to ensure #affordablehousing for families at the next #DemDebates #OurHomesOurVotes2020

.@TulsiGabbard Over 1,000 organizations and millions of voters will be waiting to hear how you will address the nation's #affordablehousing crisis at the #DemDebates. Check it out <https://bit.ly/2Xg0s0k> #OurHomesOurVotes2020

.@KamalaHarris We look forward to hearing more on how you plan to combat the racial homeownership gap and provide relief to cost-burdened renters. Talk about it during the next #DemDebates! #OurHomesOurVotes2020

.@AmyKlobuchar We look forward to hearing more on how you plan to expand #affordablehousing & address the rural housing crisis. Talk about it during the next #DemDebates! #OurHomesOurVotes2020

.@BernieSanders We want to hear more about your newly released housing plan and how you plan to expand the Housing Trust Fund during the next #DemDebates! #OurHomesOurVotes2020

.@TomSteyer Over 1,000 organizations and millions of voters will be waiting to hear how you will address the nation's #affordablehousing crisis at the #DemDebates. Check it out <https://bit.ly/2Xg0s0k> #OurHomesOurVotes2020

.@EWarren We look forward to hearing more on how you plan to expand the Housing Trust Fund and more to remove barriers to #affordablehousing during the next #DemDebates #OurHomesOurVotes2020

.@AndrewYang Over 1,000 organizations and millions of voters will be waiting to hear how you will address the nation's #affordablehousing crisis at the #DemDebates. Check it out <https://bit.ly/2Xg0s0k> #OurHomesOurVotes2020

Follow @OurHomesVotes on Twitter for additional content to share and retweet and use #OurHomesOurVotes2020 for all your housing-related presidential election tweeting!

For information on all the presidential candidates' positions on affordable housing, go to: <https://www.ourhomes-ourvotes.org/>

Affordable Homes are Built with Ballots! Join Webinar on ‘Helpful Tools and Partners for Election Engagement,’ November 21!

Affordable homes are built with ballots every bit as much as they are built with beams and drywall! Low-income renters need to vote, and candidates for elected office must be engaged on affordable housing! That's why NLIHC is offering a free 15-month “[Third Thursdays at Three](#)” webinar and podcast series on nonpartisan voter and candidate engagement.

The next webinar in the series, “**Helpful Tools and Partners for Election Engagement**,” will take place on November 21 at 3:00 p.m. ET. NLIHC will be joined by guest presenter Maggie Bush, programs and outreach director for the League of Women Voters. Attendees will learn about tools like building voter registration apps into organizational websites, looking up and providing sample ballots, where to find voter-rights hotlines, and other key resources provided by national partners. Register for the webinar and the entire webinar series at: <https://tinyurl.com/y3t9gfr2>

NLIHC's nonpartisan [Our Homes, Our Votes: 2020](#) project provides an array of resources, tools, and training on increasing voter registration and turnout rates among low-income renters and on engaging candidates leading up to the 2020 elections, including these webinars and podcasts covering many facets of voter and candidate engagement featuring experts and advocates with frontline experience.

The presentations take place at 3:00 p.m. ET on the third Thursday of each month. All sessions will be recorded and posted to the *Our Homes, Our Votes: 2020* website for those who cannot attend the live broadcasts. The full list of webinar topics:

- Session 1: Legal Considerations for Election Engagement for 501 (c3) organizations, September 19. (Watch recording at: <https://bit.ly/338Ydho>)
- Session 2: Developing an Effective Plan for Voter Engagement Work, October 17. (Watch recording at: <https://bit.ly/338Ydho>)
- **Session 3: Helpful Tools and Partners for Election Engagement, November 21**
- Session 4: Voter Registration Part 1 – Messaging, Events, and Canvassing, December 19

- Session 5: Voter Registration Part 2 – Finding and Registering Residents of Subsidized Housing, January 16
- Session 6: The Role of Housing Providers in Registering and Mobilizing Voters, February 20
- Session 7: Getting Candidates on the Record, March 19
- Session 8: Educating Voters, April 16
- Session 9: Housing Issues and Ballot Initiatives, May 21
- Session 10: Overcoming Common Obstacles to Voting, June 18
- Session 11: The Challenge of Voting While Homeless, July 16
- Session 12: Voter Mobilization Part 1 – Early Voting and Vote-by-Mail, August 20
- Session 13: Voter Mobilization Part 2 – Protecting Low Income People from Voter Intimidation and Voter Caging Tactics, September 17
- Session 14: Election Day! Getting Out the Vote, October 15
- Session 15: After the Vote – Holding Candidates to their Promises, November 19

