



# MEMO OF MEMBERS

*The Weekly Newsletter of the National Low Income Housing Coalition*

## Please Give a Year-End Donation to NLIHC

The National Low Income Housing Coalition is the only national nonprofit organization dedicated solely to achieving socially just public policy that assures the housing needs of the lowest income Americans are met.

NLIHC relies on individuals like you for the financial support that allows us to work to fulfill our mission. As the year comes to a close, please consider a tax-deductible donation to NLIHC.

Donate through our secure website at [www.nlihc.org/donate](http://www.nlihc.org/donate).

## Memo on Winter Holiday

This is the final planned issue of *Memo to Members* for 2012. *Memo* will return to publication on January 4, 2013. Special editions of *Memo* may be published in the interim if required by Congressional activity or other events.

In addition, NLIHC offices will be closed December 24-January 1 so staff can spend time with their families.

We extend to our readers our best wishes for a joyful holiday season and a happy new year.

## NATIONAL HOUSING TRUST FUND

### Support for MID Reform Grows as NLIHC Proposal Receives National Media Attention

In an appearance on the Melissa Harris-Perry show on MSNBC the morning of December 16, NLIHC President and CEO Sheila Crowley described the ongoing shortage of housing affordable to the lowest income Americans and the Coalition's proposal to reform the mortgage interest deduction and use the savings to fund the National Housing Trust Fund.

The discussion was part of a conversation about fair housing, foreclosure and housing affordability for Americans in poverty. Other guests included James Perry, former NLIHC board member and Executive Director of the Greater New Orleans Fair Housing Action Center; Jonathan Capehart, opinion writer for the *Washington Post*; and Victoria DeFrancesco Soto, a fellow at the Center for Politics

and Governance at the LBJ School of Public Affairs at the University of Texas.

Arguing for funding for the National Housing Trust Fund, Ms. Crowley explained that there is a 5 million unit shortage of rental homes affordable to the lowest income renters. This is one of the main causes of homelessness, and Ms. Crowley explained that capitalizing the National Housing Trust Fund at \$30 billion a year for ten years could end homelessness in America.

The panelists were in agreement that funding should be found for the National Housing Trust Fund. Ms. Harris-Perry said that if the means to end homelessness are available to us, it would be a "violation of who we are as Americans" not to take action.

The National Low Income Housing Coalition proposes to modify the mortgage interest deduction (MID) by reducing the size of a mortgage eligible for a tax break to \$500,000, and to convert the deduction to a 15-20% non-refundable tax credit.

This proposal to modify the mortgage interest deduction into a tax credit will save the federal government between \$20 billion and \$40 billion a year while making this tax benefit more available to the middle and lower income families who need it. Homeowners would receive a 15-20% non-refundable credit for interest on mortgages up to \$500,000. Interest on second homes and home equity loans would be eligible for credit under the \$500,000 cap.

NLIHC continues to gather support for this proposal. As of this writing, 579 organizations have signed on to endorse the proposal. Endorsers include 48 national organizations and 531 state and local organizations, and represent all 50 states, Puerto Rico and the District of Columbia.

Watch Ms. Crowley's appearance on the Melissa Harris-Perry show online (1st segment: <http://nbcnews.to/Ya3p0c>, 2nd segment: <http://nbcnews.to/V3674L>, 3rd segment: <http://nbcnews.to/V36hJl>).

Learn more about NLIHC's MID reform proposal at <http://bit.ly/TM2VXC> (PDF).

View a list of endorsers of the proposal at <http://bit.ly/UIc9Fv>.

Sign on to endorse the proposal at <http://bit.ly/R4CZWo>.

## FEDERAL BUDGET

### Another Week Passes Without Agreement on Solution to Fiscal Crisis

The week of December 10 closed without agreement between President Obama and House Speaker John Boehner (R-OH) on how the nation should address its imminent fiscal challenges and avert the fiscal cliff. The leaders have just two weeks remaining before 2012 tax issues and 2013 sequestration implementation need to be resolved.

The term fiscal cliff encapsulates the potential economic decline the nation could face if a solution is not found to the end-of-year expiration of the Bush-era tax cuts, the start of sequestration in 2013 and the simultaneous expiration of other tax provisions and benefits at the end of 2012. The Budget Control Act of 2011 (BCA) required the sequestration of discretionary funds for 10 years starting 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, 12/7). If sequestration is allowed to take effect on January 2, 2013, affordable housing programs at HUD and the USDA Rural Housing Service would be cut by 8.2%.

