



MEMO OF MEMBERS

The Weekly Newsletter of the National Low Income Housing Coalition

NLIHC Names Recipients of 2013 Brooke and Dolbeare Awards

NLIHC is pleased to announce the 2013 recipients of the Edward W. Brooke III Housing Leadership Award and the Cushing N. Dolbeare Lifetime Service Award. The awards will be presented at NLIHC's 31st Housing Leadership Awards Reception on Tuesday, March 19, 2013 at the Washington Court Hotel on Capitol Hill.

Senator Olympia Snowe (R-ME) will be honored with the 2013 Edward W. Brooke, III Housing Leadership Award. Senator Snowe is retiring in 2012 after 18 years in the U.S. Senate. Before being elected to the Senate, she represented Maine's Second Congressional District in the U.S. House of Representatives for 16 years. Focusing her attention on efforts to build bipartisan consensus on key issues, Snowe built a reputation as one of the Congress' leading moderates. Senator Snowe was the first Republican in the Senate to support NLIHC's signature legislation, the National Housing Trust Fund. She was the original Republican co-sponsor of NHTF legislation in 2001, 2003, 2005 and 2007, opening the door for bipartisan cooperation to advance the bill. She has been a staunch supporter of protecting and expanding affordable housing nationally and in her home state of Maine. Her aisle-crossing approach to collaboration will be missed on Capitol Hill.

Chester Hartman will be honored with the Cushing N. Dolbeare Lifetime Service Award. Hartman, an urban planner and author, is Director of Research for the Poverty & Race Research Action Council, for which he was founding Executive Director from 1989-2003. He is also an Adjunct Professor at Department of Sociology, George Washington University (where he is a member of SEIU Local 500, The Coalition of Academic Labor, which he helped organize and create). Prior to taking his present position, he was a Fellow at the Institute for Policy Studies in Washington, and of the Transnational Institute in Amsterdam. He holds a Ph.D. in City and Regional Planning from Harvard and served on the faculty there as well as at Yale, the University of North Carolina, Cornell, the University of California-Berkeley, American University, and Columbia University. Hartman was an original member of the ad hoc coalition that predates NLIHC, and he includes his service on the NLIHC Board of Directors among his many accomplishments. His extensive list of published works includes a range of books to be found on academic syllabi and personal bookshelves alike. His articles have appeared in *The Nation*, *Social Work*, *Virginia Law Review*, *Journal of the American Planning Association*, *Progressive Architecture*, *The Village Voice*, *Encyclopedia of Social Work and Social Policy*, among others. There is no one who has studied urban or housing policy in the U.S. in the last 30 years who has not learned from Chester Hartman's scholarship.

The Brooke Award is named for Senator Edward W. Brooke, III (R-MA, retired), who was a champion for housing for low income people when he was in the U.S. Senate and served as the Chairman of the NLIHC Board of Directors after his retirement from the Senate. Senator Brooke remains a stalwart supporter of NLIHC. The Dolbeare Award is named for Cushing Niles Dolbeare, who founded NLIHC in 1974 and remained active in housing policy advocacy up until her death in 2005. Cushing received the Heinz Award for the Human Condition in 2002 and donated the \$250,000 award to NLIHC to establish the Cushing Dolbeare Endowment Fund.

The Housing Leadership Awards Reception is NLIHC's sole annual fundraising event and is vital to the continued success of NLIHC's education, research, outreach and advocacy programs.

For sponsorship opportunities, please contact Kate Traynor at kate@nlihc.org or 202-662-1530 ext. 234.

NATIONAL HOUSING TRUST FUND

NLIHC Letter to President Obama on the Occasion of His Reelection

NLIHC President Sheila Crowley sent a letter to President Barack Obama congratulating him on his reelection and calling for reform of the mortgage interest deduction in any tax reform legislation. She urges that savings achieved from mortgage interest deduction reform be used for housing, specifically funding the National Housing Trust Fund and expanding tax breaks for homeowners with incomes under \$100,000. "Ending homelessness and achieving housing stability for millions of low income Americans would be a legacy as important as your achievement in health care," said Ms. Crowley.