Register once for all webinars and receive reminders at: <https://tinyurl.com/y3t9gfr2>

Watch recordings of previous webinars at: <https://bit.ly/338Ydho>

NLIHC Housing Policy Forum 2020

NLIHC Housing Policy Forum 2020 to Address the Current State of Affordable Housing: Opportunities and Threats

NLIHC’s Housing Policy Forum 2020: *Ending Homelessness and Housing Poverty* will explore the current state of affordable housing and homelessness in America. The Forum will review achievements in 2019 and unprecedented opportunities in 2020, like the bold affordable housing proposals being put forward by members of Congress and presidential candidates. The Forum will also review ongoing threats, including the many harmful proposals coming out of the administration aimed at people experiencing homelessness, immigrants, LGBTQ individuals, and other vulnerable people.

Register for the Forum taking place taking place in Washington, DC, March 25-27, 2020, at: <https://bit.ly/2ofWibO>



The Housing Policy Forum will also address: NLIHC's *Our Homes, Our Votes* nonpartisan voter and candidate engagement project in this presidential election year; racial equity in affordable housing; affordable housing messaging and narrative change; state and local housing solutions; Capitol Hill insights; the latest affordable housing research; resident-led movements; creating and sustaining multi-sector housing coalitions; the YIMBYism movement; redesigning disaster housing recovery; healthy housing; rural and native housing; state and local organizing best practices; and advancing ambitious housing bills.

The Agenda: The Forum will begin for most participants (see note about special Resident sessions below) on Wednesday, March 25 at 1:00 pm, with a welcoming reception later that evening. A full day of sessions follows on Thursday, March 26. Capitol Hill Day will take place on Friday, March 27, kicking off with a preparatory session and a light breakfast at a location near the Capitol (for those planning to make congressional visits).

Additional Sessions for Low-Income Residents: The 2020 Housing Policy Forum will offer a special extended session for low-income residents, doubling from previous years the amount of time for workshops geared specifically to residents. NLIHC has long offered special sessions for low-income residents prior to the start of the larger Housing Policy Forum. Based on feedback we received from residents that they would appreciate more time for resident-specific learning and an opportunity to interact with NLIHC state partners, NLIHC will offer additional resident sessions starting on Tuesday, March 24, at 2:00 p.m., including a dinner with state partners that evening. The special resident sessions will continue on Wednesday, March 25 at 8:30 a.m. prior to the full Forum start at 1:00 p.m.

Resident Member Scholarships: A limited number of shared-lodging hotel scholarships will be awarded on a first-come-first-served basis to low-income residents who are NLIHC members and who pay their own Forum registration fee. Scholarships will be awarded to ensure a broad geographic distribution. Apply for a scholarship online at <https://bit.ly/2pJKij6> or fill out and send a fillable PDF at: <https://bit.ly/33HQN5e>. Not an NLIHC member? Become one at: <https://nlihc.org/membership>

Housing Leadership Awards 2020: The 2020 NLIHC Housing Leadership Awards Reception will take place on Thursday, March 26, 2020 from 6:00 to 8:00 p.m., also at the Washington Court Hotel. A separate registration fee is required to attend the Leadership Awards event. (See related article in this *Memo to Members and Partners*.)

Hotel Reservations: If you are coming to the Policy Forum from out of town, NLIHC has a room block at discounted rates at the Washington Court Hotel where the Forum will take place. Reserve a room at <https://bit.ly/2KkN2uJ> or call 800-321-3010 or 202-628-2100 and ask for the NLIHC rate. Rooms are limited, so register early. The cutoff is March 6, 2020.

Register for the 2020 NLIHC Housing Policy Forum [today!](#)

NLIHC Housing Leadership Awards

Jennifer Ho of Minnesota Housing to be Honored with 2020 Housing Leadership Award

NLIHC will honor **Jennifer Leimaile Ho**, commissioner of Minnesota Housing and former senior advisor at HUD and deputy director of the U.S. Interagency Council on Homelessness (USICH), with the 2020 Sheila Crowley Housing Justice Award, named for NLIHC's former President and CEO Sheila Crowley, who led the coalition for more than 17 years. Jennifer will be recognized at the [38th Annual Housing Leadership Awards Reception](#) on Thursday, March 26, 2020 at the Washington Court Hotel in Washington, DC. [Individuals](#) and [organizations](#) are encouraged to contribute to NLIHC in Jennifer's honor.