In late November, the President released a two-part plan to close the remaining \$3 trillion deficit gap addressed by the BCA, avert sequestration and address end of the year tax extensions; the plan was immediately opposed by Republicans (see Memo, 12/7). Speaker Boehner then released a counter-proposal to address the fiscal cliff that ignored the principles in the plan set forth by the President and Democratic leaders. The Republican plan includes several hundred billion dollars in additional cuts to discretionary funding. The Center on Budget and Policy Priorities (CBPP) reported on December 12 that the House Speaker's proposal could result in cuts to non-defense discretionary (NDD) programs that would actually be deeper than those imposed by sequestration.

The Non-Defense Discretionary Funding Coalition, a group of 60 organizations representing a broad range of interests in NDD funding, of which NLIHC is a steering committee member, sent a December 10 letter to Members of Congress. The Coalition urges Members to "support a balanced approach to deficit reduction that does not include further cuts to nondefense discretionary programs." The NDD coalition sent a similar letter signed by over 3,000 organizations to Members of Congress in July (see Memo, 6/22).

NLIHC joined other members of the Campaign for Housing and Community Development Funding (CHCDF), a group of over 70 national organizations facilitated by NLIHC, in signing a December 10 letter to the President and Speaker Boehner urging them to avoid cuts to critical affordable housing and community development resources. The organizations pointed to the discretionary caps that were required by the BCA saying, "these cuts alone could result in hundreds of thousands of households losing assistance, and could lead to increases in homelessness and poverty." The

organizations say that "the lowest income Americans must not be asked to sacrifice any more – whether through a 'grand bargain' or through sequestration – which threatens the housing security of an additional two million Americans."

Indicating that the President and Republicans are not close to reaching an agreement, Speaker Boehner announced that the House would not recess the week of December 17 as planned but will instead stay in session, with a break for Christmas. With significant additional discretionary cuts proposed by Republicans and no indication that agreement is imminent, it may take Congress longer than the few remaining days of the year to craft a grand bargain that includes replacing sequestration.

If Congress does not reach agreement and sequestration takes effect, HUD and USDA will begin to make plans regarding sequestration implementation. It is not clear how far into 2013 Congressional negotiations could proceed before the effects of sequestration would be felt by constituents.

View the CBPP analysis at <http://bit.ly/Zrs14F>.

View the NDD letter at [http://nlihc.org/sites/default/files/NDD\\_Deficit\\_Reduction\\_Ltr\\_12-10-12.pdf](http://nlihc.org/sites/default/files/NDD_Deficit_Reduction_Ltr_12-10-12.pdf).

View the CHCDF letter at [http://nlihc.org/sites/default/files/CHCDF\\_Deficit\\_Reduction\\_Ltr\\_12-10-12.pdf](http://nlihc.org/sites/default/files/CHCDF_Deficit_Reduction_Ltr_12-10-12.pdf).

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## MORE CONGRESS

### Senate Democrats Announce Committee Assignments for 113th Congress

The Democratic Steering Committee approved 113th Congress committee assignments for Democratic Senators on December 12. The committee assignments must be formally approved by the full Democratic Caucus and then in January clear an organizing resolution by the full Senate at the start of the new Congress.

Senator Daniel Inouye (D-HI) will continue to serve as chair of the Senate Committee on Appropriations. Newly assigned members of the committee are Senators Tom Udall (D-NM), Jeanne Shaheen (D-NH) and Jeff Merkley (D-OR). Senators who will continue to serve on the committee are Patrick Leahy (D-VT), Tom Harkin (D-IA), Barbara Mikulski (D-MD), Dianne Feinstein (D-CA), Richard Durbin (D-IL), Tim Johnson (D-SD), Mary Landrieu (D-LA), Jack Reed (D-RI), Frank Lautenberg (D-NJ), Mark Pryor (D-AK) and Jon Tester (D-MT).

