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FEDERAL BUDGET

HOME Coalition to Hold Call with Secretary Castro, More Than 1,500 Organizations Sign Letter Supporting HOME Program

The HOME Coalition will host a call with HUD Secretary Julián Castro, who will discuss how cuts to the HOME program will impact communities. The call will be held on Tuesday, August 4 at 3:30 pm ET. Advocates are encouraged to join; see registration details below.



On July 27, NLIHC joined more than 1,500 national, state, and local organizations and municipalities on a letter sent to Congressional leaders urging them to lift the sequester spending caps and fund the HOME Investment Partnerships (HOME) program at President Barack Obama's FY16 request of \$1.06 billion.

During the August recess when Members of Congress are working from their district offices, advocates are encouraged to take action to support the HOME program by:

- Calling your Representatives and Senators, urging them to restore funding for the HOME program.
- Inviting your Representatives and Senators to visit your organization, tour a HOME-funded development, or meet a family that has a safe, decent, and affordable home because of HOME.
- Calling your local government officials and telling them to contact your community's Congressional delegation, urging them to make restoring the budget for HOME a top priority.

The final HOME Coalition letter is at <https://www.ncsha.org/resource/home-coalition-letter-congressional-leadership-proposed-fy-2016-cuts-home>

Register to join the HOME Coalition call with Secretary Castro at <http://bit.ly/1SpmCaX>

More about the HOME Coalition is at <https://www.ncsha.org/resource/home-coalition-advocacy-materials>

More about the HOME program is on page 5-11 of NLIHC's *2015 Advocates' Guide*, http://nlihc.org/sites/default/files/Sec5.04_HOME-Investment-Partnerships_2015.pdf

Advocates Urged to Visit Senators and Representatives During Recess with Message to End Sequestration

Members of Congress may be on recess this month, but housing advocates should not rest. Please take advantage of the Congressional recess to connect with your Congressional delegation to educate them about the importance of affordable housing and how sequester budget cuts will hurt low income families.

The *Caps Hurt Communities* campaign aims to raise awareness about the devastating impact of the federal budget cuts on affordable housing programs. NLIHC and its campaign partners encourage all advocates to speak to your Senators and Representatives while they are home to tell them why Congress must end sequester budget caps and increase resources for federal affordable housing programs.

The Campaign for Housing and Community Development Funding (CHCDF), which is coordinated by NLIHC, created the *Caps Hurt Communities* campaign. CHCDF is an education, strategy, and action hub for national organizations dedicated to robust federal housing and community development funding for lower income families and communities. The *Caps Hurt Communities* campaign website www.capshurtcommunities.org has suggestions for taking action. Advocates are encouraged to spread the word about the campaign on social media using the hashtag #CapsHurt.

NLIHC's *2015 Advocates Guide* offers suggestions for scheduling a meeting with members of Congress, at http://nlihc.org/sites/default/files/Sec2.05_Lobbying-503C_2015.pdf and http://nlihc.org/sites/default/files/Sec2.06_Congressional-Advocacy_2015.pdf

During these meetings, advocates should express concern about drastic cuts in federal funding for affordable housing and urge the Members of their Congressional delegation to push for elimination of the sequester budget caps to protect affordable housing for low income families and communities.

A number of our partners have already held meetings, including:

- Advocates from Over-The-Rhine Community Housing (OTRCH) in Cincinnati met with Representative Steve Chabot (R-OH) to discuss affordable housing. They told him why Congress should pay more attention to low income individuals and families in need of housing.
- Representatives of PUSH-CR from Cedar Rapids, IA met with Senator Chuck Grassley (R-IA).
- Speak UP advocates in the Los Angeles area held meetings with Representatives Lucille Roybal Allard (D-CA), Adam Schiff (D-CA), Judy Chu (D-CA), and staff of Senator Dianne Feinstein (D-CA) telling personal stories about how they overcame homelessness through supportive housing and requesting additional federal funding for affordable housing and community-based support service.

Photos from these meetings are available in the [Caps Hurt Communities Photo Gallery](#). NLIHC encourages advocates to send photos and information related to their meetings to outreach@nlihc.org, so that other advocates can learn about their activities and progress in the *Caps Hurt Communities* Campaign.