Jennifer Leimaile Ho

Jennifer Leimaile Ho has worked to end housing poverty and homelessness since 1999. As executive director of Hearth Connection, a Minnesota non-profit, she managed a nationally recognized demonstration project on supportive housing and long-term homelessness for single adults, youth and families in two counties and oversaw its replication in 34 additional counties in partnership with the Fond du Lac, Bois Fort and Grand Portage Tribal Bands. Prior to leading Minnesota Housing, Jennifer served as a senior policy advisor for housing and services at HUD in the Obama administration and as deputy director at USICH, shepherding the creation of "Opening Doors," the nation's first-ever comprehensive federal plan to prevent and end homelessness. She worked with First Lady Michelle Obama to launch the "Mayors Challenge to End Veteran Homelessness" that reduced the number of veterans experiencing homelessness on any night by nearly half. Jennifer has served on the boards of directors for West Side Community Health Services in St. Paul and nationally for the Corporation for Supportive Housing and the Melville Charitable Trust.

The other 2020 Housing Leadership Awards honorees will be **Shauna Sorrells**, former NLIHC board member and chief operating officer at the Housing Opportunities Commission of Montgomery County, who will receive the Edward W. Brooke Housing Leadership Award posthumously; and **Bill Faith**, executive director of the Coalition on Homelessness and Housing in Ohio (COHHIO) and former NLIHC board chair, with the 2020 Cushing Dolbeare Lifetime Service Award, named for NLIHC's founder and early leader of the modern affordable homes movement.

Recognize these outstanding individuals by making a donation to NLIHC in their honor!

Donate as an individual at: <https://bit.ly/34ng1FP>
Donate as an organization at: <https://bit.ly/2WyFnOb>

Your donation will be recognized in the Leadership Awards Reception program. The contribution will support NLIHC's mission to achieve socially just public policy to ensure the lowest-income people have decent, affordable homes.

The 2020 Leadership Awards Reception will be held on the second evening of NLIHC's 2020 Housing Policy Forum: *Ending Homelessness & Housing Poverty* taking place March 25-27, 2020. Register for the Forum at: <https://bit.ly/2PutSGn> and/or Leadership Awards Reception at: <https://bit.ly/362lyDf>

NLIHC Organizing Awards

NLIHC 2020 Housing Organizing Awards to Recognize Statewide/Regional and Citywide/Neighborhood Organizers – Apply or Nominate Today!

Submit applications or nominations for the 2020 Annual Organizing Awards today! One award will recognize **statewide or regional achievements**, and one award will recognize **citywide or neighborhood achievements**. Application/nominations can be made [here](#). The awards will be presented at the NLIHC 2019 Housing Policy Forum being held March 25-27, 2020 at the Washington Court Hotel in Washington, D.C.

The NLIHC Organizing Awards recognize outstanding achievement during 2019 in statewide, regional, citywide, neighborhood, and/or resident organizing that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing.

Nominations for the awards are due by 5:00 pm E.T. on Friday, January 10, 2020.

An Organizing Awards Committee composed of NLIHC board members and previous award winners will determine this year's honorees. NLIHC will provide two representatives of each honored organization a complimentary Forum registration, 2-3 nights of hotel accommodation, and transportation to Washington, DC, to accept their award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

More information on submitting nominations can be found at: <https://bit.ly/2CeEKQJ>

Questions? Please reach out to Joey Lindstrom at: jlindstrom@nlihc.org

Opportunity Starts at Home



JustLeadershipUSA and National Association of Social Workers Discuss Affordable Housing and Criminal Justice Reform

The [Opportunity Starts at Home](#) multisector affordable homes campaign released on November 14 its twentieth [podcast episode](#), this one featuring two experts from the campaign's multi-sector Steering Committee speaking about the intersection of affordable housing and criminal justice reform

Mel Wilson, senior policy consultant for social justice and human rights at the [National Association of Social Workers](#) and Dylan Hayre, senior policy advisor at [JustLeadershipUSA](#), discuss: the scale of the nation's mass incarceration crisis and the legacy of public policies that shaped it; how housing instability leads to encounters with the criminal legal system; how such encounters in turn create major barriers to finding stable affordable housing; the importance of cross-sector work; and solutions.