Senator Tim Johnson (D-SD) will continue to serve as chair of the Senate Committee on Banking, Housing, and Urban Affairs. Newly assigned to the committee are Senator Joe Manchin (D-WV) and Senators-elect Elizabeth Warren (D-MA) and Heidi Heitkamp (D-ND). Senators who will continue to serve on the committee are Jack

Reed (D-RI), Charles Schumer (D-NY), Robert Menendez (D-NJ), Sherrod Brown (D-OH), Jon Tester (D-MT), Mark Warner (D-VA), Jeff Merkley (D-OR) and Kay Hagan (D-NC).

Senator Patty Murray (D-WA) will serve as chair of the Senate Budget Committee. Newly assigned members of the committee are Senators-elect Tammy Baldwin (D-WI), Tim Kaine (D-VA), and Angus King (I-ME). Senators who will continue to serve on the committee are Ron Wyden (D-OR), Bill Nelson (D-FL), Debbie Stabenow (D-MI), Bernie Sanders (I-VT), Sheldon (D-RI), Mark Warner (D-VA), Jeff Merkley (D-OR) and Chris Coons (D-DE).

A list of all Senate Democratic committee assignments is available at <http://1.usa.gov/UMtcUQ>.

## Senate Panel Holds Hearing on Rental Assistance Programs

The Senate Committee on Banking, Housing, and Urban Affairs held a hearing, "Streamlining and Strengthening HUD Rental Assistance Programs, Part II," on December 11. HUD Assistant Secretary for Public and Indian Housing Sandra Henriquez was the sole witness. Part I of the hearing was held on August 1, at which NLIHC Senior Vice President for Research and Policy Linda Couch testified (see Memo, 8/3).

Senators and Ms. Henriquez agreed upon the need for meaningful reforms to HUD rental assistance programs to address restricted resources and increasing need. "Millions of American families struggle every day to afford a roof over their heads. Currently, a person with a full-time job needs to earn about \$18.50 an hour in order to afford a modest, two-bedroom rental at the national average. This is an amount far above the minimum wage or the income provided by Supplemental Security Income," said Committee Chair Tim Johnson (D-SD) in his opening statement.

In her testimony, Ms. Henriquez outlined HUD's proposals to streamline and simplify the agency's rental assistance programs, and expressed a desire to advance these proposals through the legislative process. Many of these proposals, which include the authorization of biennial inspections for voucher units and revising the threshold for medical deductions, are included in the draft House bill, the Affordable Housing Improvement and Self-Sufficiency Act (AHSSIA). The draft is currently stalled and likely will not advance before the end of the 112th Congress (see Memo, 8/3). There is no indication that a Senate companion measure will be introduced this Congress.

Of considerable discussion was the role of the Moving to Work (MTW) demonstration program in any rental assistance reform bill. Ms. Henriquez referenced the MTW expansion stakeholder agreement reached earlier this year and endorsed by NLIHC (see Memo, 8/3). With respect to the stakeholder agreement, Ms. Henriquez said, "as you negotiate, I hope you will consider

the stakeholder approach.... Any MTW expansions must protect tenants, include HUD oversight, and evaluate results."

Chair Johnson asked several questions about how administrative burdens could be reduced for small public housing agencies (PHAs) that serve large areas. Ms. Henriquez responded that PHAs can form consortia. In addition, rental assistance reforms proposed by HUD in its FY13 budget request would allow streamlining for inspections and rent re-certifications for families with fixed incomes. Ms. Henriquez added that HUD is looking at its data systems to identify areas where information is requested more than once. She further said that many reforms that would benefit small PHAs would in fact benefit all PHAs, regardless of size.

Later in the hearing, Chair Johnson asked what HUD is doing to remove barriers for PHAs that have formed consortia. Ms. Henriquez said that PHAs currently are allowed to form consortia for voucher administration, but not for public housing. HUD is looking to expand this authority. Ms. Henriquez added that while multiple PHAs can form consortia, each PHA must still independently report to HUD. The agency is exploring ways to enable submission of a single report.

In response to a question from Chair Johnson, Ms. Henriquez expressed HUD's support for the Rental Assistance Demonstration (RAD) and noted that HUD is exploring additional tools to facilitate private investment in housing preservation activities.

Senator Jack Reed (D-RI) asked about errors that occurred this year in the awarding of Family Self Sufficiency (FSS) program grants. Ms. Henriquez said that HUD will revise the application evaluation to address the errors. Ms. Henriquez added that grantees erroneously awarded funds this year will receive additional administrative funds if they have already hired staff.

