



Volume 23, Issue 6
February 13, 2018

In This Issue:

National Housing Trust Fund

- Nearly 1300 Organizations Call for Expanding the National Housing Trust Fund

NLIHC 2018 Housing Policy Forum

- NLIHC Housing Policy Forum to Feature Capitol Hill Perspectives on First Year of Trump Presidency and Future of Affordable Housing in Congress

Disaster Housing Recovery

- Congress Passes Disaster Relief Package
- More than 340 Organizations Call for Disaster Assistance
- HUD Publishes Federal Register Notice for \$7.4 Billion CDBG-Disaster Recovery Funds
- Representatives Request Subpoena of FEMA
- Additional Updates on Disaster Housing Recovery – February 12

Congress

- Members of Congress Send Letter to HUD Urging Answers on Suspension of AFFH Rule
- Senator Nelson Calls on President Trump to Fund Housing Programs at “Unprecedented Level”

Budget and Appropriations

- President’s Budget Calls for Drastic Cuts to Affordable Housing
- Congress Passes Two-Year Budget Deal with Increased Spending for Non-Defense Discretionary Programs

Research

- Study Finds Economic Recovery Alone Does Not Solve the Shortage of Affordable Housing
- Non-Working HUD-Assisted Households May Face Employment Barriers

Fact of the Week

- Nine in Ten Households Receiving HUD Rental Assistance Are Elderly, Disabled, Working, or Receiving TANF

From the Field

- Alaska Launches New State Homeless Housing Office

Events

- CHCDF Webinar on President Trump's FY19 Budget Request and Its Potential Impact on Affordable Housing, February 20
- CHN Webinar on the Proposed Trump Budget, February 14

NLIHC in the News

- NLIHC in the News for the Week of February 4

NLIHC News

- NLIHC to Honor Lisa Hasegawa, Matt Desmond, and Susan Collins at 2018 Housing Leadership Awards Reception, March 20
- NLIHC Seeks Housing Campaign Coordinator
- NLIHC Seeks Graphic Design/Communications Intern for the Summer
- Where to Find Us – February 12

National Housing Trust Fund

Nearly 1300 Organizations Call for Expanding the National Housing Trust Fund

Nearly 1300 organizations signed onto a [letter](#) to Congress urging increased funding to the national Housing Trust Fund (HTF) to at least \$3.5 billion annually through comprehensive housing finance reform. The HTF is the first new federal housing resource in a generation exclusively targeted to build and preserve homes affordable to people with the lowest incomes. The HTF is funded through a small annual assessment on Fannie Mae and Freddie Mac's annual book of business; \$174 million was allocated to states in 2016 and \$220 million in 2017. The HTF needs far more resources to meet the pressing need for affordable housing for the lowest income people in America. (President Donald Trump proposed to eliminate the HTF in his FY19 budget request on February 12 – see the article in this *Memo* on the president's budget request.)

NLIHC's [The Gap: A Shortage of Affordable Homes](#) report shows there is a shortage of 7.4 million rental homes affordable to the nation's 11.4 million extremely low income renters. As a result, 71% of extremely low income households are severely housing cost-burdened, paying more than half of their limited incomes on rent. After paying their housing expenses, these families have insufficient resources for food, clothing, healthcare, transportation, and other basic necessities. In the worst cases, they become homeless.

Republicans and Democrats on the Senate Banking Committee voted in 2014 for housing finance reform legislation negotiated by Senators Tim Johnson (D-SD) and Mike Crapo (R-ID) that would have increased funding for the HTF to an estimated \$3.5 billion annually with non-appropriated funds. The letter to Congress calls for making this level of funding the starting point for any new housing finance reform legislation taken up by Congress.

Read the letter at: <http://bit.ly/2En1Cgq>

NLIHC 2018 Housing Policy Forum

NLIHC Housing Policy Forum to Feature Capitol Hill Perspectives on First Year of Trump Presidency and Future of Affordable Housing in Congress

The [NLIHC 2018 Housing Policy Forum: Building the Movement](#), March 19-21 in Washington DC, will feature a session during which former congressional staffers from both sides of the political aisle will share their candid perspectives on President Trump's first year in the White House, their predictions for the coming year, and what they could mean for federal affordable housing policies and investments. From the budget and benefit cuts to housing finance reform and fair housing, our speakers will give a behind-the-scenes look at how the Republican-led House and Senate may try to enact their legislative priorities before the 2018 midterm elections. The deadline to receive the early-bird registration rate for the Forum is February 19, and space is filling up quickly, so [register today!](#)

Speakers for the Capitol Hill Insiders session are:

- Jennifer Fogel-Bublick, partner with Capitol Counsel LLC and former counsel to the Senate Banking Committee where she advised former Senators Paul Sarbanes (D-MD) and Christopher Dodd (D-CT)
- Arthur Mandel, former policy advisor to Senator Maria Cantwell (D-OR) and legislative director to Representative Bill Pascrell, Jr. (D-NJ)
- Jennifer Debes Bang, principal with Capitol Counsel LLC and former associate staff member to the House Appropriations Committee and deputy chief of staff to Representative Ander Crenshaw (R-FL)

The Forum will provide a wide array of other opportunities for those committed to building the affordable housing movement to engage with advocates and practitioners, movement leaders, policy experts, researchers, government officials, and low income residents on the challenges and opportunities ahead and on strategies for achieving real solutions. The Forum will offer sessions and workshops on the threats and opportunities for affordable housing in 2018 and beyond; the state of fair housing on the 50th anniversary of the Fair Housing Act; the current political and legislative environment in the run-up to the 2018 elections; the keys to state, local, and resident-led organizing; making housing an issue with the media; and effective story-telling for affordable housing. The Forum will also explore mobilizing nonpartisan voter and candidate engagement; using dynamic research to change the story and influence policy solutions; ensuring housing protections for LGBTQ individuals; housing the formerly incarcerated; and others. There will also be opportunities to engage with leaders and staff in Congress on affordable housing challenges, solutions and priorities, and there will be a special session for low income residents on the morning of March 19.

Confirmed and invited speakers and panelists at the Forum include:

- U.S. Senator Cory Booker (D-NJ) (Invited)
- Charlie Cook, editor and publisher of *The Cook Political Report*
- Mark Horvath, founder, *Invisible People*
- Kriston Capps, staff writer, *CityLab*
- Laura Kusisto, reporter, *Wall Street Journal*
- Danica Roem, state delegate (D-VA) (Invited)
- Richard Rothstein, author of the *The Color of Law*
- James A.A. Cadogan, director, NAACP Legal Defense Fund Thurgood Marshall Institute
- Don Chen, director of equitable development, Ford Foundation
- Sheila Crowley, former NLIHC president and CEO
- Megan Sandel, MD MPH, principal investigator, Children's Health Watch
- Joseph Lawler, economics reporter, *Washington Examiner*
- Gregory Lewis, CEO, True Colors Fund

[Register for the 2018 NLIHC Housing Policy Forum Today!](#)

Disaster Housing Recovery

Congress Passes Disaster Relief Package

Congress passed on February 9 a disaster relief package signed into law by President Trump as part of a larger budget bill that lifted the Budget Control Act spending caps on defense and domestic spending for two years and raised the debt ceiling until March 1, 2019. The [new disaster spending package](#) provides \$89.3 billion in additional emergency funds for communities impacted by the 2017 hurricanes and wildfires. The legislation developed by Senate leadership is \$8 billion more than the bill passed in the House in December and more than twice the amount requested by the White House.