“Housing is the foundation,” said Mr. Hayre. “It’s the building block from which a lot of other things can fall into place. For criminal justice folks, there’s an emerging recognition that we need to be intersectional in our approach.”

“There is an education that we need to do with our fellow reformers, explaining that we have to put energy around the investment of funds towards housing,” said Mr. Wilson. “This has to get as much of a priority as some of the other issues that we’re dealing with in criminal justice reform.”

The National Association of Social Workers is the largest membership organization of professional social workers in the world, with more than 120,000 members. JustLeadershipUSA is one of the nation’s leading criminal justice reform advocacy organizations dedicated to cutting the U.S. prison population in half by 2030.

More information about the intersection between affordable housing and criminal justice is on the campaign’s [Fact Sheet](#).

More about the National Association of Social Workers is at: <https://www.socialworkers.org>

More about JustLeadershipUSA is at: <https://jlusa.org>

Follow the *Opportunity Starts at Home* campaign on all social media platforms: [Twitter](#), [Instagram](#), [Facebook](#), and [LinkedIn](#). Be sure to [sign up](#) for the campaign e-newsletter to get the latest updates about the campaign, including new multi-sector partners, [calls to action](#), events, and [research](#).

Research

Study Finds No Link Between Better Job Proximity and Earnings Among Housing Choice Voucher Holders

A paper published in *Cityscape: A Journal of Policy Development and Research*, “[Does Jobs Proximity Matter in the Housing Choice Voucher Program?](#),” found no evidence that Housing Choice Voucher households in the labor force are more likely than those not in the labor force to locate closer to jobs. In addition, the authors found no link between job proximity and greater earned incomes. These findings suggest that job proximity may not generate the labor market advantages that policymakers often emphasize and is not as important as other measures of neighborhood opportunity.

To calculate a job-proximity index, the authors used the Census Longitudinal Employer-Household Dynamics (LEHD) database, which includes data on jobs and workers per Census block group. Job-proximity scores were determined by the number of jobs listed in the immediate area and the number of nearby workers competing for such jobs. The authors looked exclusively at jobs currently held by people with educational attainment lower than a bachelor’s degree in order to identify the relatively low-skilled jobs that voucher holders are more likely to hold. The authors linked this measure to HUD’s longitudinal, household-level data on voucher households, including employment and earnings, the presence of children, race, gender, and disability status. From these data, they estimated that 1.2 million voucher households were “work-able,” meaning they included at least one member between 18 and 65 years old who is not disabled or a full-time student. The focus of their analysis was on the income and location of these work-able households between 2009 and 2014.

The authors report that changes in earned income and changes in proximity to jobs moved in opposite directions for work-able households. Between 2009 and 2011, earned income for these households fell while their job proximity increased, whereas between 2011 and 2014, earned income increased while job proximity fell.

Although the earned income of work-able households was consistently much higher than earned income for all households, their job proximity scores were “virtually identical.”

The authors also looked at within-household changes in earned income and job proximity for work-able households that moved in the past year. The mobility rate within the last year was higher among work-able households, with about 16.7% moving between block groups compared to 11.3% of non-working households. Both households that moved and households that did not move saw similar increases in earned income: the average household saw an annual increase in inflation-adjusted earned income of roughly \$140. Perhaps surprisingly, the authors found that work-able households were more likely to make moves that lowered their proximity to jobs.

Correlation models indicated that jobs proximity does not seem to matter much for initial levels of earned income or changes in earned income, for either the full sample of working households or just those who moved in the past year. Many households experienced increases in earned income, but these increases were not connected to increased job proximity. The authors infer that proximity to job centers is not a high priority when voucher households in the workforce consider where to locate.