MORE CONGRESS

Representative Waters Introduces Bill to Reform Moving to Work Demonstration Program

On July 29, Representative Maxine Waters introduced a bill (H.R. 3424) that would reform HUD's Moving to Work (MTW) demonstration, subjecting all future MTW agreements to several new terms and conditions. Currently MTW provides 39 public housing agencies (PHAs) with flexibility from most statutory and regulatory requirements, such as rent affordability and income targeting, which can hurt residents in both the public housing and housing choice voucher programs.

Ms. Waters, who is the Ranking Member of the House Committee on Financial Services, is concerned that MTW allows PHAs to impose rent increases, work requirements, time limits, and other policy changes that risk serious hardship for residents. The bill summary says, "These alternative policies can result in greater cost burdens or evictions of tenants, and there is no corresponding requirement on PHAs to provide robust supportive services in conjunction with these policies or to conduct rigorous evaluations of the impacts on residents."

In a press release, Ms. Waters comments that, “The demonstration has yet to produce a comprehensive and controlled evaluation, and there is therefore no proof that MTW agencies perform any better than non-MTW agencies in terms of cost-effectiveness or resident self-sufficiency or other outcomes for residents.” Analyses by the HUD Inspector General, the Government Accountability Office, and the Urban Institute have concluded that the MTW demonstration was not designed to enable a meaningful demonstration and lacked a data system that could lead to an assessment of MTW’s impact, especially on residents.

H.R. 3424, The Moving to Work Reform Act of 2015, seeks to address many of the demonstration’s shortcomings by requiring HUD to subject all future MTW extensions or new agreements to a number of terms and conditions, including:

- Require rigorous evaluation of major policy changes, such as imposing time limits and work requirements, or raising rent burdens for residents, before those changes are allowed to take effect;
- Limit the percentage of tenant-based voucher renewal funds that can be used for non-voucher purposes to 10%;
- Provide more equitable formula allocations for tenant-based rental assistance funding and public housing operating funds;
- Require MTW agencies to assist substantially the same number of low income families as they would without MTW funding flexibility;
- Require MTW agencies to do more to expand residents’ housing choices to include areas of opportunity; and
- Maintain important provisions of the United States Housing Act of 1937, including tenant protections, rights and grievance procedures, housing quality standards, income eligibility, designated housing for the elderly and people with disabilities, protections for survivors of domestic violence, project-based voucher cap requirements, and portability.

When introducing the bill Ms. Waters stated, “Although we are nearly 20 years into this Moving to Work experiment, we still know very little about the conclusive impacts of many of its policies, particularly as they relate to participating residents. What we do know is that these policies can result in greater cost burdens or evictions of tenants, and data show that some MTW agencies are serving substantially fewer families than their counterparts. The legislation I’ve introduced today is in response to the significant questions that remain regarding the effectiveness of the program, especially in light of the rental housing crisis we are experiencing in this country. Taken together, the reforms included in this measure represent responsible and commonsense changes to the Moving to Work program that would provide stronger tenant protections, increased accountability, and a more responsible use of federal resources.”

Sheila Crowley, NLIHC President and CEO, welcomed the introduction of the bill, saying, “This is a good-government bill, which seeks to protect taxpayers and federally assisted housing residents from the potentially harmful practices that could be undertaken under HUD’s Moving to Work demonstration without sufficient safeguards and program evaluation.”

The bill is also supported by the Center on Budget and Policy Priorities, the National Housing Law Project, and Poverty and Race Research Action Council.

The bill currently has one cosponsor, Representative Nydia Velázquez (D-NY), and has been referred to the House Committee on Financial Services.

The bill text is at http://democrats.financialservices.house.gov/uploadedfiles/waters_060_xml.pdf

Representative Waters' press release is at <http://democrats.financialservices.house.gov/news/documentsingle.aspx?DocumentID=399270>

More information about MTW is on page 4-17 of NLIHC's *2015 Advocates' Guide*, http://nlihc.org/sites/default/files/Sec4.06_Public-Housing-Moving-to-Work_2015.pdf

Comprehensive Bill Introduced to Prohibit LGBT Discrimination, Includes New Housing Protections

On July 23, Senators Jeff Merkley (D-OR), Tammy Baldwin (D-WI), and Cory Booker (D-NJ) introduced the "Equality Act," S. 1858, and Representative David Cicilline (D-RI) introduced its companion bill, H.R. 3185. The "Equality Act" is a comprehensive bill that would amend the Civil Rights Act of 1964 to prohibit discrimination based on a person's sexual orientation and gender identity in such matters as employment, education, and housing. The bill also would amend the Fair Housing Act of 1968.