The aid package includes \$28 billion in Community Development Block Grant-Disaster Recovery (CDGB-DR) funding - \$2 billion more than the House-approved version. Of this amount, up to \$16 billion is to address unmet needs, including \$11 billion that will be allocated to state and local governments impacted by Hurricane Maria, with \$2 billion of that set aside for rebuilding the electrical grids in Puerto Rico and the U.S. Virgin Islands. The remaining \$12 billion is set aside for mitigation projects. Up to \$15 million of the CDBG-DR funds can be used to provide capacity building and technical assistance. The bill provides the HUD secretary with a number of limitations and special authorities.

While this bill is a significant improvement over the House and White House versions, it does not include many of the resources and tools [recommended](#) by the NLIHC-led Disaster Housing Recovery Coalition to ensure that the disaster recovery reaches all households, including those with the lowest incomes. The bill does not include the Disaster Housing Assistance Program (DHAP), a proven solution to the longer term housing needs of low income disaster survivors, a requirement to collect and make public data to ensure that the needs of low income people and communities are met, and additional housing-specific resources to ensure that the severe shortage of affordable rental homes in disaster-impacted communities is not worsened.

Read NLIHC's analysis of the bill at: <http://bit.ly/2nMDgGD>

Read the Disaster Housing Recovery Coalition's press statement on the bill at: <http://nlihc.org/press/releases/8784>

More than 340 Organizations Call for Disaster Assistance

Prior to the passage of a disaster relief package on February 9, more than 340 national, state, and local members of the Disaster Housing Recovery Coalition (DHRC) issued a [letter](#) to congressional leadership urging the immediate passage of a robust disaster relief bill that includes basic safeguards and housing resources to help vulnerable populations recover and rebuild after the 2017 hurricanes and wildfires. The letter urged Congress to amend the House-approved disaster relief bill to stand up the Disaster Housing Assistance Program (DHAP), a proven solution to the longer-term housing needs of low income disaster survivors; to collect and make public data to ensure that the recovery reaches all households; and to provide housing-specific resources to ensure that the severe shortage of affordable rental homes in disaster-impacted communities is not exacerbated.

Read the DHRC's letter to congressional leaders at: <http://bit.ly/2E4sDos>

Read NLIHC's press release at: <http://bit.ly/2EnVHea>

HUD Publishes *Federal Register* Notice for \$7.4 Billion CDBG-Disaster Recovery Funds

Last week, HUD published the long-awaited *Federal Register* notice that provides direction to Texas, Florida, Puerto Rico, and the Virgin Islands pertaining to their allocations of the \$7.4 billion Community Development Block Grant-Disaster Recovery (CDBG-DR) funds appropriated on September 8, 2017.

There are three notable provisions in the notice:

- The notice retains the regular CDBG law's requirement that at least 70% of the funds be used for activities that benefit low and moderate income people. This provision has been waived in previous disasters.
- The notice requires each grantee to primarily consider and address its unmet housing recovery needs. If a grantee chooses to use CDBG-DR for infrastructure or economic development, the notice requires a grantee to identify how any remaining unmet housing needs will be addressed, or how the infrastructure or economic development activity will contribute to the long-term recovery and restoration of housing in the most impacted and distressed areas.
- Unfortunately, as in previous disasters, the notice reduces the public review and comment period regarding a state's draft Action Plan from 30 days to 14 days, despite advocates' urging to maintain at least 30 days. In addition, it waives the requirement for at least one public hearing.

NLIHC prepared a [preliminary summary](#) of the advance notice. The intent of the summary is not to provide a comprehensive, detailed description but instead points out differences in this *Federal Register* notice compared to one published on November 21, 2016 for flooding disasters. The summary also raises provisions that are in both the 2016 and 2018 notices that might be of interest to advocates.

Read the formal *Federal Register* notice, on which NLIHC's preliminary summary is based, at: <http://bit.ly/2EdocMr>

Read the advance version of the *Federal Register* notice at: <http://bit.ly/2nVQujm>

Representatives Request Subpoena of FEMA

Representative Elijah Cummings (D-MD) and Delegate Stacey Plaskett (D-USVI), members of the House Oversight Committee, sent a [letter](#) urging Committee Chair Trey Gowdy (R-SC) to subpoena FEMA regarding questionable contracts for Hurricane Maria relief in Puerto Rico. In early October, FEMA awarded a \$156 million contract to Tribute Contracting, a one-person company, to deliver 30 million emergency meals. FEMA terminated the contract when the company delivered only 50,000 meals after 20 days. Tribute's failure to deliver the emergency meals resulted in a food crisis that "dwarf[ed] the more widely publicized challenges of restoring power and communications," according to FEMA officials.

The letter states that "FEMA's decision is even more incomprehensible given the company's inability to fulfill previous government contracts that were only a fraction of the size." Shortly after the termination of the contract, members of the committee requested documents from FEMA to determine the reasons for and effects of the contract. The agency has not submitted any documentation since the initial request, however. The letter asks Mr. Gowdy to either immediately issue a subpoena for FEMA to produce the requested documents or place the issue on the committee's agenda for a vote.

Additional Updates on Disaster Housing Recovery – February 12

The following is a review of additional housing recovery developments related to Hurricanes Harvey, Irma, and Maria, and the California wildfires since last week's *Memo to Members and Partners* (for the article in last week's *Memo*, see [2/5](#)). NLIHC also posts this information at our [On the Home Front](#) blog.

Hurricane Maria

Local Perspectives

Even before Hurricane Maria, Puerto Rico faced [severe housing challenges](#). About half of the island's 3.4 million residents lived in informal homes, constructed without permits or without following building codes. Simply reimbursing for lost property would only allow for the rebuilding of substandard housing, but to "build back better" would require a massive investment, especially because the majority of destroyed homes lacked hazard or flood insurance. Governor Rosselló is asking for \$46 billion from HUD - an amount far greater than any previous allocations - because the government's billions of dollars of debt limit its ability to fund the required recovery.

Hurricane Irma

FEMA

FEMA has approved more than [\\$138 million](#) in additional grants for restoration of electric power and removal of debris in the U.S. Virgin Islands. One hundred million dollars of the Public Assistance (PA) funding is for power restoration, and the remaining \$38 million is for debris removal.

Local Perspectives

Legal Services of Greater Miami has helped residents in the Florida Keys [appeal](#) FEMA's denial of their requests for assistance and insurance claims. The legal assistance has helped individuals obtain rental assistance and money for lost personal property, despite initial denials from FEMA. The nonprofit's services are free to those qualifying under income limits.

Hurricane Harvey

Local Perspective

The Houston City Council voted on January 31 to [suspend restrictions](#) against people living in trailers, RVs, and shipping containers on their property. Thousands of Houston residents are still displaced following Hurricane Harvey, and the suspension of restrictions will open up housing options for the survivors.