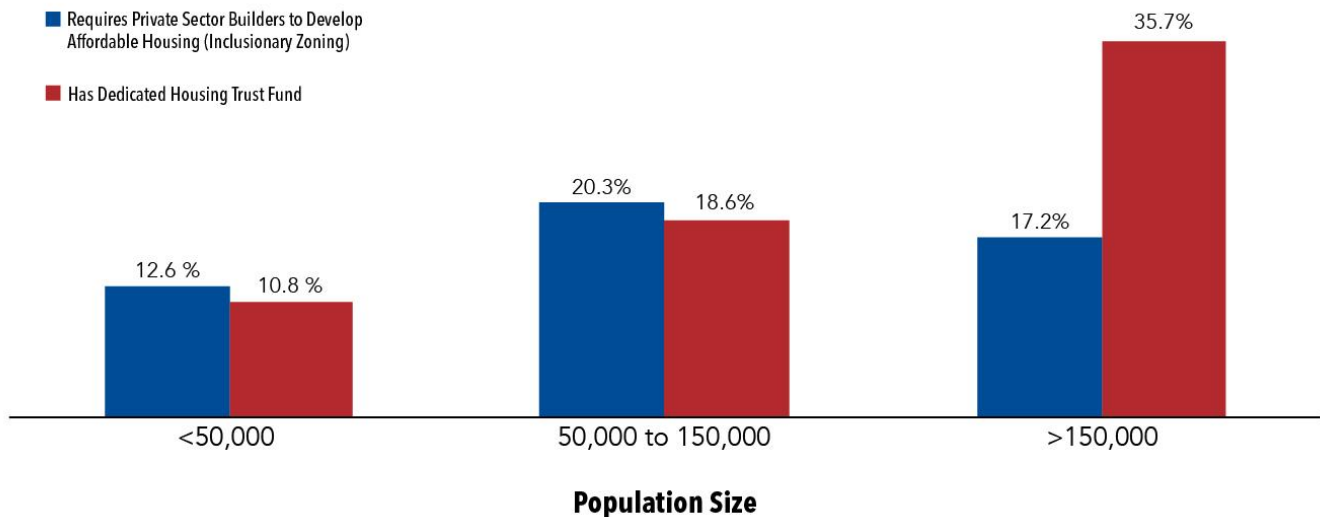
The authors take these findings to suggest that concerns about job proximity might carry too much weight in policy and research on neighborhood opportunity. This conclusion is subject to several qualifications. They note that this study does not control for access to a car or other transportation, which may explain willingness to move to areas with lower job proximity. They argue that households often make housing decisions for a variety of reasons other than job proximity, such as the quality of nearby schools, crime rates, and the character of the neighborhood. Minority and voucher households also face barriers to residential mobility, such as landlord discrimination, that further complicate residential choices.

The paper is at: <https://bit.ly/2Nuy6Mt>

Fact of the Week

Jurisdictions Relying on Inclusionary Zoning and Dedicated Housing Trust Funds for Affordable Housing

Share of Sampled Jurisdictions with Two Tools for Affordable Housing in 2019, by Jurisdiction Size



Source: Lo et al. (2019), National Longitudinal Land Use Survey, Urban Institute. Survey included 1,703 jurisdictions in 50 largest CBSAs.

Source: Lo, et al. (2019) National Longitudinal Land Use Survey, Urban Land Institute. Survey included 1,703 jurisdictions in 50 largest CBSAs.

From the Field

Las Vegas City Council Passes Ordinance Criminalizing Homelessness

The Las Vegas City Council passed an ordinance to criminalize homelessness. The new law makes it a misdemeanor to camp or sleep on public streets if beds at established shelters are available. The Nevada Homeless Alliance, the American Civil Liberties Union (ACLU) of Nevada, and several other advocacy organizations opposed the measure. They urged the sponsor, Mayor Carolyn Goodman, to withdraw the bill from consideration and instead work toward real solutions. The City Council adopted the ordinance by a 5-2 vote on November 6, amid protests from dozens of activists who gathered at Las Vegas City Hall.

Las Vegas has the nation's second greatest shortage of rental homes affordable and available for the lowest-income households, with a deficit of 59,370. Southern Nevada also faces a severe shortage of shelter beds and other vital resources for people experiencing homelessness, with nearly 1,800 homeless individuals and families awaiting placement in a homeless service program.

The new law will make it a crime to camp or sleep within any public right-of-way adjacent to residential property, within specific city districts, or within 500 feet of any receiving dock of a food processing facility, if space is available at the Courtyard Homeless Resource Center or any publicly funded emergency shelter within the city’s jurisdiction. Violators could face up to six months in jail or a \$1,000 fine.

Housing advocates call the law a cruel and misguided policy that will create additional barriers to obtaining housing and will cost tax-payer more than providing affordable homes. Critics also argue it will disproportionately impact vulnerable populations, such as homeless youth, people of color, transgender individuals, and people with disabilities, who face homelessness at higher rates and already have less access to shelters and resources.