The National Low Income Housing Coalition is seeking organizational endorsements for its housing tax reform proposal. For more information, go to www.housingtaxreform.org. To endorse the proposal, go to <http://bit.ly/R4CZW0>.

To read the letter to President Obama, go to http://nlihc.org/sites/default/files/NLIHC_Post_Election_President_Obama_2012.pdf.

2012 ELECTIONS

Election Results Shift Housing Committee Members

With retirements, party-imposed time limits and defeats on November 7, there will be a number of changes in legislators serving on Congressional committees with jurisdiction over affordable housing programs in the 113th Congress.

In the House, the Committee on Financial Services will see several member important changes. Committee Chair Spencer Bachus (R-AL) will step down as chair due to term limits, and Representative Jeb Hensarling (R-TX) is expected to succeed him. Long-time affordable housing champion and ranking member Barney Frank (D-MA) will retire at the end of the session. Representative Maxine Waters (D-CA) is expected to take his place as ranking member of that committee. Representative Judy Biggert (R-IL), chair of the Subcommittee on Insurance, Housing, and Community Opportunity, was defeated in her bid for reelection. Representative Shelley Moore Capito (R-WV) is the next most senior member but already serves as chair of another Financial Services subcommittee, so Ms. Biggert's replacement is unclear.

Representative Robert Dold (R-IL) also lost his seat. Mr. Dold was the only Republican member of the Subcommittee on Capital Markets and Government Sponsored Enterprises (GSEs) of the House Financial Services Subcommittee to vote against H.R. 2441, Representative Edward Royce's (D-CA) bill to eliminate the National Housing Trust Fund. The bill was passed by the subcommittee in July 2011 (see Memo, 7/15/11), but it has not been taken up by the full committee.

The House Committee on Appropriations will lose its ranking member, Norm Dicks (D-WA), who is retiring. Representative Marcy Kaptur (D-OH), who also serves on the THUD subcommittee, is next most senior Democrat, but other members with years of experience on the committee have expressed interest in serving as ranking member. The committee's Subcommittee on Transportation, Housing and Urban Development (THUD), and Related Agencies will lose its ranking member, Representative John Olver (D-MA), who is also retiring. Representative Ed Pastor (D-AZ) is next in line to be ranking member for the subcommittee.

Committee Chairman Hal Rogers (R-KY) and THUD Subcommittee Chairman Tom Latham (R-IA) are expected to continue in their respective roles.

The Committee on the Budget will have several open seats including those of Representatives Frank Guinta (R-NH), Todd Akin (R-MI) and Heath Shuler (D-NC).

Leadership on the House Ways and Means Committee is not expected to change, with Representative Dave Camp (R-MI) continuing as Chairman and Representative Sandy Levin (D-MI) remaining as ranking member.

On the Senate side, the Committee on Budget will see a change in leadership as Chair Kent Conrad (D-ND) retires. Senator Patty Murray (D-WA) is expected to ascend to that position. Senator Murray is the current chair of Senate Committee on Appropriations THUD subcommittee, serves on the Committee on Veterans Affairs and is a subcommittee chair on the Health, Education, Labor, and Pensions Committee, so may resign one of her chair positions as she takes on a larger role for the Budget Committee.

The full Committee on Appropriations will also see membership changes, and the THUD subcommittee will lose Senator Herb Kohl (D-WI), who is retiring. Senator Kohl also chairs the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies and Senator Ben Nelson's (D-NE) place on the subcommittee will also be vacant. Senator Kay Bailey Hutchinson's (R-TX) position on each of the subcommittees will be vacant as well.