Multiple studies, including one conducted by HUD, have found that members of the lesbian, gay, bi-sexual, and transgender (LGBT) community experience discrimination when seeking to rent or buy a home. To address this problem, the bill would amend the Fair Housing Act so that sexual orientation and gender identity, either actual or perceived, would be included among the law's list of protected personal characteristics. Currently the Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, national origin, family status, or disability.

When introducing the bill, Senator Merkley stated, "The time has come for us as a nation to be bolder and better in ensuring full rights for the LGBT community. Every person deserves to live free from fear of discrimination, regardless of who they are or whom they love. Enacting the Equality Act will bring us another significant step forward in our nation's long march towards inclusion and equality. It will extend the full promise of America to every American."

The Senate bill has 39 cosponsors and was referred to the Senate Committee on the Judiciary. In the House, the bill has 168 cosponsors and was referred to the Committee on the Judiciary, the Committee on Education and the Workforce, the Committee on Financial Services, the Committee on Oversight and Government Reform, and the Committee on Administration.

More about the Senate version of the bill is at <https://www.congress.gov/bill/114th-congress/senate-bill/1858>

More about House version of the bill is at <https://www.congress.gov/bill/114th-congress/house-bill/3185>

Senate Panel Holds Hearing on Ending Veteran Homelessness

On July 29, the Senate Committee on Veterans' Affairs held a hearing examining the progress made in ending veterans' homelessness and inquiring about additional efforts needed to finish the job. Witnesses stress that the shortage of affordable rental housing is the principal barrier to addressing veteran homelessness.

In opening remarks, Chair Johnny Isakson (R-GA) said, "Today we are here to talk about veterans' homelessness in our country, which while it is improving in terms of lessening, it is still a great problem for many, many veterans. From 2010 to 2014, the number of homeless veterans has decreased by a third, but when that still ends up being 49,933 veterans, that is way too many."

On the first panel, Jennifer Ho, Senior Advisor to HUD Secretary Julián Castro thanked Congress for its strong investment in ending veteran homelessness and asked for a continued commitment to fill current services gaps.

Ms. Ho said, “Specifically, we need the ability to more effectively serve Veterans not currently reached by HUD-VA Supportive Housing (HUD-VASH) [vouchers]. [W]e will need the special purpose vouchers requested in the 2016 Budget to serve individuals who served in the Armed Forces but are not currently eligible for VA Medical Services due to time in service or discharge status requirements.”

Ms. Ho also raised the issue of the lack of affordable housing, which has prevented some veterans from being able to utilize their HUD-VASH vouchers. She also spoke of the critical role in ending veterans homelessness played by the HOME program. “Often time when you’re creating more supportive housing options, you’re trying to figure out how to weave together thirteen different funding streams and tax credits, and they all work on their own cycles. It’s one of the reasons we think that HOME is so important for the creation of more affordable housing,” she said. “As you know in the Senate [Appropriations Committee THUD spending bill] right now, there was a 93% cut to the HOME program. It’s the best engine that we have to create more affordable housing and it’s an incredibly flexible funding tool that local communities control so that they can use it to fill gaps when they’re trying to put together financing for supportive housing or for affordable housing.”

On the second panel, witnesses reiterated that the shortage of affordable rental housing acts a barrier for homeless veterans. Lisa Tepper Bates, Executive Director of the Connecticut Coalition to End Homelessness stated, “Our VA and HUD partners have worked hard to push down and reduce the time it takes to lease a housing unit for a veteran who has been approved for a HUD-VASH unit. However, we have an ongoing challenge with regard to the availability of rental properties.” Michael Blecker, Executive Director of Swords to Plowshares added that the lack of affordable rental units in San Francisco and other over heated rental markets posed problems for homeless veterans seeking housing.