A coalition of organizations including the Nevada Homeless Alliance, the ACLU of Nevada, Battle Born Progress, PLAN, and Make the Road NV, along with more than 300 individuals and other organizations [joined coordinated efforts to oppose the bill](#), including submitting a [sign-on letter](#). NLIHC also sent a [letter](#) opposing the bill to Mayor Goodman and City Council members. In addition, several Democratic presidential candidates publicly declared their opposition, including former Vice President Joe Biden, former HUD Secretary Julián Castro, and Senators Cory Booker, Kamala Harris, Bernie Sanders, and Elizabeth Warren.

“We are deeply concerned with the impacts this ordinance will have on our homeless community members and our system-wide regional efforts. We are committed to doing all we can to overturn this decision and help people connect to housing and resources, not jail,” said Emily Paulsen, Nevada Homeless Alliance executive director.

The law went into effect on November 10 but will not be enforced until February 1, 2020.

Read NLIHC’s letter opposing the ordinance at: <https://bit.ly/2CVIGpT>

More information about the Nevada Homeless Alliance is at: <https://nevadahomelessalliance.org>

More information about the ACLU of Nevada is at: <https://www.aclunv.org/en>

Resources

Urban Institute Releases Data from Longitudinal Land-Use Survey

The Urban Institute released the [2019 National Longitudinal Land Use Survey \(NLLUS\)](#), which includes data on land-use regulations and planning practices in 1,703 jurisdictions. In 2019, a survey was sent to city and county planners in every jurisdiction in the 50 largest metropolitan areas. The survey included information about affordable housing incentives, inclusionary zoning requirements, residential zoning density, impact fees, and accessory dwelling units. The 2019 survey was produced and administered in collaboration with Rolf Pendall, who also administered the survey in 1994 and 2003. The Urban Institute Data Catalog allows users to compare responses over the 25-year period and observe how zoning practices have changed.

Alongside the dataset that includes the responses from the 1994, 2003, and 2019 surveys, the Urban Institute also released [a brief](#) that describes the topics covered, the data, and the respondents in each iteration. An [interactive dashboard](#) is also available that allows users to quickly explore highlights from the dataset.

The full dataset is available at: <https://urbn.is/2Kbx2Lq>

The introductory brief is available at: <https://urbn.is/2NYQjRv>

The interactive dashboard is available at: <https://urbn.is/33EWOzE>

Events

NLIHC and PAHRC to Co-Host Second Housing Preservation Webinar - Tuesday, December 10

What strategies can state and local governments use to preserve publicly supported affordable rental housing? [Register](#) for “Affordable Housing Preservation Solutions for State & Local Governments,” the second webinar on the preservation of affordable housing hosted by NLIHC and the Public and Affordable Housing Research Corporation (PAHRC).

The webinar will be held on Tuesday, December 10 at 2:00 p.m. ET.

Attendees will hear from four experts who will discuss policies and best practices local and state governments can consider to support long-term affordability of publicly supported homes, as well as strategies housing providers can consider for developing strong partnerships for preservation.

The presenters will be:

- Moha Thakur, public engagement and policy associate, National Housing Trust
- Laura Cox, director of asset management and guarantee program, Florida Housing Finance Corp.
- Danilo Pelletiere, senior advisor, DC Department of Housing and Community Development
- Brian Robinson, senior vice president, Originations & Capital Markets, National Affordable Housing Trust

Register at: <https://bit.ly/2Xacick>

Slides from the first webinar, “Understanding Preservation Needs, Risks, and Tenant Protections,” are at: <https://bit.ly/32LJIAa> and a recording of the first webinar is at: <https://bit.ly/2WeuKAe>

NLIHC in the News

NLIHC in the News for the Week of November 10

The following are some of the news stories that NLIHC contributed to during the week of November 10:

- “Forget the luxury apartments, Baltimore needs more affordable housing,” *The Baltimore Sun*, November 15 at: <https://tinyurl.com/qkyqn7f>
 - “Bernie Sanders and AOC just unveiled a Green New Deal for public housing,” *Mother Jones*, November 15 at: <https://tinyurl.com/sp4wwhc>
 - “Organization working to combat gentrification, bring more affordable housing to West Palm Beach,” *WPTV NewsChannel 5*, November 14 at: <https://tinyurl.com/rl4uulh>
 - “US lawmakers propose \$180 billion plan to make public housing green,” *Yahoo! News*, November 14 at: <https://tinyurl.com/vcny4b4>
 - “Reduce the Housing Shortage with Home Sharing,” *National Review Online*, November 12 at: <https://tinyurl.com/yx2235tc>
-

Nominate an NLIHC Board Member Today!