Congress

Members of Congress Send Letter to HUD Urging Answers on Suspension of AFFH Rule

Thirty-eight Democrats in the House of Representatives sent a [letter](#) on February 5 asking HUD Secretary Ben Carson to provide more information on the agency's recent decision to effectively suspend its Affirmatively Furthering Fair Housing (AFFH) rule. The lawmakers expressed concern with HUD's actions and asked for Dr. Carson to respond to several questions by February 28. Representatives Pramila Jayapal (D-WA) and Keith Ellison (D-MN) authored the letter, which NLIHC and 26 other organizations endorsed.

Many civil rights, housing, and community development groups, including NLIHC, strongly opposed HUD's January 5 notice that effectively suspended the AFFH rule and removed jurisdictions' accountability for upholding all aspects of the 1968 Fair Housing Act.

The letter states, "The Fair Housing Act not only makes it unlawful for jurisdictions to discriminate, it also requires that they take actions to dismantle historical patterns of segregation, which continue to limit the housing choices and opportunities of protected classes, including people of color, people with disabilities, families with children and religious groups. Despite the law's passage 50 years ago, segregation still plagues our communities, resulting in inequities in all aspects of life, including education, health and income. The AFFH rule reaffirms the strongly held American belief that your zip code should not determine your access to opportunity. Unfortunately, HUD has abruptly decided to push back implementing this rule without input from these stakeholders and has not justified the agency's actions in any convincing manner."

The following representatives signed the letter: Pramila Jayapal (WA), Keith Ellison (MN), Alma S. Adams (NC), Nanette Diaz Barragán (CA), Donald S. Beyer, Jr. (VA), Earl Blumenauer (OR), Joe Courtney (CT), Danny K. Davis (IL), Al Green (TX), Raúl Grijalva (AZ), Alcee L. Hastings (FL), Henry C. "Hank" Johnson, Jr. (GA), Marcy Kaptur (OH), Ro Khanna (CA), Rick Larsen (WA), John B. Larson (CT), Barbara Lee (CA), John Lewis (GA), A. Donald McEachin (VA), Eleanor Holmes Norton (DC), Donald M. Payne, Jr. (NJ), Mark Pocan (WI), Mike Quigley (IL), Jamie Raskin (MD), Cedric L. Richmond (LA), Lucille Roybal-Allard (CA),

Bobby L. Rush (IL), Janice D. Schakowsky (IL), Robert C. "Bobby" Scott (VA), José E. Serrano (NY), Carol Shea-Porter (NH), Adam Smith (WA), Mark Takano (CA), Dina Titus (NV), Norma J. Torres (CA), Nydia M. Velázquez (NY), Jared Huffman (CA), and André Carson (IN).

Read the letter at: <http://bit.ly/2FUY8lo>

Read the press release from national organizations opposing HUD's actions at: <http://bit.ly/2BdEO3U>

Senator Nelson Calls on President Trump to Fund Housing Programs at “Unprecedented Level”

Senator Bill Nelson (D-FL) on February 8 sent a [letter](#) to President Donald Trump urging him to include “unprecedented” funding for affordable housing in his FY19 budget request, which is set to be released on February 12. Mr. Nelson cites the lack of affordable housing in his home state to illustrate the need for an increase in financial allocations to HUD and Department of Agriculture housing assistance programs.

Nearly 70% of low-income renters in Florida pay more than 40% of their incomes on housing costs. The shortage of affordable units is exacerbated by the influx of Hurricane Maria survivors from Puerto Rico seeking refuge in Florida. “For too long, affordable housing has been treated like a luxury, rather than a basic need. This defies common sense,” Mr. Nelson wrote. The letter recognizes the role state and local governments play in providing affordable housing, but asserts that “without meaningful support for affordable housing at all levels of government, we risk condemning a whole lot of Americans to a life of distress and despair.”

Read Senator Nelson's letter at: <http://bit.ly/2C6ESPv>

Budget and Appropriations

President's Budget Calls for Drastic Cuts to Affordable Housing

President Donald Trump's FY19 budget request [released on February 12](#) proposes drastic cuts to housing benefits that help millions of low income seniors, people with disabilities, families with children, veterans, and other vulnerable people afford their homes. The proposal — unveiled less than two months after the president signed into law \$1.5 trillion in tax cuts for wealthy individuals and corporations — would take away housing benefits from the lowest income people by slashing federal investments in affordable homes, increasing rents, and imposing harmful work requirements on America's struggling families. If enacted, it would leave even more low income people without an affordable home, undermining family stability, increasing evictions, and leading to more homelessness.

NLIHC strongly urges Congress to not only reject Mr. Trump's budget, but to significantly expand the investments in affordable homes that America's families and communities need to thrive. For more detailed information on the proposed budget cuts, see NLIHC's updated budget chart.

Overall, the administration proposes to cut HUD by an astounding \$8.8 billion or 18.3% compared to the 2017 enacted levels. In an addendum stemming from the bipartisan budget agreement, the president suggests that \$2 billion above his request could be added back in for a final proposed cut of \$6.8 billion, or 14%.

At a time when the affordable housing crisis has reached new heights and homelessness is increasing in some communities, the president proposes to eliminate essential housing and community development programs, like

the national Housing Trust Fund, Community Development Block Grants, the HOME Investments Partnership Program, and the U.S. Interagency Council on Homelessness. The backlog of public housing capital repair needs is upwards of \$40 billion, but the Administration proposes to entirely eliminate federal funding for capital repairs and slash funding to operate public housing.

The president would underfund rental assistance through the Housing Choice Voucher program by nearly \$3 billion. While the administration suggests that \$700 million provided in an addendum would reverse some of this cut, NLIHC estimates that this proposed cut would lead to at least 200,000 housing vouchers being lost – a move that would increase homelessness and housing poverty.

The budget would also impose punitive measures that would jeopardize family stability, increasing the financial burdens they face through higher rents and harmful work requirements that often push families deeper into poverty. HUD suggests that it will send its proposal to cut housing benefits through rent increases and work requirements to Congress in March, but NLIHC expects it will be substantially similar to draft legislation that was leaked in recent weeks. Learn more about President Trump’s draft legislation to cut housing benefits, how cutting housing benefits would increase homelessness and housing poverty, and how it impacts your state.

“The breadth and depth of cruelty reflected in this budget proposal is breathtaking,” said Diane Yentel, NLIHC president and CEO. “President Trump is making clear, in no uncertain terms, his willingness to increase evictions and homelessness - for the families who could lose their rental assistance through severe funding cuts and for the low income and vulnerable seniors, people with disabilities and families with kids who will be unable to manage having to spend more of their very limited income to cover rent hikes.

“The administration callously disregards its responsibility to the millions of households living in deteriorating public housing and to low income people and communities working to recover and rebuild after disasters by eliminating critical resources for public housing, rental housing construction, and community development. It’s a cruel and unconscionable budget proposal and it should be soundly rejected by Congress.”