The Senate Committee on Banking, Housing, and Urban Affairs will lose ranking member Richard Shelby (R-AL), who is cycling off as the committee chair and is expected to be replaced by Senator Michael Crapo (R-ID). Retiring Senators Daniel Akaka's (D-HI) and Kohl's seats on the committees will be vacant. Senator Tim Johnson (D-SD) will continue as Chairman.

Leadership on the Senate Finance Committee is not expected to change, with Chairman Max Baucus (D-MT) and ranking member Orrin Hatch (R-UT) continuing in their roles. Four Senators on the committee will be retiring at the end of 2012: Senators Jeff Bingaman (D-NM), Kent Conrad (D-ND), Jon Kyl (R-AZ) and Olympia Snowe (R-ME).

FEDERAL BUDGET

Administration Initiates Negotiations on Sequestration

With the 2012 elections over, lawmakers and the administration will now turn all of their attention to addressing the major fiscal decisions ahead, including whether or not to extend the expiring Bush-era tax cuts and how to avoid the impending sequester of discretionary funds in January 2013. The Budget Control Act of 2011 (BCA) requires the sequestration of discretionary funds in FY13, which means making across-the-board cuts, to achieve a \$1.2 trillion reduction in the deficit over a 10-year period (see Memo, 10/26).

Congress will reconvene during the week of November 12 for the "lame duck" session and is expected to immediately address alternative proposals avoiding sequestration and addressing the deficit. President Barack Obama has invited House Speaker John Boehner (R-OH), House Minority Leader Nancy Pelosi (D-CA), Senate Majority Leader Harry Reid (D-NV) and Senate Minority Leader Mitch McConnell (R-KY) to a November 16 meeting at the White House to discuss the tax extenders, the debt ceiling, and sequestration.

There is bipartisan agreement that sequestration is not the appropriate way to achieve deficit reduction; however, there is no consensus on how to achieve the desired \$1.2 trillion in savings. The president is expected to release an alternative deficit reduction framework very shortly that would replace sequestration. On November 9, the President made a public statement that he believes taxes should be raised for individuals earning above \$200,000 and families earning above \$250,000 annually. The president also said that he is pleased that Speaker Boehner now agrees with him that revenue will need to be part of the fiscal solution. The president's position is supported by Senate Democrats but is in contrast to the position of many House Republicans, who hold that there should be no tax increases.

In addition to the administration's proposal, Congressional sequestration replacement plans are also expected during the lame duck session. A group of senators known as the Gang of Eight met throughout fall recess to develop a framework for deficit reduction, and other senators are developing proposals of their own (see Memo, 10/12).

Congress and the administration have a short period of time to devise a set of solutions to these fiscal challenges. Congress is only scheduled to be in session through the week of December 10, tax cuts expire at the end of 2012 and sequestration cuts are scheduled to take effect January 2. It is not clear that Congress will succeed in devising a passable plan before the end of the 2012.

Private organizations and Members of Congress have characterized the combination of sequestration and expiring tax cuts as a "fiscal cliff" that would cause the nation to plunge into immediate financial distress. The Congressional Budget Office (CBO) issued a report November 8 saying that the fiscal tightening that could occur at the end of the year would cause gross domestic product (GDP) to decline by .05% in 2013 and cause unemployment to increase to 9.1%. CBO says that eliminating the sequester and extending all of the tax cuts expiring in 2012 would increase GDP by 2.25% in 2013.

One analysis suggests that even if sequestration takes place, there will be time for Congress to take action. The Center on Budget and Policy Priorities (CBPP) believes that the country is heading not to a fiscal cliff, but a "fiscal slope," in January 2013. CBPP claims that even if lawmakers have not created a plan by the end of the year that they would still have time to devise a comprehensive plan in order to avoid economic hardship. This would be preferable, says CBPP, to simply extending tax cuts in order to prevent a perceived cliff effect which would not in actuality occur immediately (see Memo, 7/20).

