Memo To Members & Partners
A weekly newsletter from the National Low Income Housing Coalition

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Point of View

From Tax Cuts for the Wealthy to Spending Cuts for the Poor - *By Diane Yentel, NLIHC President and CEO*

After the tax bill passed, we said (along with many others) that the law will exacerbate our country's yawning income inequality and harm efforts to end homelessness and housing poverty. We predicted that massive increased deficits created by the tax cuts would threaten vital housing and community development programs with deep spending cuts. Sure enough, just seven weeks after enacting deep tax cuts for wealthy people and corporations, the administration has pivoted to propose immense spending cuts for programs that meet the basic and urgent needs of the lowest income and most vulnerable people throughout the country.

Yes, the extreme cuts will likely be rejected by Congress. But they mustn't be dismissed by advocates: not only because these proposals seek to lower the bar for acceptable levels of cuts, but also because the president's budget is the clearest indication of his administration's priorities. This request makes it crystal clear: the president intends for the nation's lowest income seniors, people with disabilities and low wage workers to pay for tax cuts for the wealthy and bloated military spending.

The cruelty of the president's budget proposal is breathtaking. He proposes cutting health care from those who need it most, reducing and restricting food assistance to low income seniors and families with young children, and raising rents on those who can least afford it. The administration callously turns its back on the millions of seniors, people with disabilities and families with children living in deteriorating public housing and on low income people and communities working to recover and rebuild after disasters, by eliminating vital resources for public housing, rental housing construction, and community development.

By proposing to cut HUD funding by an astounding $8.8 billion, or 18%, President Trump is making clear his willingness to increase evictions and homelessness - for the families who could lose their rental assistance due to the cuts and for the low income and vulnerable seniors, people with disabilities and families with children who would be unable to manage having to spend more of their very limited incomes to cover rent hikes.

If enacted, the budget would result in the most severe and sudden cuts to HUD spending since President Reagan dramatically slashed its funding in the early 1980s. Reagan's deep spending cuts ushered in the modern phenomenon of homelessness with a dramatic increase in the number of people sleeping on the streets, in cars, and in shelters. Years later, a major infusion of resources was needed to manage the newly created homelessness crisis.

While not as sudden or dramatic, affordable housing programs have suffered from a slow bleed of cumulative cuts since tight spending caps were enacted under the Budget Control Act of 2011. Since that time, Community Development Block Grants (CDBG) have been cut by almost 40%, and the HOME program has been cut by nearly 54%. Public housing operating and capital funds have been reduced by 18% and 31%, respectively. Housing for the Elderly (Section 202) has been slashed by 45% and Housing for Persons with Disabilities (Section 811) by 57%. Rental assistance vouchers, a proven solution to ending homelessness, have been merely level funded.

Due to this chronic underfunding, only one out of every 5 eligible families receives the housing assistance it needs. Those receiving affordable housing subsidies literally won a housing lottery. Over 8 million deeply poor households receive no assistance and live in housing poverty. They are one illness, one broken-down car, one missed day of work away from homelessness. They face threats of eviction and poor housing conditions and are severely cost-burdened, paying over half of their limited incomes towards rent each month.

Now, in a time of stagnant wages and rising rents, steadily declining federal funding for housing solutions and, in some communities, increasing homelessness, President Trump proposes deep cuts to the vital programs that make home affordable to the lowest income people. These cuts would have a devastating impact on millions across the country.

His budget would mean over 200,000 households of seniors, families, and people with disabilities losing their rental assistance, putting them at immediate risk of evictions and homelessness. President Trump would gut the public housing program by completely eliminating funding for much-needed repairs. He would eliminate HOME, CDBG, the national Housing Trust Fund, the U.S. Interagency Council on Homelessness, the Legal Services Corporation, and the Low Income Home Energy Assistance Program, that literally keeps the heat on throughout cold winters in the homes of seniors and families with young kids.

Incredibly, the president doesn't stop there; he also proposes increasing rent burdens for the lowest income residents of HUD-subsidized homes and imposing punitive and harmful work requirements.