HUD Programs

Rent Increases and Work Requirements Will Increase Homelessness and Housing Poverty

The budget supports cutting housing benefits for some of America’s lowest income people by increasing rents and imposing work requirements on current and future tenants. While HUD plans to send its proposal to cut housing benefits to Congress in March, we expect it will be substantially similar to draft legislation that was leaked in recent weeks.

The proposed changes would hurt tenants already scraping to get by and would make it more difficult for them to achieve financial stability and live with dignity. The draft legislation proposes to increase rents on most non-elderly, non-disabled families by requiring that they pay 35% of their gross income, compared to 30% of their adjusted income. The very poorest elderly and disabled families would also see their rent increase up to 30% of their gross income or \$50, whichever is higher. His proposal would eliminate income deductions for medical or childcare expenses for all households, primarily impacting seniors, people with disabilities, and families with children. It sets a new mandatory minimum rent for households assumed to be able to work at more than \$150 – or three times more than its current rate. And the proposal allows housing providers to broadly impose work requirements, without any resources to help people gain the skills they need for well-paying jobs.

In an addendum, the White House suggests providing an additional \$1 billion stemming from the recent budget agreement, to avoid rent increases on elderly and disabled families in FY19. There is no assurance that funding will be allocated this way or that such protections will be afforded to these households in future years.

Taking away housing benefits from poor families will only force them to make impossible tradeoffs between paying rent or paying for medicine, groceries, and other necessities. Learn more about President Trump’s draft

legislation to cut housing benefits, how cutting housing benefits would increase homelessness and housing poverty, and how it impacts your state.

National Housing Trust Fund

Mr. Trump's budget calls for eliminating the national Housing Trust Fund (HTF), the first new housing resource exclusively targeted to help build and preserve housing affordable to people with the lowest incomes, including those experiencing homelessness.

NLIHC and a broad coalition of national, state, and local organizations are working to expand the HTF, which is funded through a small fee on Fannie Mae and Freddie Mac, through housing finance reform and other legislative opportunities. The president's proposal to eliminate the HTF could make it more difficult for housing finance reform legislation to attract the bipartisan support needed for passage.

Tenant-Based Rental Assistance

Mr. Trump would slash funding for tenant-based rental assistance (TBRA). The request provides \$19.315 billion for TBRA. This includes \$17.514 billion to renew previous contracts, or more than \$3 billion less than what is needed to ensure that all contracts are fully renewed. As a result, NLIHC and others estimate that more than 330,000 vouchers would be lost. While the administration suggests that \$700 million provided in an addendum would reverse some of this cut, NLIHC estimates that this proposed remaining cut would still lead to at least 200,000 housing vouchers being lost – a move that would increase homelessness and housing poverty.

The administration would also cut funding for new Section 811 mainstream vouchers for people with disabilities by \$13 million and would zero out funding for new Family Unification and HUD-Veterans Affairs Supportive Housing (VASH) vouchers. The proposal does provide \$4 million for HUD-VASH vouchers targeted to Native Americans, \$3 million below the FY17 enacted level. The budget would reduce the amount of funds public housing authorities (PHAs) receive to administer the voucher program by 6% compared to FY17 funding levels.

The budget provides the HUD secretary with the authority to waive or specify alternative statutory and regulatory requirements under the voucher program, including those related to setting and adjusting allowable rents, payment standards, tenant rent contributions, occupancy standards, PHA program assessments, and PHA administrative, planning, and reporting requirements, if the HUD secretary finds that these would reduce costs or improve effectiveness.

Project-Based Rental Housing

The budget proposal would provide \$10.866 billion to renew project-based rental assistance (PBRA) contracts for calendar year 2019, an increase of \$50 million from the FY17 funding level. This amount would be insufficient to cover all existing contracts, considering both the House and Senate provide over \$11 billion to renew PBRA contracts in their FY18 THUD spending bills.

Public Housing

Public housing takes a huge hit under the Trump budget proposal. The public housing capital fund, which received \$1.942 billion in FY17, would be eliminated in FY19. The allocation for the operating fund would fall significantly from \$4.4 billion in FY17 to \$2.84 billion.

Instead, the administration requests \$100 million for the Rental Assistance Demonstration (RAD) to convert more public housing into housing vouchers and PBRA, despite the fact that the ability to successfully convert public housing through RAD requires fully funding vouchers and PBRA. The request eliminates the sunset date

for the RAD and removes the 225,000-unit cap on public housing conversions. It also expands RAD to Section 202 Housing for the Elderly Project Rental Assistance Contracts (PRAC).

The president proposes two new set-asides, including \$30 million for competitive grants to facilitate the demolition of physically obsolete public housing properties and \$300 million to support those PHAs that become finally insolvent due to the budget cuts. An additional \$300 million – stemming from the recent budget agreement and provided through an addendum – could push the total set aside for insolvent PHAs to \$600 million.

The administration also proposes “releasing certain housing assets to local control” and “a strategic reduction of the Public Housing portfolio.” The budget claims that current tenants will continue to receive assistance, but it is unclear how the federal government could ensure this given the changes it is proposing.

The president proposes allowing the HUD secretary to not require or enforce the Physical Needs Assessment for public housing units.

The budget provides the HUD secretary with the authority to waive or set alternative statutory and regulatory requirements for PHAs, including administrative, planning, and reporting requirements, energy audits, income re-certifications, and program assessments, if the HUD secretary finds these would reduce costs or improve effectiveness.

Moreover, PHAs would be given the authority to comingle funding from the public housing operating and capital funds. Such authorization would allow PHAs to direct operating funds, which are used to provide tenants with homes, to cover the cost of repairs and rehabilitation.

Homelessness

Mr. Trump would maintain funding for homeless assistance programs at \$2.38 billion, the same level as 2017 enacted levels. However, this amount is \$73 million less than the amount the Senate would provide in its FY18 THUD spending bill.

Healthy Homes

The administration would provide flat funding for the Office of Lead Hazard Control and Healthy Homes grants compared to FY17.

Fair Housing

The budget would decrease funding for HUD’s Office of Fair Housing and Equal Opportunity. Specifically, the Fair Housing Initiatives Program (FHIP) would be cut by \$3 million.

Other HUD Programs

The budget would eliminate the Community Development Block Grant program, the HOME Investment Partnerships program, Choice Neighborhoods grants, the Section 4 Capacity Building program, and the Self-Help Homeownership Opportunity Program. There is no discussion of how eliminating CDBG would impact future disaster relief efforts, which heavily rely on CDBG-Disaster Recovery funds to address unmet housing and infrastructure needs.

The budget provides \$563 million to the Section 202 Housing for the Elderly program, a \$61 million increase from last year’s funding level, but \$10 million below the amount included in the House and Senate THUD spending bills. It also reduces funding for the Section 811 Housing for People with Disabilities program to \$132 million, \$14 million less than the FY17 level. The president proposes giving the HUD secretary the authority not to provide rent adjustments for properties under Section 202 and 811. This could make it more financially

difficult to operate these properties. The budget would also allow Section 202 Project Rental Assistance Contract (PRAC) properties to convert under RAD.

Funding for the Housing Opportunities for People with AIDS (HOPWA) program would decrease to \$330 million, down from \$356 million in FY17.