View the CBO report at <http://1.usa.gov/Rv1zRX>.

DISASTER HOUSING

NLIHC Re-Launches Disaster Housing Reporting

The housing of the lowest income Americans is often in peril when a natural disaster strikes. NLIHC returns to regular disaster housing-related coverage in *Memo* as a way of tracking the impact of Super Storm Sandy on housing, monitoring the federal response and providing resources that will help affected readers recover.

Learn more about NLIHC's position on housing policy after a disaster at <http://bit.ly/z4XVce>.

The following are links to general information about natural disasters, and Super Storm Sandy in particular, from various federal agencies.

USA.gov Hurricane Sandy page: <http://1.usa.gov/Txm0v9>.

FEMA "Help After a Disaster" guide (available in 19 languages): <http://1.usa.gov/Qw3usz>.

FEMA Hurricane Sandy page: <http://1.usa.gov/Txm0et>.

FEMA housing locator portal: <http://1.usa.gov/TxlYTV>.

HUD general disaster resources page: <http://1.usa.gov/TxlVrl>.

HUD Office of Community Planning and Development (CPD) disaster webpage: <http://1.usa.gov/TxlUDM>.

HUD Office of Fair Housing and Equal Opportunity (FHEO) disaster webpage: <http://1.usa.gov/TxlU6O>.

HUD Office of Public and Indian Housing (PIH) disaster webpage: <http://1.usa.gov/TxlTzR>.

HUD Announces CoC Coordinating Effort, Foreclosure Protections for Super Storm Sandy Area

HUD's Office of Special Needs Assistance Programs (SNAPS) is coordinating with Continuums of Care (CoC) that were not impacted by Super Storm Sandy but are close to the New York City region in order to determine where there may be capacity to provide shelter for homeless people, both those who were homeless prior to the storm and those who are homeless as a result of the storm. SNAPS estimates that Sandy-impacted areas currently have thousands of persons in evacuation shelters (over 5,000 in New York City alone). Many of the temporary shelters are not viable long-term, and many do not offer the types of supportive services that many of the persons being sheltered may need.

HUD is requesting that CoCs in reasonable proximity of the New York City/New Jersey region inventory their providers to determine

if there is capacity that can be offered to assist in relocating New York City residents. CoCs that identify capacity can notify HUD by sending an e-mail to Marcy.L.Thompson@hud.gov. HUD will be in contact with those CoCs to follow up.

View the email announcement at <http://bit.ly/Txmkdd>.

In a separate release, HUD Secretary Shaun Donovan granted a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages in disaster-designated counties in Connecticut, New Jersey, New York and Rhode Island. In addition, HUD has contacted state and local officials to explore opportunities to use the CDBG and HOME programs to expedite the repair and replacement of damaged housing.

HUD reminds the public that the Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and need to rebuild or buy another home. Borrowers from participating FHA-approved lenders are eligible for 100% financing. In addition, HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house, along with its repair, through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of existing single-family homes.

HUD's Sandy-related releases are at <http://1.usa.gov/PKfGEv>.

Housing Assistance Council Provides Disaster Recovery Information from USDA

The Housing Assistance Council (HAC) reports that the USDA is sending letters to Section 502 direct and guaranteed borrowers in and around the Super Storm Sandy disaster areas summarizing available loan servicing assistance, including possible payment moratoria for direct borrowers. Owners and renters in USDA assisted properties should contact USDA RD offices at <http://1.usa.gov/SSQBUE>. Vacant houses and apartments with USDA financing may be available for hurricane survivors through FEMA at 800-621-FEMA or <http://1.usa.gov/RAdL40>. Also, HAC has updated *Picking up the Pieces*, its guide to resources for rural housing in disaster areas, and published a Hurricane Sandy supplement.

The USDA media release is at <http://1.usa.gov/TxmtgJ>.

Read *Picking up the Pieces* at <http://bit.ly/T1EY1F>.