Senator Michael Crapo (R-ID) briefly attended the hearing and said that in these difficult budget times it is important to explore regulatory issues, specifically deregulation of the Section 8 program. Ms. Henriquez responded that she looks forward to working with the committee to ease regulatory burdens when and where it is appropriate to do so.

Senator Robert Menendez (D-NJ) asked what the impact would be if Congress fails to implement the proposed changes. Ms. Henriquez responded that while administrative fees are decreasing, the related need and workload are not. Therefore, if reforms are not enacted, longer wait lists and PHA staff layoffs are likely.

Mr. Menendez further asked about the need for a stable and predictable voucher renewal formula. Ms. Henriquez said she would endorse funding predictability because it would benefit residents as well as PHAs. Mr. Menendez closed by saying that he looks forward to prioritizing reform in the next Congress

An archived hearing webcast and all witness testimony are available at <http://1.usa.gov/12pOONq>.

## DISASTER HOUSING

### Super Storm Sandy Supplemental Appropriations Bill, Tax Relief Package Introduced

Members of the Senate Committee on Appropriations released the text of an emergency supplemental appropriations bill that would help address the costs related to the damage caused by Super Storm Sandy. This supplemental aligns with the Administration's supplemental appropriations request (see Memo, 12/7).

Like the Administration's request, the measure would provide \$17 billion for disaster Community Development Block Grant (d-CDBG) funds, at least \$2 billion of which must be used for mitigation activities. The measure would require HUD to establish a minimum allocation for each eligible state that has been declared a major disaster due to Super Storm Sandy. Further, of the d-CDBG funds appropriated under the bill, \$100 million would have to be used for unmet needs in the areas impacted by Super Storm Sandy or other disasters in 2011 or 2012. Prior to obligating the funds, grantees must submit a detailed plan for HUD approval. This plan must include proposed uses, eligibility criteria and a description of how the funds will address long-term recovery and restoration of infrastructure, housing and economic revitalization in the most impacted and distressed areas.

The bill waives many CDBG requirements for the Super Storm Sandy d-CDBG allocation. Among other waivers, the measure authorizes the Secretary to reduce to 50% the portion of funds benefiting low and moderate income people. The percentage could be further reduced or even eliminated if "the Secretary specifically finds that there is a compelling need" to do so.

The measure would appropriate an additional \$11.5 billion for the Federal Emergency Management Agency (FEMA) Disaster Relief Fund, and would increase borrowing authority for the National Flood Insurance.

To provide an alternative to FEMA temporary housing programs, the bill allows for multifamily rental property owners to establish leases under the individual and households programs. The bill would also authorize repairs and improvements to be made to properties under such lease agreements "to the extent necessary to serve as safe and adequate temporary housing." The value of the improvements or repairs would be deducted from the value of the lease agreement and are not allowed to exceed the value of the lease agreement.

It is expected that the supplemental appropriations package will move straight to the Senate floor the week of December 17, bypassing a full Committee markup. Senators have indicated that the FY13 Military Construction and Veterans Affairs appropriations bill will be the legislative vehicle for the measure. While some Republican Senators have expressed concern about the total cost of

the measure, it appears that a measure will be approved without a call for the emergency funding to be offset.

On December 13, several members of the House of Representatives announced a comprehensive tax package to address Super Storm Sandy needs. The package, the Hurricane Sandy Tax Relief Act of 2012, is co-sponsored by Representatives Joseph Crowley (D-NY), Michael Grimm (R-NY), John Larson (D-CT), Frank LoBiondo (R-NJ), Bill Pascrell, Jr. (D-NJ), Charles Rangel (D-NY), Jon Runyan (R-NJ) and Chris Smith (R-NJ).

Among other provisions, the measure would increase the allocation of Low Income Housing Tax Credits (LIHTC) to \$8 per individual in states containing counties that are covered by the Super Storm Sandy disaster declaration. The bill would allow employed families in the disaster area to use their income from the previous year to calculate the Child Tax Credit and the Earned Income Tax Credit. The measure would also allocate \$250 million in New Markets Tax Credits to make qualified low income community investments within the declared disaster area. The tax measure is expected to move only after the supplemental appropriations bill has been approved.