The budget cuts funding for the Native American Housing Block Grant program by \$54 million, or a little more than 8%, when compared to FY17. The Native Hawaiian Housing Block Grant program would receive no funds.

The administration is also requesting money to evaluate EnVision Centers, HUD Secretary Ben Carson's new initiative to establish privately funded community centers that offer supportive services focusing on economic empowerment, educational advancement, health and wellness, and character and leadership.

USDA Rural Housing

President Trump proposes to essentially eliminate all rural housing grants and direct loan programs at the Department of Agriculture (USDA). The budget would fund Section 521 Rural Rental Assistance at \$1.37 billion, including \$20 million for vouchers for residents in properties subject to prepayment. It is unclear whether this is sufficient to cover all existing contracts. In addition, the budget proposes increasing the minimum monthly rent for tenants living in Section 514 or Section 515 properties to \$50.

The budget also eliminates funding for the Multifamily Preservation and Revitalization demonstration, Section 502 Direct Homeownership Loans, Section 514/516 Farm Worker Housing Loans and Grants, Section 523 Mutual and Self-Help Housing, and Section 504 Rural Housing Assistance grants.

The only housing programs that would remain – other than rental assistance - are guaranteed loan programs that use fees to offset any federal costs and tend to serve relatively higher income households.

Other Agencies

Mr. Trump would also:

- Cut health and nutrition benefits by imposing work requirements on Medicaid recipients and new restrictions on the Supplemental Nutrition Assistance Program.
- Eliminate funding for the U.S. Interagency Council on Homelessness, the Neighborhood Reinvestment Corporation (NeighborWorks America), and the Legal Services Corporation (Legal Aid), which is often the only resource available to help deeply low income people avoid unwarranted evictions.
- Eliminate funding to the Treasury Department for Community Development Financial Institutions (CDFI) Fund grants and direct loans.
- Eliminate the Low Income Home Energy Assistance Program (LIHEAP) and Community Services Block Grants (CSBG) at the Department of Health and Human Services.
- Eliminate the Weatherization Assistance Program (WAP) at the Department of Energy.

Infrastructure Spending

President Trump's FY19 spending bill calls for a \$200 billion infrastructure package that fails to include any new resources to address the nation's shortage of affordable rental homes and could divert existing resources to other purposes. Moreover, this one-time spending proposal would be paid for with cuts to existing programs

that are funded annually through the appropriation process, putting America’s long-term investments in infrastructure at risk.

The plan includes increasing state volume caps on tax-exempt private activity bonds, which are used to finance the 4% Low Income Housing Tax Credit. Because the plan also expands the allowable use of bonds to all governmental infrastructure projects, however, this could ultimately reduce the availability of housing bonds to build and preserve affordable rental homes.

Overall, the infrastructure plan includes \$100 billion as gap-financing in state-funded projects, \$50 billion in block grants to rural state governors, and \$50 billion in “transformative” projects, expanded federal loans for transportation, rail, and drinking water and wastewater projects, and a capital financing fund for federal buildings. In addition to the spending components, the proposal calls for streamlining federal permitting decisions to be handled by a single federal agency.

NLIHC believes that housing is infrastructure and that affordable housing investments must be expanded – not reduced – in any infrastructure package.

It is unclear whether there is enough support to enact a broad infrastructure package in Congress. Some conservative Republicans disapprove of the price tag, while Democrats have voiced concern that the direct federal investment does not provide enough resources to address America’s crumbling infrastructure.

Congress Passes Two-Year Budget Deal with Increased Spending for Non-Defense Discretionary Programs

Congress approved a bipartisan budget agreement, the “Bipartisan Budget Act of 2018,” in the early morning of February 9, after a brief government shutdown, and the president signed it into law. Senate leaders announced on February 7 that they had reached a bipartisan agreement to lift the federal spending caps on defense and domestic priorities by \$292 billion for fiscal years 2018 and 2019. The Senate passed the budget in addition to a stopgap funding measure, known as a continuing resolution (CR), by a vote of 71-28. The House voted to pass the measure by a vote of 240-186. The CR carries forward funding levels from the previous year until March 23 to allow the Appropriations committees to work out a final catchall FY18 funding bill at the new spending levels. The legislation also raises the federal debt ceiling until March 1, 2019.

The two-year budget agreement provides a significant increase for defense and domestic spending over the levels set by the 2011 Budget Control Act (BCA). Non-defense domestic spending will increase by \$63 billion in FY18 and \$68 billion in FY19. Defense spending will increase by \$80 billion in FY18 and \$85 billion in FY19. The bill also includes significant funding for disaster relief, children’s health care, community health centers, and efforts to combat the opioid epidemic. The legislation was opposed by members of the House Freedom Caucus for being fiscally irresponsible (the bill is expected to add \$320 billion to federal deficits over a decade) and by some House Democrats because it failed to protect the undocumented “Dreamers” who were brought to the U.S. as children.

Over the last several years, the low BCA spending caps made it difficult for Congress to fully fund affordable housing and community development programs at HUD and USDA. With the passage of the two-year deal, NLIHC and other housing advocates will shift our focus to ensuring that HUD and USDA-Rural Development programs receive the highest funding levels possible in FY18 and FY19.

Read more on the bipartisan Budget Act of 2018 at: <http://bit.ly/2EpeJkv>

Research

Study Finds Economic Recovery Alone Does Not Solve the Shortage of Affordable Housing

A study by Jerry Anthony, “[Economic Prosperity and Housing Affordability in the United States: Lessons from the Booming 1990s](#),” published in *Housing Policy Debate* explores whether economic growth improves housing affordability. His research finds that the economic prosperity of the 1990s did not reduce housing cost burdens, which suggests the market alone cannot solve the nation’s affordable housing problem without policy interventions.

Between 1990 and 2000, the nation’s unemployment rate declined from 5.7% to 4.0% and inflation-adjusted incomes increased by 5.7% for median-wage earners and by 11.7% for the lowest wage earners (bottom 10%). During the same period, the percentage of cost-burdened households, those paying more than 30% of their income for housing, remained constant at 30%. The prevalence of cost burdens among renters declined slightly from 41.7% to 40.4% and the prevalence among owners rose from 21.3% to 23.4%. Given the rising number of U.S. households, the number of cost-burdened renters increased from 9.0 to 9.8 million and cost-burdened owners increased from 6.1 million to 8.8 million during this period.

Of the 100 largest metropolitan statistical areas (MSAs), those with the highest median incomes (highest 25%) and those with the largest populations had a higher prevalence of cost burdens in 2000. MSAs with higher incomes may also have greater income disparities, making housing less affordable for those at the bottom of the income distribution. At the same time, MSAs with the highest poverty rates had a higher prevalence of cost burdens among renters but not owners. Not surprisingly, MSAs with the greatest population growth had greater cost burdens and those with the lowest net housing supply growth (housing growth minus population growth) had significantly higher prevalence of cost burdens among both homeowners and renters.

Dr. Anthony’s findings suggest that economic growth alone will not solve the lack of affordable housing in America. Even with economic growth, policy interventions are needed. Anthony’s recommendations include an increase in funding for federal low income rental housing programs, federal and state programs that can target housing resources to specific MSAs where they are most needed, and greater state and local efforts for affordable housing.