NLIHC member and partners are encouraged to submit nominations (or self-nominate!) to fill upcoming vacancies on the NLIHC board of directors. Nominees for board membership must be current dues-paying NLIHC members or be employed by a current dues-paying NLIHC member organization. Send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by COB December 31.

NLIHC's board consists of six low-income persons (defined as individuals with incomes less than 50% of their area median income), six representatives of allied national organizations, six representatives of [NLIHC state partners](#), and up to seven unrestricted or at-large NLIHC members. NLIHC is seeking nominations for two low-income, two state-partner, and two national-partner board members to assume their duties in March 2020.

At least 90% of NLIHC board members must be people with low incomes or individuals who are or have been engaged directly in working on meeting the housing needs of low-income people. In selecting board members, NLIHC strives to achieve a broad diversity in terms of race, ethnicity, gender, and geography, including representation from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and once in the fall. The board also meets by conference call in the summer. Attendance at board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected by existing board members at the annual board meeting held in the spring.

NLIHC subsidizes travel and lodging expenses of low-income board members to attend board meetings. All others are expected to cover their own travel and lodging expenses, unless doing so would prevent an otherwise qualified person from serving on the board. In addition to paying NLIHC membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

All board members serve on at least one standing committee of the board and all board members are members of the NLIHC Policy Advisory Committee. Committees meet by conference call. All new board members must attend an in-person orientation in DC soon after their election.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual Policy Forum in the spring. The NLIHC Nominating Committee will review the level of a potential board member's involvement in his or her own community or state/national housing advocacy activities and accountability to a constituent base.

To make a nomination or self-nominate, send the required materials (statement of interest and bio or resume) to Diane Yentel at dyentel@nlihc.org by December 31.

NLIHC Seeks Interns for Winter/Spring 2020 Semester

NLIHC is accepting applications for internship positions for the winter/spring 2020 semester. 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:

- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC's weekly *Memo to Members* newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.
- **Communications/Media/Graphic Design Intern.** Prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database, and tracks press hits. Also assists with sending out e-communications; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience needed. Please provide 3 design samples and/or link to online portfolio in addition to a writing sample.

Interns are expected to work 25 hours a week beginning in January and finishing up in May. A modest stipend is provided. 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 the winter/spring 2019 semester.

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

Where to Find Us – November 18

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at the following events in the coming months:

- [Homes Within Reach conference](#), Harrisburg, PA, November 19
- [Virginia Governor's Housing Conference](#), Hampton, VA, November 21
- [Homes RI Summit](#), Providence, RI, December 11
- [At What Price? The Hidden Costs of Housing](#), The Texas Lyceum, Waco, TX, February 7.
- [Princeton Community Housing Annual Homes Build Opportunity Gala](#), Princeton, NJ, June 13

NLIHC Staff

Sonya Acosta, Policy Analyst, x231
Kyle Arbuckle, Housing Advocacy Organizer, x227
Andrew Aurand, Vice President for Research, x245
Victoria Bourret, Housing Advocacy Organizer, x244
Alayna Calabro, Field Intern, x252
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Senior Research Analyst, x316

Ed Gramlich, Senior Advisor, x314
Kim Johnson, Housing Policy Analyst, x243
Paul Kealey, Chief Operating Officer, x232
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Manager, Field Organizing, x222
May Louis-Juste, Communications Specialist, 201
Lisa Marlow, Communications Coordinator, x239
Alex Mears, Research Intern, x249
Sarah Saadian, Senior Director of Public Policy, x228
Khara Norris, Director of Administration, x242
Noah Patton, Housing Policy Analyst, x227
Ikra Rafi, Creative Services Specialist, x246
Catherine Reeves, Development Coordinator, x234
Brooke Schipporeit, Housing Advocacy Organizer, x233
Eddie Stephens, Communications/Graphic Design Intern, x250
Dan Threet, Research Analyst, x202
Katama Vorsheim, Policy Intern, x241
Chantelle Wilkinson, Housing Campaign Coordinator, x230
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x225