More information about the hearing is at <http://www.veterans.senate.gov/hearings/ending-veteran-homelessness07292015>

HUD

Inspector General Recommends HUD Establish Policies to Reduce Over-income Households in Public Housing

HUD’s Office of the Inspector General (OIG) found that 25,226 households living in public housing had income greater than the maximum allowed to qualify for initial admission to public housing, and that 17,761 earned more than the qualifying income limit for more than one year. OIG estimates that next year HUD will pay \$104.4 million in operating subsidies for public housing occupied by over-income households, while many very low income households remain on waiting lists. OIG recommends that HUD direct public housing agencies (PHAs) to establish policies to reduce the number of over-income households living in public housing.

OIG notes that applicants for public housing must have income at or less than 80% of the area median income, but that there is no requirement for a household to move if income exceeds 80% after admission. HUD’s public housing rule gives PHAs the discretion to implement policies that would require over-income households to find housing in the unassisted market. However, OIG reports that the 15 PHAs it contacted for the review choose to allow over-income households to continue living in public housing. These PHAs stated that over-income households provide needed higher rent revenues for the PHA, offer self-sufficiency role models for other residents, and address HUD’s goal of reducing concentration of poverty.

Using HUD’s Public and Indian Housing Information Center (PIC) data submitted by 2,257 PHAs, OIG found 25,226 over-income households. Thirty-three percent had income between \$10,001 and \$30,000 greater than the

income limit, 9% had income between \$30,001 and \$50,000 greater than the income limit, and the remaining 5% were greater still. Fifty-three percent had income up to \$10,000 greater than the income limit.

Thirty percent of the over-income households were over-income for less than one year, while 23% were over-income between one and two years. However, 13% were over-income between three and four years, 14% were over-income between five and six years, 15% were over-income between seven and eight years, and 5% were over-income for nine or more years.

OIG comments that the Housing Choice Voucher program terminates a household's voucher if the household can afford to pay an unassisted rent for 180 consecutive days. OIG does not expect HUD and PHAs to develop policies that would remove all over-income households from public housing, stating, "Any new policies should allow families sufficient time to become stable after becoming financially independent before their public housing assistance would be terminated." OIG recommends policies to "avoid egregious cases." The report cites four cases, a New York City household with \$497,911 annual income, a Los Angeles household with \$204,784 annual income, a New Bedford, MA household with \$212,845 annual income, and an Oxford, NE household with assets valued at \$1.6 million.

One of HUD's responses to the OIG report states that if all over-income households were removed from public housing there would be a need to request \$116.5 million more from Congress for public housing operating subsidies each year because the higher rents paid by over-income households reduce the amount of operating subsidies PHAs need. OIG acknowledges this economic consequence, but asserts that the loss in additional rents must be weighed against the cost of continuing to deny housing assistance to very low income households in need of assistance. The 15 PHAs contacted by OIG had 12,425 over-income households and 579,890 households on their public housing waiting lists.

Representative David Phil Roe (R-TN) from Kingsport requested the OIG review.

OIG Audit Report Number 2015-PH-0002, *Overincome Families Residing in Public Housing Units*, was published on July 21, 2015. It is available at <https://www.hudoig.gov/reports-publications/audit-reports/overincome-families-resided-public-housing-units>

New Paper Analyzes RAD's Long-Term Affordability Provisions

The National Housing Law Project (NHLP) prepared a memorandum that reviews and analyzes the long-term affordability provisions of the Rental Assistance Demonstration (RAD). Although the statute authorizing RAD clearly intended for public housing units to remain affordable after converting to Section 8 rental assistance, NHLP indicates that there are two significant risks to long-term affordability. One is the danger of Congress failing to appropriate sufficient Section 8 funds. The other risk is that a Housing Assistance Payment (HAP) contract is terminated due to foreclosure or the owner's breach of contract.

RAD is intended to preserve and improve low income housing by enabling public housing agencies (PHAs) to leverage Section 8 rental assistance contracts to raise private debt and equity for capital improvements. RAD has two components. The first allows up to 185,000 public housing units to be converted from their existing public housing assistance to project-based Housing Choice Vouchers (PBVs) or to Section 8 project-based rental assistance (PBRA) by September 30, 2018.

The second component allows private properties assisted through the Rent Supplement (Rent Supp), Rental Assistance Program (RAP), and Moderate Rehabilitation (Mod Rehab) programs to convert an unlimited number of Tenant Protection Vouchers (TPVs) to PBRA, or as of the FY15 Appropriations Act, to PBVs. In

addition, the FY15 Appropriations Act allows Mod Rehab Single-Room Occupancy (SRO) properties funded under the McKinney-Vento Homeless Assistance Act to convert to PBV or PBRA.