The vast majority of residents of HUD-subsidized homes are elderly, disabled, or include someone who works in a low-wage job. Most of those able to work can't obtain living-wage jobs that enable them to afford skyrocketing rents. Nationally, a full-time person working 40 hours per week for all 50 weeks of the year needs to early $17.14 an hour to afford to rent a modest one-bedroom apartment. Six out of seven of the country's fastest growing occupations pay less than this hourly rate. Minimum wage workers have it the hardest: they need to work an average of 94.5 hours per week – nearly two-and-a-half full time jobs - to afford a one bedroom apartment.

Work requirements do not create the jobs and opportunities needed to lift people out of poverty. Instead, they can cut struggling families off from the very housing stability and services that make it possible for them to find and maintain jobs. This administration may try to portray these proposals as increasing "self-sufficiency," but they are more about punishing low income people than helping them.

Congress must reject the president's cruel, unconscionable and unacceptable budget request. Even when they do, we must remain vigilant against attempts to accomplish administratively – through action or apathy - what this administration is unable to do through Congress. Clearly, they won't be satisfied until tax breaks for the wealthy are paid for through cuts to programs serving the lowest income people. And we won't stop pushing until those proven solutions to end homelessness and housing poverty are instead expanded to meet the growing need.

Join us on today's webinar for more on the president's budget and what you can do to fight back against these proposed cuts. And look out for more important actions to take in the days and months to come.

Thank you for your commitment, partnership and advocacy. It's never been more important.

Onward,
Diane

National Housing Trust Fund

FHFA Protects Funding to the National Housing Trust Fund, Nearly $269 Million Estimated for 2018

The Federal Housing Finance Agency (FHFA) announced on February 14 that it would protect funding for the national Housing Trust Fund (HTF) in 2018. The recently passed tax law caused a devaluation of Fannie Mae and Freddie Mac's (the enterprises') deferred assets, forcing the enterprises to take a draw from the Treasury and putting funding for the HTF at risk. Under federal statute, the FHFA director has the broad authority to suspend contributions to the HTF if they would have a negative impact on the financial stability of the enterprises. In January, NLIHC sent a letter to FHFA making the case that the financial stability of the enterprises were not at issue under these unique circumstances and that contributions to the HTF should be continued. With FHFA's decision to maintain the contributions, the enterprises are expected to provide nearly $269 million to the HTF in 2018.

FHFA's decision to protect the HTF will allow states and communities to continue to use this critical resource in the coming year to help address the severe shortage of affordable rental homes for the lowest income seniors, people with disabilities, families with children, and people at risk of and experiencing homelessness. To date, nearly $400 million has been allocated to the states through the HTF to help them address the shortage of 7.4 million rental homes affordable and available to families with extremely low incomes. The week of February 12, the enterprises announced an expected $268.6 million allocation to the HTF in 2018 based on their 2017 book of business, $155 million from Fannie Mae and $113.6 million from Freddie Mac.

NLIHC applauds FHFA for protecting the HTF and will continue to engage stakeholders, advocates, and Congress to expand this vital program to help it reach more people in need of affordable homes. You can support this effort by signing onto the national letter – already signed by nearly 1,300 organizations - urging Congress to increase funding to the HTF to at least $3.5 billion annually through housing finance reform legislation.

See NLIHC's press statement commending FHFA for its decision at: http://bit.ly/2GcIJNE

Join nearly 1,300 organizations in urging Congress to expand the HTF at: http://bit.ly/2FjBMK5

NLIHC 2018 Housing Policy Forum

NLIHC Housing Policy Forum to Feature Author Ben Austen on Fate of Public Housing

Ben Austen, contributing editor at *Harper's Magazine* and author of *High Risers: Cabrini-Green and the Fate of American Public Housing*, will address the NLIHC 2018 Housing Policy Forum: Building the Movement taking place March 19-21 in Washington DC. Mr. Austen will share his reflections on the impacts of race, class, income, politics, and policy choices on our nation's effort to provide public housing to families with low incomes—and the lessons for the future. The deadline to receive the early-bird registration rate for the Forum is February 23, and space is filling up quickly, so **register today**!