The full text of the Super Storm Sandy emergency appropriations supplemental is available at <http://1.usa.gov/ZqLVwG>.

A section-by-section overview of the Sandy-related tax legislation is available at [http://nlihc.org/sites/default/files/Sandy\\_Tax\\_Relief\\_2012\\_sbs.pdf](http://nlihc.org/sites/default/files/Sandy_Tax_Relief_2012_sbs.pdf).

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## FROM THE FIELD

### Housing Counseling, Resident Concerns Top Utah Housing Advocates' 2013 Policy Agenda

The Utah Housing Coalition (UHC), an NLIHC state coalition partner, recently set its advocacy priorities for the upcoming state legislative session. Topping its agenda is foreclosure-related work and efforts aimed at strengthening tenant protections contained in landlord-tenant legislation expected to be introduced. It is anticipated that legislation related to local food taxes will be addressed as well.

Housing counseling for foreclosure-related concerns has been a top UHC priority for more than three years. In 2009, it received a \$1.8 million pass-through grant to work with HUD-approved housing counselors across the state; this effort helped 1,292 homeowners avoid foreclosure and helped many other families stay housed while renting at-risk properties. Since the grant expired in 2011, advocates have worked to secure additional funding for the state's nonprofit housing counseling agencies. Although optimistic that some of Utah's share of National Mortgage Settlement funds would go to housing counseling, none of the \$21.9 million went to it or to foreclosure prevention efforts. UHC has mobilized counseling

agencies across Utah to communicate the importance of funding to state senators and representatives, and various media outlets have covered this effort.

A bill has been introduced that would raise Utah's food tax from 1.75% to 4.75%, the pre-recession rate that was decreased in light of the economic downturn. UHC does not support the bill as written because it requires low income families to file a tax return to receive a state Earned Income Tax Credit (EITC). Many low income households do not file tax returns, and advocates believe the bill has the potential to create additional financial stress for low income families.

A separate bill, under development and currently without a sponsor, would provide a different avenue for creating a state EITC. Advocates feel that it would provide an alternative for legislators who would support an EITC but might otherwise vote for a food tax increase as a way to establish the EITC. Many state representatives, including Speaker Rebecca Lockhart, oppose the proposed food tax increase.

UHC recently met with the Utah Apartment Association, which hopes to make changes in current law regarding how landlords and property managers handle personal belongings abandoned in rental units. These changes include reducing the cost of storing belongings—many of which purportedly are never reclaimed by tenants—to landlords and property management companies. Advocates will work with the association to ensure that tenants' rights are protected as changes, and that fairness dictates the terms of the conversation.

"We're looking forward to another challenging legislative session," said Tara Rollins, UHC's executive director. "It's going to be tough, but it always is, and we have to keep pushing our leaders to recognize affordable housing as an economic priority for Utah."

For more information, contact Tara Rollins at [trollins@xmission.com](mailto:trollins@xmission.com) or 801-364-0077.

## Massachusetts Alliance of HUD Tenants' Budget Referendum Passes by 3 to 1 Margin

The Massachusetts Alliance of HUD Tenants (MAHT) and allies formed the 80-organization Budget for All Coalition to initiate a referendum campaign early in 2012. The Coalition collected more than 25,000 signatures to place a ballot question for Massachusetts voters to consider on November 6. As Congress continues to debate the federal budget and the so-called fiscal cliff, the Budget for All Coalition sought to prevent drastic cuts to federal programs while working toward a more balanced tax policy.

Ballot Question 4 called for:

- No cuts to Social Security, Medicare, housing, food, and unemployment assistance.

- Creating jobs by investing in housing, schools, renewable energy, manufacturing, transportation and other public services.

- Ending corporate tax loopholes, off-shore tax havens, raising taxes on incomes greater than \$250,000.

- Ending the war in Afghanistan now and reducing military spending.

Question 4 succeeded statewide by a three-to-one margin (623,128 to 209,725), and passed by a wide margin in every district and in all 91 Massachusetts cities and towns where it appeared on the ballot.

The referendum's passage will give a boost to the Congressional Progressive Caucus' "Deal for All" (H.Res. 733), which received 78 votes in the U.S. House of Representatives in March 2012, including from five members of the Massachusetts delegation. Deal for All reflects the same four principles contained in Question 4.