NHLP's memorandum focuses on public housing RAD conversions. It lists five key RAD documents that contain long-term affordability protections for converted projects and the tenants living in them. They are the statute, Notice PIH-2012-32 REV-2, the RAD Use Agreement (Form 52625), the Housing Assistance Payments Contract for Project-Based Section 8 (Forms 52620 and 52618), and the RAD Rider to the Section 8 Project-based Voucher Assistance Contract (Form 52621). The memorandum states that the Use Agreement between the owner and HUD and the HAP contract are the two primary mechanisms for implementing the long-term affordability requirements. The memorandum describes each.

HUD is required to offer to renew PBV or PBRA contracts when they expire after 15 or 20 years, and that the owner is required to renew contracts. In addition, converted public housing developments must be owned by a public entity or a nonprofit. However, a for-profit entity may own a development if RAD conversion involves use of Low Income Housing Tax Credits, but only if the PHA retains a strong interest in the property.

NHLP stresses that these protections are not absolute guarantees. Affordability could be compromised if Congress fails to provide adequate Section 8 funding, or if HUD terminates a HAP contract due to an owner's breach of contract. The memorandum focuses on the latter. If an owner defaults on a contract, HUD may transfer the HAP contract, along with the Use Agreement, to another entity for use at another property, or HUD may terminate the HAP contract. When the HAP contract is terminated, new owners are subject only to the Use Agreement's default affordability requirements, which only require rents be no greater than 30% of 80% of the area median income, a rent level that few residents of RAD-converted public housing units could afford. NLIHC identified this problem with the proposed RAD Notice (see *Memo*, [4/27/12](#)).

Finally, NHLP points out that while most public housing tenants whose homes convert to PBV or PBRA under RAD will continue to pay 30% of their adjusted income for rent, some may experience different rent levels as a result of a change in utility allowance for tenant-paid utilities. Some residents who live at tenant-metered public housing properties will experience a change from the public housing utility allowance level to the utility allowance levels used for PBV or PBRA properties. In some instances, a public housing development that has an owner-paid master-meter utility system may switch to a tenant-meter system as a result of RAD-financed substantial rehabilitation or new construction, which could lead to tenants paying more for rent, even with a utility allowance.

NHLP's memorandum is at http://nhlp.org/files/NHLP-RAD_LTAffordability%20%28final%29.pdf

Basic information about RAD prior to REV-2 is on page 4-21 of NLIHC's 2015 *Advocates' Guide*, http://nlihc.org/sites/default/files/Sec4.07_Public-Housing-Rental-Assistance_2015.pdf

FROM THE FIELD

Washington State Advocates Win Key Housing Budget Victories

The Washington State Legislature recently adjourned after fully funding existing housing programs and creating new sources of funding for affordable housing. The work of Washington housing advocates secured significant state investment in the new fiscal year for the construction, operation, and maintenance of affordable housing. The Washington Low Income Housing Alliance (the Housing Alliance), an NLIHC State Coalition Partner, organized, mobilized, and coordinated advocates throughout the session.

The legislature approved a budget appropriating \$75 million to the Washington Housing Trust Fund, which promises to create almost 2,000 new homes for seniors, homeless families, people with developmental disabilities and mental illness, and homeless youth. The funds will also support the production of 500 new seasonal and year-round houses for rural farmworkers. Although projects may target people with income up to 80% of the Area Median Income (AMI), the vast majority of projects supported by the Housing Trust Fund have served households at or below 30% of AMI. Created in 1987, the Housing Trust Fund has awarded more than \$1 billion in grants for the creation or maintenance of over 40,000 household units.

The budget also includes \$15 million to the Washington Weatherization Program, which funds rehabilitation of homes occupied by low income households, as well as installation of new materials, such as insulation or sealant for cracks. These energy-saving investments help households save on utility bills, which can help low income households stay in their homes, improve the health and safety of residents, and reduce the state's overall carbon footprint. The program is available to those in qualified low income housing, such as state or federally assisted housing, or in any housing as long as their income is less than 60% of the state median income.