Download the Hurricane Sandy supplement at <http://bit.ly/RAdNca>.

FEMA Announces Temporary Housing Rental Assistance Increase in New York and New Jersey

The Federal Emergency Management Agency (FEMA) is increasing the amount of rental assistance that it may provide for eligible disaster survivors in New York and New Jersey from 100% of the FY13 Fair Market Rent (FMR) to 125% of FMR. This is due to the high cost of housing in metropolitan New York and northern New Jersey. The increase is expected to make an additional 1,800 rental resources available for temporary housing of disaster-impacted families in New York, and an additional 1,200 rental resources available for similar families in New Jersey. Disaster survivors may rent properties above 125% FMR, but they will only receive assistance up to 125% FMR.

The FEMA news release is at <http://1.usa.gov/PJTIBH>.

IRS Provides Temporary Waiver of LIHTC Income Eligibility Rule for Projects Housing Households Displaced by Super Storm Sandy

The Internal Revenue Service (IRS) is temporarily suspending the income eligibility requirements for Low Income Housing Tax Credit (LIHTC) projects that provide temporary, emergency housing for households displaced by Super Storm Sandy. State Housing Finance Agencies (HFAs), even in states that do not have a major disaster declaration, may approve a project owner's request for such a waiver. Each HFA will determine the appropriate period of temporary housing, but it cannot extend beyond November 30, 2013.

IRS Issue Number N-2012-68 is at <http://1.usa.gov/PKg06m> (PDF).

NLIHC State Partners Mobilize

NLIHC's state coalition partners in New Jersey and New York are taking action in the aftermath of Super Storm Sandy.

New York State Tenants & Neighbors reports they are in the process of developing a new program to assist tenants whose apartments were damaged by the storm. Tenants & Neighbors will compile information about impacted buildings and educate tenants about their rights and about available assistance programs. Through its advocacy, Tenants & Neighbors will work to ensure that the repairs made to buildings that were damaged do not result in unaffordable rent increases. At this phase in the development of the program, they are eager to meet with elected officials and community-based organizations to discuss the needs of tenants and how Tenant & Neighbors might be able to assist.

Tenants & Neighbors also reports that the New York State Department of Homes and Community Renewal, Office of Rent Administration (ORA) has launched an online system that rent-regulated tenants can use to report conditions that require emergency repairs or that have forced them to vacate their homes. The online system is available at <http://bit.ly/Umi4OE>.

The Supportive Housing Network of New York has launched a special Hurricane Sandy webpage highlighting members in need of volunteers and donations, available at <http://bit.ly/PKfyF5>.

The Housing and Community Development Network of New Jersey issued a special electronic bulletin about hurricane relief opportunities for its members, available at <http://bit.ly/TxmcKJ>.

FROM THE FIELD

California Advocates Build on Prior Efforts to Launch Campaign for Homes and Jobs

Housing California (Housing CA), an NLIHC state coalition partner, has partnered with the California Housing Consortium (CHC) to launch a campaign to promote the California Homes and Jobs Act, which will be introduced in the state legislature in early 2013. The bill would establish a permanent funding source for affordable homes; it mirrors the Housing Opportunity and Market Stabilization Act, which was defeated by a mere two votes in May 2012 (see Memo, 6/15). Backers hope that more time, increased resources and a strong base of supporters that includes field advocates and Democratic lawmakers will lead to the bill to victory in 2013.

According to HUD estimates, California is home to 21.4% of the nation's homeless population, while California makes up 12% of the total U.S. population. Further, 73% of those experiencing homelessness in California attribute their circumstance to the lack of affordable places to live. Advocates report that the depletion of state housing bonds and complete elimination of redevelopment housing funds (see Memo, 1/27) make it extremely difficult to attract federal dollars.