More about the Budget for All Coalition is available at <http://bit.ly/WiOIDZ>.

The Congressional Progressive Caucus Budget for All is available at <http://1.usa.gov/WiOJHY>.

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## EVENTS

### Webinar on Housing and Health Care Scheduled

The National Alliance to End Homelessness (NAEH) will host a webinar, "Strategies to End Chronic Homelessness: Pursuing Innovative Policies at the State Level," on December 18. The webinar will be held at 3 pm ET.

Scheduled speakers include Lisa Stand of NAEH, Richard Wayman of the HEARTH Connection and Marti Knisley of the Technical Assistance Collaborative, Inc. Speakers will discuss strategies to integrate housing and health care solutions at the state level.

Register for the webinar at <http://bit.ly/12pOhef>.

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## RESOURCES

### Point-in-Time Estimates Show Slight Decline in Homelessness Since 2011

HUD released the 2012 Point-in-Time Estimates: Volume I of the 2012 Annual Homeless Assessment Report (AHAR) last week. Point-in-time estimates provide a snapshot of the sheltered and unsheltered homeless population on a single night in January, and are reported annually. According to the report, 633,782 people were homeless during the 2012 point-in-time count. This was a slight decline of 0.4 percentage points from 2011, and part of a

5.7% decline in homelessness since 2007. Of those included in the 2012 estimates, 62% were homeless as individuals and 38% were homeless as families. In addition to assessing national trends, the report looks at homelessness by state and by Continuums of Care (CoC). It also looks at subpopulations, such as homeless veterans and chronically homeless individuals and families.

The authors found that five states accounted for nearly half the total homeless population in the United States. California had the largest percentage of the total homeless population, at 20.7%, followed by New York with 11%. Twenty-seven states each accounted for less than one percent of the total U.S. homeless population, and together they accounted for 11.4% of all U.S. homeless people. More than two in five homeless people (42.3%) were located in major cities. The same percentage was located in smaller cities, and 15.3% were located in Balance of State (BoS) or statewide CoCs. While the total U.S. homeless population declined from 2011, several states saw increases. Missouri's homeless population increased 13.9% from 2011, Colorado's increased 10.9% and New York's homeless population increased 9.6%.

The report also highlighted the changes in chronic homelessness over the last five years. A chronically homeless person is defined as a person with a disability who has been continuously homeless for a year or more, or has experienced at least four episodes of homelessness in the last three years. In the 2012 estimate, 99,894 people were chronically homeless, accounting for 15.8% of all homeless people. This number has declined by 19.3%, or 23,939 people, since 2007. Over 43% of chronically homeless people were located in major cities in 2012. Almost 10% of all chronically homeless people were counted in Los Angeles County alone. Los Angeles County had the largest chronically homeless population in 2012, with nearly 10,000 people.

The report also found a decline in the number of homeless veterans since 2011, part of a decline ongoing since 2009. In 2012, homeless veterans made up about 13% of the total homeless population, with 62,619 people counted. Homelessness among veterans has declined 7.2% since 2011 and 17.2% since 2009. Almost half of homeless veterans (48.5%) were located in major cities. Much like the chronically homeless population, over 10% of homeless veterans were counted in Los Angeles County alone.

In addition to examining characteristics of the homeless population, the report also inventoried beds for homeless people in the U.S. in emergency shelters, transitional housing and permanent supportive housing programs. On one night in January 2012, there were 701,184 total beds, 0.9% more than 2011. Of the total beds, 32.6% were in emergency shelters, 28.1% were in transitional housing programs and 39.1% were in permanent supportive housing programs. Since 2007, the largest increase in beds has been in permanent supportive housing programs, which have added 86,150 beds in the past five years.

HUD credits the HUD-VA Supportive Housing (HUD-VASH) program for veterans and the Homeless Prevention and Rapid Re-Housing Program (HPRP) for these recent declines in homelessness. They state that the housing first approach of both of these programs contributes to the programs' successes and the overall reduction in homelessness.

Download the 2012 Point-in-Time Estimate report and the CoC population and subpopulation reports at <http://bit.ly/Zrlhns>.