Lawmakers also fully funded two existing housing programs. The Housing and Essential Needs (HEN) program provides housing assistance and access to essential needs, such as health and hygiene products or bus passes, for very low income people with temporary mental or physical disabilities. The Aged Blind and Disabled (ABD) program provides cash assistance for extremely low income adults who are permanently disabled and on track to receive federal Supplemental Security Income. These critical safety net programs are often the difference between life and death for some of the state's most vulnerable populations.

The budget increases by 9% funding for the Temporary Assistance for Needy Families program, which provides temporary cash to families along with the option to participate in the WorkFirst Program to help them find and keep jobs.

The legislative session also produced new housing programs and funding sources. Early in the session, the legislature passed Representative Larry Springer's (D) HB 1223, which provides \$45 million for loans and grants to construct affordable housing within one-half mile of a transit station. In addition, a transportation bill (SB 5987), appropriates new funds for affordable housing and services in the Puget Sound region of the state, a major component of which establishes new taxation options for an expansion of the current light rail system. Recognizing the connections between transit and affordable housing, the law requires \$20 million to be used for new affordable housing in transit areas over the next five years. In addition, 80% of surplus property owned by any regional transit authority must be made available for affordable housing, with 80% of the units of any resulting housing occupied by households with income no greater than 80% of the area median income.

Finally, the legislature passed HB 2263, which gives local governments the option of asking voters to establish new taxes to fund affordable housing and facilities for people with mental illnesses or developmental disabilities. A similar taxation option in 2014 grossed \$100 million in locally generated funds.

The Housing Alliance accomplished all this by organizing housing advocacy efforts by their members and supporters. One of the Housing Alliance's largest advocacy efforts is Advocacy Day, for which it organizes and mobilizes housing advocates for visits to the legislature to advocate for housing policy. This year, 660 people participated in Advocacy Day, including 114 board members of service organizations from around the state, and 135 people who have personally experienced homelessness or housing instability. Advocates emphasized maintaining current funding levels and additional investments in mental health, education, and affordable housing. Lawmakers were asked not to adjourn until they expanded access to affordable housing and homelessness programs.

The Housing Alliance continued its advocacy urging the Washington State Health Care Authority to create a Medicaid Supportive Housing Services Benefit. This program would allow housing providers to bill Medicaid for medically supportive services provided to residents of supportive housing (see *Memo* [11/10/14](#)). The federal

government recently confirmed that Medicaid funds can be used for this purpose, which encouraged the Housing Alliance to continue its work toward the establishment of this program. Very recently, the Washington State Health Care Authority put the draft of their federal Medicaid Waiver request online for public comment. The Housing Alliance was extremely happy to note that the draft includes the Supportive Housing Services benefit.

“These legislative victories mean new resources are coming to our communities to create affordable homes and to fight homelessness” said Rachael Myers, Executive Director of the Housing Alliance. “The accomplishments of this session are an astonishing testament to the fact that advocacy works.”

The work is not done. Despite its successes, the Housing Alliance was disappointed that bills to address eviction reporting, tenant screening costs, source of income discrimination, and notice-requirements for rent increases did not pass. The Housing Alliance will continue working with its partners, resident leaders, and network of organizational board members to support these and other important issues by targeting key lawmakers, supporting tours of affordable housing and homelessness programs, and undertaking other advocacy actions.

For more information contact Ben Miksch, Affordable Housing Policy and Specialist at the Housing Alliance at benm@wliha.org

RESEARCH

Veterans Who Are Single Mothers Likely to Have Housing Cost Burden

A report by the National Housing Conference titled *Housing and Service Needs of Our Changing Veteran Population* finds that nearly 50% of veterans who are single mothers have housing cost burdens, spending more than 30% of their income on housing. In comparison, 25% of all veterans have cost burdens. The study reports that housing options for veterans who are single mothers are limited or nonexistent in some areas. The report assesses the housing needs of three veteran subpopulation groups: female veterans, veterans at least 55 years of age, and post-September 11, 2001 veterans.

According to the Veterans' Administration (VA), there are 2.3 million female veterans. While female veterans in general face significant economic and housing challenges, the report identifies veterans who are single mothers as particularly vulnerable to housing cost burdens compared to veterans in general. Half (72,300) of the households headed by veterans who are single mothers have housing cost burdens. This number is expected to grow as the number of female veterans grows in the coming decades. According to the study, options for women with children are limited because most veterans are men and many homeless and transitional housing providers serving veterans historically have tailored their services to single adult men.