As with its predecessor legislation, the Homes and Jobs Act would place a small fee on the recordation of existing real estate documents—excluding home sales—and generate an estimated \$500 million annually to develop new affordable homes, mitigate foreclosures, build shelters and support homeownership. This step would help to leverage an additional \$2.78 billion in federal, local and private funding.

With California's unemployment rate above 10%, Housing CA and CHC have emphasized ways that passage of the bill would create jobs. From 2005-2009, more than 700,000 construction-related jobs were lost due to massive cuts in the construction industry; significantly more jobs have been lost with the elimination of

redevelopment funds. Advocates estimate that the Homes and Jobs Act would create 29,000 jobs annually through public-private partnerships, and would have the potential to generate millions of dollars in additional state and local revenue.

Advocates launched a campaign website (www.californiahomesandjobsact.org) where supporters can access the proposed bill language, sign up for email updates and send a letter to legislators urging support for the bill. They also can donate to and endorse the campaign. Housing CA and CHC once again have trained and partnered with affordable housing developers statewide to engage their residents in a postcard campaign to voice their support to legislators.

Advocates are heartened that Senator Mark DeSaulnier, who authored the prior legislation, has agreed to be an author of this new bill. Housing CA and CHC will work with him to strengthen the base of legislative support, which includes educating newly elected lawmakers who will comprise what is expected to be two Democratic supermajority-held state houses in 2013.

“Building on the momentum from our work on the HOMeS Act, Housing California and the California Housing Consortium are better poised to win the California Homes and Jobs Act,” said Shamus Roller, Housing CA's executive director. “The campaign will combine strong advocacy in the Capitol along with media and mobilizing our residents and members in their local communities. California's cities are some of the least affordable in the country. We need a funding source to meet the varied and intense housing needs of everyone in our state.”

For more information, contact Shamus Roller at sroller@housingca.org.

RESOURCES

Third-Quarter Housing Vacancy Survey Shows Decline in Housing Vacancy Rates

According to a new report from the U.S. Census Bureau, rental and homeowner vacancy rates fell in the third quarter of 2012. The rental vacancy rate was 8.6% and the homeowner vacancy rate was 1.9%. Both of these rates are lower than those in the third quarter of 2011. The rental vacancy rate was 1.2 percentage points lower than that of third-quarter 2011, a significant drop from a year ago. The vacancy rate is the lowest since the second quarter of 2002, and the homeowner vacancy rate is at its lowest since the third quarter of 2005.

As for housing prices, in the United States as a whole the median rent for vacant rental units in the third quarter of 2012 was \$706, up from \$700 a year ago. The median sales price for vacant, for-sale units was \$137,000 in the third quarter, up from \$134,600 the previous quarter, but very similar to the third-quarter 2011 median price of \$136,700.

Vacancy rates for both rental and homeowner housing varied by geographic location. Rental and homeowner vacancy rates were highest in the South, at 10.5% and 2.1%, respectively. The Midwest had the next highest rental vacancy rate at 9.4%, and rental vacancy rates in the Northeast and the West were at 7.1% and 6.5%, respectively. Homeowner vacancy rates in the Northeast, Midwest and West were similar, at 1.9%, 1.8% and 1.7%, respectively. While the South had the highest rental vacancy rate among U.S. regions, its rate also changed the most since third quarter 2011, falling 1.7 percentage points from a rate of 12.2%. Since last year, rental vacancy rates in the Northeast, Midwest and West have fallen 0.9, 1.1 and 0.8 percentage points, respectively.

In addition to the decrease in vacancy rates, the homeownership rate in the United States continues to drop. In the third quarter of 2012 the homeownership rate was 65.5%, approximately the same as last quarter, but 0.8 percentage points lower than the third quarter 2011 rate of 66.3%. The survey results show that Americans under 35 years of age are least likely to own a home. The homeownership rate was lowest for those under 35 (36.3%), and highest for those over 65 (81.4%). The 35-44 age group had a homeownership rate of 61.8%, the 45-54 age group had a rate of 72.0% and the 55-64 age group had a rate of 76.9% in the third quarter 2012.