“Economic Prosperity and Housing Affordability in the United States” is available at: <http://bit.ly/2nRLe0a>

Non-Working HUD-Assisted Households May Face Employment Barriers

A report by the Center on Budget and Policy Priorities, [Employment and Earnings for Households Receiving Federal Rental Assistance](#), shows that 89% of HUD-assisted households are seniors or disabled, attached to the labor force, or likely required to participate in work-related programs under Temporary Assistance to Needy Families (TANF). Sixty-percent of working HUD-assisted households had wage earnings below the poverty level. Non-disabled households of working age who do not work may face significant barriers to employment like limited education, poor health, lack of child care, and local conditions.

Fifty-seven percent of the 4.6 million HUD-assisted households in 2016 had a head of household who was older than 62 or disabled, which is a five-percentage point increase since 2004. Forty-three percent of HUD-assisted households were headed by a non-disabled person of working age.

Of the non-disabled HUD-assisted households of working age, nearly three-quarters were attached to the labor force. Fifty-eight percent of the working-age households worked in 2016, 7% worked in 2015, and 8% were likely required to participate in work-related programs by TANF. Wages, however, are too low for HUD-

assisted households to afford housing without assistance. The typical working HUD-assisted household had annual earnings of \$18,200 and could afford monthly rent of \$450 without being cost-burdened (spending more than 30% of its income on rent). The median rent for a two-bedroom apartment in the U.S., however, is \$963.

Employment for low-wage HUD-assisted workers is often unstable with high turnover and few benefits. Of the 1.1 million non-disabled, working-age households assisted by HUD, 32% worked all four years between 2012 and 2016, but 48% worked between one and four years.

The report identified a number of barriers to employment, including health problems and education. Sixty-six percent of HUD-assisted working-age households headed by someone in good health worked, compared to only 54% of those headed by someone in fair or poor health. Seventy-two percent of household heads in public housing or the voucher program with a high school degree or GED worked in 2015, compared to half of household heads with less than a high school education.

Caretaking for a young child or a person with a disability is another barrier to labor force participation. Forty percent of non-disabled working-age households that did not work between 2012 and 2016 included a child under six years of age or a person (not head of household) with a disability. HUD-assisted households who did not work from 2012 to 2016 were twice as likely as households that did work to include someone with a disability.

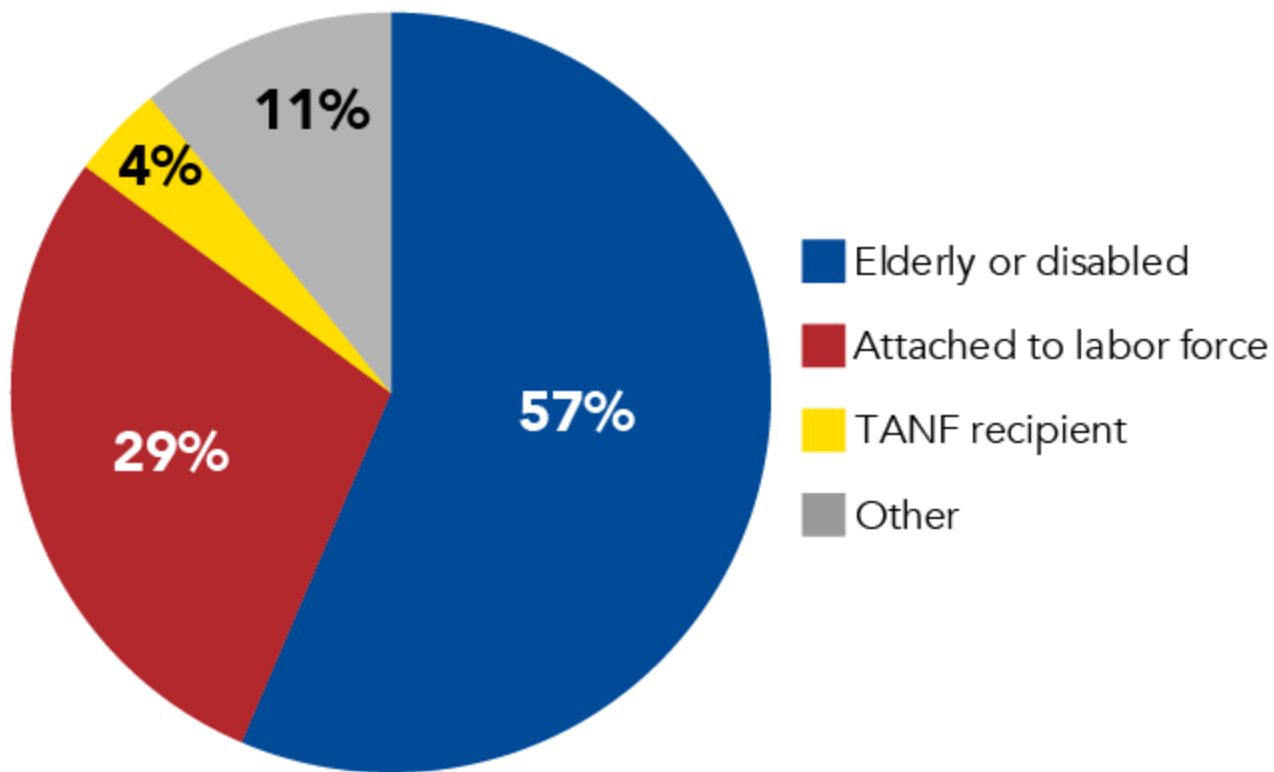
Neighborhoods with extreme poverty and low opportunity may be another barrier. In low-poverty neighborhoods with poverty rates of less than 10%, 74% of HUD-assisted households had at least one household member work in 2015 or 2016. In high-poverty neighborhoods with poverty rates of 40% or higher, 60% of HUD-assisted households had at least one household member work.

Employment and Earnings for Households Receiving Federal Rental Assistance is available at:
<http://bit.ly/2C1g0ZI>

Fact of the Week

Nine in Ten Households Receiving HUD Rental Assistance Are Elderly, Disabled, Working, or Receiving TANF

HUD-Assisted Households



Note: "Elderly" = head of household or spouse is 62 or older. "Disabled" = head or spouse meets HUD disability criteria. "Attached to labor force" = at least one household member worked in 2015 or 2016, or received unemployment insurance in 2016. "Other" = many non-working households were searching for work, in school or training, had a health or other condition (such as domestic violence) that limited work, or were full-time caretakers. Most recipients of Temporary Assistance for Needy Families (TANF) are subject to work requirements. Numbers may not add to 100 percent due to rounding. Source: Center on Budget and Policy Priorities analysis of 2015 and 2016 HUD administrative data.

Source: Center on Budget and Policy Priorities analysis of 2015 and 2016 HUD administrative data.