Although 2.5 million households headed by veterans at least 55 years of age have housing cost burdens, older veteran households are less likely to have housing cost burdens than households headed by older civilians (24% vs. 33%). Older veterans however are more likely to have a disability than older civilians (35% vs. 28%). Some older veterans may require home modifications for accessibility, while others will require health and other supportive services as they age. According to the VA, the number of veterans over the age of 85 is projected to increase by 37% over the next 20 years. This growth will increase the need for supportive services to deal with physical limitations and health issues.

According to the VA, 1.7 million veterans joined the military after September 11, 2001. This number is expected to double over the next decade. Post 9/11 veterans represent greater gender and ethnic diversity than previous generations; nearly 20% are women and 36% belong to a racial or ethnic minority. While the report

does not report cost burdens for post 9/11 veterans, they typically did not earn enough income to afford the cost of a one-bedroom rental.

The National Housing Conference provides several policy recommendations, including:

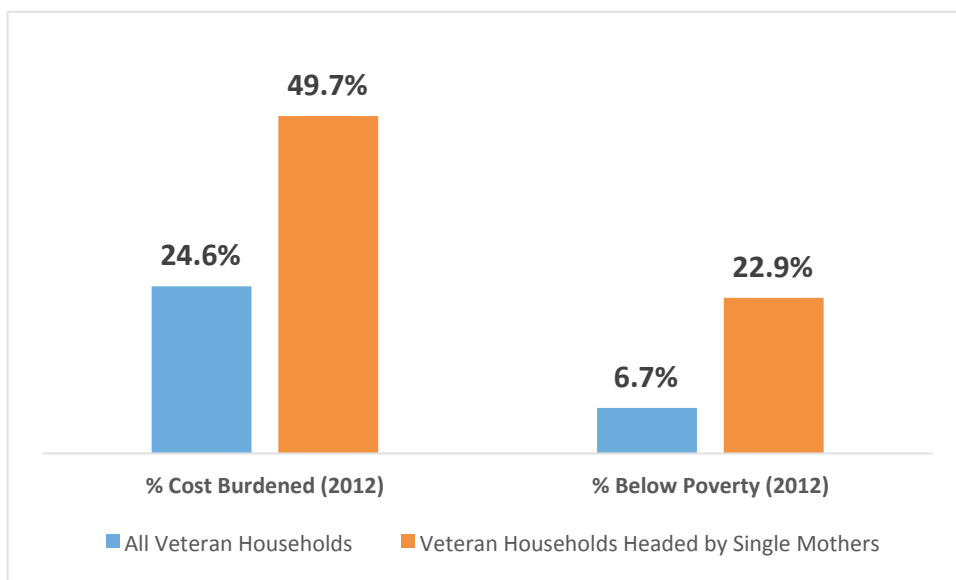
- Increasing project-based rental assistance for veterans;
- Improving administrative provisions, such as increased administrative fees for agencies administering HUD-VASH vouchers, and using a longer project readiness timeline to coordinate financing commitments;
- Increasing Low Income Housing Tax Credit allocations;
- Creating an Office of Veterans' Rental Housing within the VA to help housing developers navigate the VA's existing housing programs and align them with other funding sources; and
- Sustaining and expanding funding for supportive services combined with housing.

The report draws on data from the 2012 American Community Survey (ACS), the VA Office of the Actuary, and the Department of Defense.

Housing and Service Needs of Our Changing Veteran Population is available at http://www.nhc.org/VeteransHousingReport_final.pdf

FACT OF THE WEEK

Veteran Households Headed by Single Mothers Likely to Be Poor, Have Housing Cost Burden



Source: National Housing Conference (July 2015). *Housing and Services Needs of Our Changing Veteran Population*. Retrieved from: <http://bit.ly/1OKBTg8>

NLIHC NEWS

NLIHC CEO Sheila Crowley Honored as One of *HousingWire*'s 2015 Women of Influence

On July 31, *HousingWire* announced its Women of Influence awardees for 2015. The forty women selected represent every part of the housing economy, from lenders and servicers to real estate agents and housing nonprofits. NLIHC President and CEO Sheila Crowley was selected as one of this year's 40 awardees for her leadership on "the nationwide effort to secure funding for the National Housing Trust Fund (NHTF), the new dedicated resource for the production of new housing affordable to the lowest income people."