The survey also gives insight into the racial and ethnic characteristics of homeownership in the United States. Among non-Hispanic whites, the homeownership rate for the third quarter was 73.6%, the highest rate among racial and ethnic groups. Black households had the lowest homeownership rate, which was 44.1%. The homeownership rate for all other races was 54.6%, and the homeownership rate for Hispanic households of any race was 54.6%. Homeownership rates for every group declined from the third quarter of 2011.

Given the lower vacancy rates and lower homeownership rates, the data suggest that the housing market is recovering. However, it also shows that the rental housing market is tightening, which could mean higher rents in the coming years and a greater number of renters facing a housing cost burden.

Current Housing Vacancy Survey data can be found at <http://1.usa.gov/PKkVrn>.

NLIHC NEWS

NLIHC Welcomes New Members in October

Welcome to these new members who joined in October 2012:

Cynthia Baalerud, Warren, MI

Floyd Banks, Danbury, CT

Coco Baron, Ridgefield, CT

Castle Square Tenants Organization, Boston, MA

Karin Churchill, Danbury, CT

Karen Degenhart, Silverthorne, CO

Fair Housing Office, Pensacola, FL

Windy Medina, Ontario, CA

Michigan Developmental Disabilities Council, Lansing, MI

Shari Neal, Charlotte, NC

NLIHC NEWS

NLIHC Seeks Interns for Spring 2013

NLIHC is accepting resumes for Spring 2013 intern 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:

- **Communications Intern.** Assists in planning NLIHC's annual media awards, prepares and distributes press materials, and works on website and social media networking projects. Maintains the media database and tracks press hits.
- **Policy Intern.** Tracks new legislation, attends and summarizes Congressional hearings for weekly newsletter, participates in visits to Congressional offices and develops materials for use in lobbying the House and Senate to accomplish NLIHC's mission. Updates the Congressional database.
- **Outreach Intern.** Assists with grassroots organizing efforts for the National Housing Trust Fund 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*, attends briefings, and helps staff respond to research inquiries.

A cover letter, resume and writing sample are required for consideration. They should be included as attachments if you choose to submit them electronically. In your cover letter, please specify the position(s) for which you applying and that you are interested in a Spring 2013 internship.

Interested students should send their materials to: Bill Shields, Vice President for Operations, National Low Income Housing Coalition, 727 15th Street NW, 6th Floor, Washington DC 20005. Or, send via email to bill@nlihc.org or fax to 202-393-1973.

FACT OF THE WEEK

U.S. Homeownership Rate in Steady Decline

Homeownership and Rental Rates from 2007-2012

	Homeownership	Rental
2007	68.2%	31.8%
2008	67.9	32.1
2009	67.6	32.4
2010	66.9	33.1
2011	66.3	33.7
2012	65.5	34.5

NOTE: based on third quarter data from 2002-2012

Source: U.S. Census Bureau. (2012). *Housing Vacancy Survey*. Author: Washington, D.C. Retrieved from: <http://www.census.gov/housing/hvs/>

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ABOUT NLIHC

The National Low Income Housing Coalition is dedicated solely to achieving equitable federal policy that assures affordable, accessible, and healthy homes for the people with the lowest incomes in the United States.

Established in 1974 by Cushing N. Dolbeare, NLIHC educates, organizes, and advocates to ensure decent, affordable housing within healthy neighborhoods for everyone.

TELL YOUR FRIENDS!

NLIHC membership is the best way to stay informed about affordable housing issues, keep in touch with advocates around the country, and support NLIHC's work.

NLIHC membership information is available at www.nlihc.org/join. You can also e-mail us at outreach@nlihc.org or call 202-662-1530 to request membership materials to distribute at meetings and conferences.



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Check out NLIHC's blog, *On the Home Front*, at www.nlihc.wordpress.com!