From the Field

Alaska Launches New State Homeless Housing Office

Advocates in Alaska are celebrating the creation of a new state office devoted exclusively to developing and supporting solutions to homelessness. The State Homeless Housing Office, launched on January 26, will be the first effort of its kind in Alaska's history. Governor Bill Walker (I) [praised the Alaska Housing Finance Corporation](#) (AHFC) for their work on the effort, which he says will bring "innovation to the way the agency has historically addressed vulnerable Alaskans without access to housing." Having state staff specifically dedicated to ending homelessness has long been a priority of the Alaska Coalition on Housing and Homelessness (AKCH2), an NLIHC state partner.

The role of the new Statewide Homeless Housing Office is to be a single point of contact for agencies working to end homelessness and providing emergency services. The new office will also connect people experiencing homelessness with services in their communities. Advocates are hopeful that state staff at the new office will facilitate the smooth and efficient collection and reporting of data essential for accessing state and federal funding. The office will also play an important role in sharing best practices and providing technical assistance.

Staffed by existing AHFC officials, the Statewide Homeless Housing Office requires no new funding from the state budget. The office will be administered in a manner similar to AHFC's Senior Housing Office, which addresses the housing needs of aging Alaskans. The reorganization of AHFC staff and priorities is celebrated as a way to bring results without costing money in an extremely restrictive budget environment.

“We are delighted to see a state agency devote specific staff time and expertise to the needs of organizations working to provide supportive housing throughout Alaska,” said Brian Wilson, executive director at AKCH2. “This is one more step forward in developing the necessary tools to ending homelessness in our state.”

Events

CHCDF Webinar on President Trump’s FY19 Budget Request and Its Potential Impact on Affordable Housing, February 20

NLIHC and other leaders of the Campaign for Housing and Community Development Funding (CHCDF) invite you to learn more about President Trump’s budget request for FY19, which proposes severe funding cuts to critical HUD and USDA programs that help some of the most vulnerable in our communities keep a roof over their heads, including low income seniors, people with disabilities, families with children, veterans, and those who were formerly homeless. Learn more about how you can help defeat these budget cuts. The webinar will be held on February 20 at 3 pm ET.

Speakers include:

- Linda Couch, LeadingAge
- Douglas Rice, Center on Budget and Policy Priorities
- Joey Lindstrom, National Low Income Housing Coalition
- Elayne Weiss, National Low Income Housing Coalition (moderator)

Register for the webinar at: <http://bit.ly/2nNQkv4>

CHN Webinar on the Proposed Trump Budget, February 14

The Coalition on Human Needs (CHN) is hosting a webinar on February 14, 12:30-1:30 EST to discuss President Trump’s FY19 budget proposal released on February 12. The webinar, [*The Trump Budget: What You Need to Know*](#), will cover the trends, crucial details, and threats to important social programs like affordable housing. The event is co-sponsored by the Center on Budget and Policy Priorities, the Center for American Progress, and the Food Research & Action Center. Register for the webinar at: <http://bit.ly/2E9AxjF>

NLIHC in the News

NLIHC in the News for the Week of February 4

The following are some of the news stories that NLIHC contributed to during the week of February 4:

- “Working Homeless Population Grows in Cities Across the U.S.,” *Parade.com*, February 7 at: <http://bit.ly/2Et9Ab8>
 - “Trump may push work requirements for federal housing assistance,” *NBCNEWS.com*, February 6 at: <http://nbcnews.to/2sdwjTz>
 - “Trump may push work requirements for federal housing assistance,” *MSN.com*, February 6 at: <http://bit.ly/2sioHzh>
 - “Trump Budget Might Add Work Requirements and Raise Rent for Housing Aid,” *Newsweek*, February 5 at: <http://bit.ly/2EiCsDm>
 - “HUD considering work requirements for federal housing assistance,” *Curbed*, February 5 at: <http://bit.ly/2nRf2uA>
-

NLIHC News

NLIHC to Honor Lisa Hasegawa, Matt Desmond, and Susan Collins at 2018 Housing Leadership Awards Reception, March 20

NLIHC will honor Lisa Hasegawa, former executive director of the National Coalition for Asian and Pacific American Community Development (CAPACD) and NLIHC board member; Matthew Desmond, MacArthur Genius awardee and author of the Pulitzer Prize-winning book *Evicted: Poverty and Profit in the American City*; and U.S. Senator Susan Collins (R-ME) at [NLIHC’s annual Housing Leadership Awards Reception](#) taking place in Washington DC on March 20. Make a [donation](#) in the awardees’ honor and/or [register to attend](#) the event today.

Ms. Hasegawa will receive the Cushing Niles Dolbear Lifetime Service Award for leading national efforts at National CAPACD to bring visibility to low income Asian American and Pacific Islander (AAPI) communities and working in coalition with other civil rights organizations and advocates for people who are poor. Ms. Hasegawa often points out that inclusion of AAPIs in the narrative of who is poor pushes back on attempts to use Asian Americans as a wedge to divide communities of color, or as justification that racism and white supremacy no longer exist. Prior to National CAPACD, she was the community liaison of the White House Initiative on AAPIs and worked to ensure federal agencies had adequate data and responded to needs in diverse low income AAPI communities. In 2017 Ms. Hasegawa was named one of UCLA’s activists in residence at the Institute for Inequality and Democracy and the Asian American Studies Center. She currently is a principal at Fireflower Partners. For her entire career, Ms. Hasegawa has worked at the intersections of civil and human rights, affordable housing and public health, and community development and organizing.

Dr. Desmond will be the first-ever recipient of the Sheila Crowley Housing Justice Award for his groundbreaking work to elevate the need for affordable housing for the lowest income people in America. Dr. Desmond, a professor in the Department of Sociology at Princeton University and principal investigator of The Eviction Lab, brings readers of his brilliant book *Evicted* into the lives of eight families struggling to get by in the poorest neighborhoods of Milwaukee, and demonstrates how, in Dr. Desmond’s words, “eviction is a cause, not just a condition, of poverty.” Through this book and others, his articles in major news publications and journals, and public appearances around the country, Dr. Desmond has heightened public and policy-maker awareness about issues of racial, social, and housing justice and called for bold solutions.

Senator Collins will receive the 2018 Edward Brooke Housing Leadership Award for being a steadfast defender of affordable housing and homelessness programs for many years in the U.S. Senate. As the chair of the Transportation/HUD Appropriations Subcommittee, she has been a bulwark opposing proposed cuts to critical HUD programs for many years. Ms. Collins was one of the first co-sponsors of the bill that created and funded the national Housing Trust Fund; she has been a vocal supporter of the Housing First model for addressing homelessness; she was a cosponsor and supporter of the “Housing Opportunity through Modernization Act;” and she played an instrumental role in enacting reforms to strengthen rental assistance programs. She has led efforts to protect the U.S. Interagency Council on Homelessness and the national Housing Trust Fund, and introduced and shepherded legislation to protect HUD’s Affirmatively Furthering Fair Housing rule. She is also a champion of the Low Income Housing Tax Credit.

Please make a Leadership Award Reception sponsorship [donation](#) honoring these leaders and supporting NLIHC’s mission of promoting socially just public policy to ensure the lowest income people in America have decent, affordable homes. To register for the 2018 Leadership Reception at which Ms. Hasegawa, Dr. Desmond, and Ms. Collins will be recognized, contact Christina Sin at csin@nlihc.org or register [online](#) (a separate ticket from the NLIHC Housing Policy Forum, taking place the same week, is required to attend the reception).