HousingWire's editorial selection committee report that that the competition was greater than ever this year, the fifth year for the award. "The caliber of the nominations we received this year was really stunning. Women are leading in every sector of the housing economy, and the women we recognized this year had to compete against a formidable roster of executives who are not only excelling in their respective companies, but influencing people and processes throughout our industry," said Sarah Wheeler, Editor of *HousingWire Magazine*.

This year's *HousingWire* Women of Influence awardees include CEOs, presidents, executive directors, CFOs, senior vice presidents, and executive vice presidents. Many of the women who are helming companies and organizations also founded or co-founded their enterprises, while others are leading legacy organizations in new directions. The winners had to demonstrate tangible accomplishments over the last 12 months within the context of their companies and organizations, and also show influence in the industry at large.

NLIHC President and CEO Sheila Crowley received the 2015 *HousingWire* Women of Influence award for her persistent leadership of a large coalition of affordable housing advocates in a successful campaign to secure a dedicated source of funding for the NHTF. The award also recognizes Sheila for her leadership of NLIHC's current efforts to educate and train state and local advocates so that they can impact the use of NHTF funds when they start to flow in 2016. She is also recognized for her leadership of the United for Homes campaign, which proposes to modify the mortgage interest deduction so that it provides millions of additional low- and moderate-income homeowners a tax break while making significant revenues available to end homelessness and housing poverty.

Housing Wire notes, "Sheila is considered the 'conscience of the housing industry' – trusted by Congress and the administration, by officials across the political spectrum, and by other industry leaders, for using rigorous research and data, and for being a reasoned, informed advocate for policies that benefit extremely low income households."

Congratulations to Sheila for being named one of *HousingWire*'s 2015 Women of Influence.

The *HousingWire* article is at <http://www.housingwire.com/articles/34599-women-of-influence-2015>

NLIHC Recruiting for Housing Advocacy Organizer and Executive Assistant

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

Housing Advocacy Organizer. As one of a three-person team, the housing advocacy organizer mobilizes NLIHC members on federal policy advocacy based on NLIHC's approved policy agenda, assists in the design and implementation of campaign field strategies, and conducts outreach activities in specific states. The

organizer will spend significant time developing and retaining NLIHC membership, increasing endorsements for the United for Homes campaign, and mobilizing membership and state coalition partners on “calls to action” and other organizing efforts in support of socially just affordable housing policy.

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

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

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

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

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

NLIHC Is Looking For Interns

NLIHC is accepting resumes for fall 2015 internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The available positions are:

- **Policy Intern.** Tracks new legislation, attends and summarizes Congressional hearings for *Memo to Members*, participates in visits to Congressional offices, and develops materials for use in lobbying the House and Senate to accomplish NLIHC’s policy agenda. Updates the Congressional database.
- **Organizing Intern.** Assists with grassroots organizing efforts for the United for Homes campaign and other legislative campaigns. Assists with membership recruitment/retention efforts and internal database upkeep.
- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.
- **Communications/Media Intern.** Assists in planning for the National Low Income Housing Coalition's annual media awards, prepares and distributes press materials, assists with media research and outreach

for publication releases, and works on social media projects. Maintains the media database and tracks press hits.

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

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

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in a fall 2015 internship.

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

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Elina Bravve, Senior Research Analyst, x244

Nicole Brown, Executive Assistant, x226

Linda Couch, Senior Vice President for Policy, x228

Sheila Crowley, President and CEO, x226

Sylvia Deyo, Field Intern, x229

Dan Emmanuel, Housing Advocacy Organizer, x316

Ellen Errico, Graphic Design and Web Manager, x246

Ed Gramlich, Special Advisor, x314

Blaire Hoffman, Staff Assistant, x230

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Joseph Lindstrom, Housing Advocacy Organizer, x222

Khara Norris, Director of Administration, x242

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Trevor Smith, Communications Intern, x252

Lela Schwartz, Field Intern, x250

Elayne Weiss, Housing Policy Analyst, x 243

Renee Willis, Vice President for Field and Communications, x247