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## NLIHC NEWS

### National Housing Preservation Database Featured in HUD's Online Magazine

The National Housing Preservation Database, launched on November 29 by NLIHC and the Public and Affordable Housing Research Center (PAHRC), was featured in HUD's online magazine, *The Edge*, the week of December 10. In the article, Megan Bolton, Research Director at NLIHC, describes the reasons for creating this database and discusses some of the tools available on the database website, [www.preservationdatabase.org](http://www.preservationdatabase.org).

This is the first database to integrate data from all of HUD's major rental housing programs with information on rental properties funded with Low Income Housing Tax Credits and through USDA Rural Development. The database contains information on property location, contract expiration or mortgage maturity date, property ownership and management, total units, physical inspection scores and other property and subsidy characteristics (see Memo, 11/30).

To read the article in *The Edge*, visit <http://bit.ly/Zrsu6X>.

### Final Chance to Apply for Research and Outreach Positions, Spring 2013 Internships

NLIHC seeks two well-qualified and talented candidates to fill open positions on our Outreach and Research teams.

As one of a three-person team, the **outreach associate** will mobilize our members on federal policy advocacy in a manner that advances our mission; assist in the design and implementation of campaign field strategies; and conduct outreach activities in specific states.

The outreach associate position requires knowledge of federal housing policy, strong written and oral communication skills and excellent technology skills, including high proficiency in database management. Priority consideration will be given to candidates with proven organizing experience that mobilized a community or constituent base and led to a significant legislative victory at the national or state level. A Bachelor's degree is required.

The **research analyst** will collect, analyze and present quantitative and qualitative data in a manner that advances the Coalition's research agenda. The successful candidate will be able to translate and disseminate research to varied audiences in an accessible and understandable format.

The research analyst position requires demonstrated professional experience with GIS, databases, SPSS or similar statistical packages, and large datasets; an advanced degree in Sociology, Geography, Public Policy, Urban Planning or similar field; and strong oral and written communication skills. Experience or coursework in survey research is preferred.

A commitment to social justice is a core qualification for both positions, which are based in Washington, D.C. NLIHC is an equal opportunity, affirmative action employer.

NLIHC is also 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 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 and 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 the cover letter, applicants should specify the position(s) for which they are applying and that they are interested in a spring 2013 internship.

Interested candidates for all positions should forward a cover letter, salary requirements (research analyst and outreach associate only), resume and a writing sample to Bill Shields, Vice President of Operations, 727 15th Street N.W., 6th Floor, Washington, D.C. 20005, or to [bill@nlihc.org](mailto:bill@nlihc.org). Applicants should indicate the title of the position sought in the subject line of the application email. No phone calls, please.

## FACT OF THE WEEK

### Unsheltered Homelessness Down 13.1% Since 2007

	<b>Unsheltered* population</b>	<b>Total homeless population</b>
2007	280,487	671,888
2008	278,053	664,414
2009	239,759	643,067
2010	246,374	649,917
2011	243,701	636,017
2012	243,627	633,782

\*HUD defines unsheltered homeless persons as those who live in places not meant for human habitation, such as the streets, campgrounds, abandoned buildings, vehicles, or parks.

Source: U.S. Department of Housing and Urban Development (2012). Table 2. The 2012 Point-in-Time Estimates of Homelessness. Author: Washington, D.C. Retrieved from: <http://www.hudhre.info/index.cfm?do=viewResource&ResourceID=4726>

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**Sarah Brundage**, Communications Project Manager, x246  
**Amy Clark**, Communications Director, x227  
**Linda Couch**, Senior Vice President of Policy and Research, x228  
**Sheila Crowley**, President, x224  
**Mary Donoghue**, Research Intern, x249  
**Ed Gramlich**, Director of Regulatory Affairs, x314  
**Mary Kolar**, Outreach Associate x233  
**Linda Leaks**, Outreach Associate, x316  
**Sham Manglik**, Policy Analyst, x243  
**Taylor Materio**, Communications Consultant  
**Khara Norris**, Director of Administration, x242  
**Melissa Quirk**, Senior Policy Analyst, x230  
**Bill Shields**, Vice President of Operations, x232  
**Christina Sin**, Executive Assistant, x224  
**La'Teashia Sykes**, State Coalition Project Director, x247  
**Kate Traynor**, Development Coordinator, x234

## 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.

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## 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.

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