NLIHC Seeks Housing Campaign Coordinator

NLIHC is accepting applications for a National Multisector Campaign Coordinator to support the implementation of a long-term multisector affordable housing campaign.

Background: After a year-long planning process and with the input from education, health, children’s, anti-poverty, faith-based, and civil rights organizations, NLIHC, the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, Make Room, and Children’s HealthWatch launched a dynamic, long-term, multi-sector Campaign to meet the housing needs of the lowest income people in America.

This is a critical moment in federal housing policy. Support for addressing rental affordability has gained momentum over the past several years. Potentially powerful new constituencies - in the health care, education, veterans, aging, child welfare, child poverty, faith, and other communities - are recognizing the impact the inability to afford decent housing has on the wellbeing of the people they serve. At the same time, there are unprecedented threats to federal housing assistance.

In the face of these opportunities and challenges, the multisector housing campaign will strive to address the entrenched shortage of housing affordable for the lowest income people. Strengthened and expanded coalitions nationally and in priority states will pursue a coordinated strategy to educate policymakers, the media, and the public about the problem and its practical solutions and the impact the solutions will have on the quality of life not only of low income people, but of the country more broadly.

The Campaign will deploy policy analysis and development, communications, and informing to impact opinion leaders and policymakers. It will be staffed and operated out of NLIHC. The Campaign’s steering committee includes leaders in education, health, civil rights, poverty alleviation, children’s issues, faith communities, disability rights, and other others. The goals of the Campaign are to advance federal policy solutions that:

1. *Fill the gap between rents and incomes* for the most vulnerable households through a variety of rental assistance strategies.
2. *Prevent destabilizing housing crises* through the creation of flexible short-term tools for low income homeowners and renters.

3. *Create more housing affordable to the lowest income people* through deeply income-targeted production programs like the national Housing Trust Fund.
4. *Defend against funding cuts and harmful policy changes* in existing low income housing programs.

A key part of the Campaign will be to develop and nurture an infrastructure of state partners that promotes the Campaign's federal substantive objectives. Seven state-based organizations have received grants to enable them to build broad and diverse state-based coalitions. These coalitions will lead state-based efforts supportive of the Campaign, including effective communications and engagement activities. The efforts by the initial seven grantees will serve as models that can be replicated in other states as additional funding becomes available. The work of the state partners will be supported by the national Campaign, with a significant role played by the Campaign Coordinator.

The Job Description: The Campaign Coordinator will report to the Campaign Director. S/he will have the following responsibilities:

- Support the Campaign Director in building and maintaining a cooperative, productive coalition structure, including close coordination with the Campaign's partners, the Campaign Steering Committee, and a larger network of cooperating organizations;
- Support the Campaign director in carrying out all aspects of the Campaign plan, including helping to develop and implement effective communications, outreach and advocacy plans;
- Working closely with the NLIHC field team, provide and administer grants to state partners and ensure effective partner grants management: ensure grantees are carrying out the terms of their grants and are effectively and appropriately using the grants provided to achieve intended outcomes;
- Ensure the effective integration of a state-based Campaign efforts into national efforts;
- Ensure that state-based coalitions in grant-receiving states have the materials, tools, and other supports needed to function as effectively as possible;
- Organize webinars and other training and technical assistance for key coalition members engaged in the campaign in all states;
- In partnership with NLIHC's field team, stay in close contact with key organizational leaders in grant-receiving and other states to ensure that the Campaign and state efforts are best synchronized;
- Review plans and reports about state coalition efforts in grant-receiving states to determine ongoing effectiveness;
- Develop and implement a plan to ensure that state and local leaders are effectively engaged with and apprised of Campaign-related developments;
- Contribute to periodic reports to the Campaign's partners, Steering Committee members, donors, and relevant others about the Campaign's progress; and
- Other duties as assigned.

Qualifications for the Job: To receive serious consideration for this position, an applicant should have the following attributes and background:

- A bachelor's degree (master's degree preferred).
- A minimum of five years previous experience working in, coordinating, or leading efforts on one or more complex, multi-faceted projects or campaigns;
- A demonstrated, clear commitment to the alleviation of poverty (affordable housing experience a plus);
- Experience successfully building partnerships among organizations;
- Demonstrated excellence in organizational skills;
- Excellent communications skills, both orally and in writing;
- Experience in grant management and in reporting to donors, a plus; and
- An ability to work in a diverse, fast-paced environment.

Compensation and Benefits: An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC.

Status: Full-time (exempt)

Reports To: Multisector Housing Campaign Director

Job Application Process: Candidates for this position should *send a cover letter, resume, and two writing samples* to: Paul Kealey, Chief Operating Officer, NLIHC, 1000 Vermont Avenue, N.W., Suite 500, Washington, D.C. 20005 at pkealey@nlihc.org. The cover letter should describe the candidate's interest in, and relevant experiences for, the position, and it should include salary requirements and the names and contact information for at least three people serving as candidate references. (NLIHC will not contact references before consulting with the candidate.)

NLIHC Seeks Graphic Design/Communications Intern for the Summer

NLIHC is accepting applications for a graphic design/communications intern for the summer. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues who have excellent graphic design, communications, and interpersonal skills.

The graphic design/communications intern assists with designing collateral material like brochures, flyers, infographics, social media imagery, and content on the NLIHC website. The intern also prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database, and tracks press hits. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience is needed. Please provide three design samples and/or link to an online portfolio in addition to a writing sample.

Summer Interns are expected to work 40 hours a week, and NLIHC provides a modest stipend. A cover letter, resume, and writing/graphic design samples are required for consideration.

Interested students should send their materials to: Renee Willis, vice president for field and communications, NLIHC, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to: rwillis@nlihc.org

Where to Find Us – February 12

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

- [CHAPA Federal Forum On Affordable Housing & Community Development](#), Boston, MA on February 13
- [2018 Illinois Governor's Conference on Affordable Housing](#), Chicago, IL, February 21-22
- [NCSHA Legislative Conference](#), Washington, DC on March 7
- [Make Room Journalism Study Tour](#), Houston, TX on March 27
- [Housing First Partners Conference 2018](#), Denver, CO, April 10-12
- [2018 Building Michigan Communities Conference](#), Lansing, MI, April 30-May 2
- [2018 Denver Housing Summit](#), Denver, CO on May 24

NLIHC Staff

Sonya Acosta, Policy Intern, x241
Andrew Aurand, Vice President for Research, x245
Victoria Bourret, Housing Advocacy Organizer, x244
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Senior Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Jared Gaby-Biegel, Research Intern, x249
Ed Gramlich, Senior Advisor, x314
Paul Kealey, Chief Operating Officer, x232
Emma Kerr, Research Intern, x229
Mike Koprowski, Director, Multisector Housing Campaign, x317
Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Lauren McMahon, Graphic Design and Communications Intern, x252
Sarah Mickelson, Senior Director of Public Policy, x228
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Manager, x234
Debra Susie, Disaster Housing Recovery Coordinator, x227
Elayne Weiss, Senior Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228