In his riveting book, *High Risers*, Ben Austen tells the story of residents who struggled to make a home for their families as powerful forces converged to accelerate the demise of the Cabrini-Green public housing complex in Chicago. He explores the state of public housing amid the changing fortunes of American cities and the shifts in federal public policies and funding. The insights he will share at the Forum on the declining fortunes of public housing in America are particularly timely given President Trump's proposals to gut public housing funding in the administration's FY19 budget request.

U.S. Senator Cory Booker (D-NJ) has also recently confirmed he will address the 2018 NLIHC Housing Policy Forum. Mr. Booker has established himself in the Senate as an innovative and bipartisan problem-solver, working to develop collaborative solutions to some of our nation's most complex challenges. He will share his perspectives on achieving such solutions in the current political environment.

In addition to Mr. Austen and Senator Booker, confirmed and invited speakers and panelists at the Forum include:

- 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 HealthWatch
- Joseph Lawler, economics reporter, Washington Examiner
- Gregory Lewis, CEO, True Colors Fund

Please note that the hotel room block at the Washington Court Hotel, at which the Forum will be held, is filling up fast, and the last day to get the conference rate is February 23.

Register for the 2018 NLIHC Housing Policy Forum Today!

Disaster Housing Recovery

FEMA Hotel Vouchers Expire for Hundreds of Puerto Rican Families

FEMA's Transitional Shelter Assistance (TSA) hotel vouchers expired on February 14 for about 200 Puerto Rican families who have evacuated the island. FEMA ended assistance for families whose homes in Puerto Rico have been deemed habitable, although those decisions are often contested. Puerto Rican evacuees have struggled to find affordable homes and jobs on the mainland but face the prospect of damaged homes or a lack of power if they return to Puerto Rico. State and city governments in Connecticut, Pennsylvania, Florida, Massachusetts, and others have used local resources to try to provide assistance to those impacted. In total, about 4,000 Puerto Rican families are utilizing FEMA's TSA program - most of whom will remain eligible for the assistance until March 20.

Puerto Rico Governor Ricardo Rosselló specifically requested FEMA make Direct Lease assistance available, but the agency has not yet acted on this or other requests. Representatives Nydia Velazquez (D-NY) and Jose Serrano (D-NY) sent a letter to FEMA Administrator Brock Long urging him to expand the Direct Lease Program for Puerto Rican evacuees and to extend the TSA program through June 1. Senators Elizabeth Warren (D-MA) and Ed Markey (D-MA) also sent a letter requesting an extension of TSA for families impacted by the February 14 deadline, regardless of FEMA's determination of eligibility for the program. The NLIHC-led Disaster Housing Recovery Coalition (DHRC) has called on Congress and FEMA to implement the Disaster Housing Assistance Program (DHAP) - a proven solution for longer-term housing recovery needs. See the DHRC's letters to Congress, FEMA, and the administration at: http://nlihc.org/issues/disaster

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Deadline Extended for Public Comments on Texas State Action Plan

The Texas General Land Office (GLO) has extended the deadline for public comments on the Texas State Action Plan until 5:00 pm CT, February 20. The action plan explains how the state, led by the General Land Office (GLO), plans to spend its initial $57.8 million in Community Development Block Grant–Disaster Recovery (CDBG-DR) funding. Texas Housers, an NLIHC state partner, has sign-on letters for local Texas groups and for national organizations to address their concerns regarding the action plan. The organization has also been providing critiques and information regarding the plan on its blog.

Some highlights of Texas Housers' concerns include:

- **Infrastructure Projects.** Texas Housers released a report analyzing the Governor's Commission to Rebuild Texas's October *Request for Federal Assistance for Infrastructure Projects*. Texas Housers' analysis finds that the governor's list of 281 infrastructure projects totaling $61 billion in funding is a "seemingly random list of projects that are not prioritized" and underrepresents Texas communities with known disaster needs. Texas Housers found major inconsistencies in how projects were selected and asks the GLO, responsible for administering these grants, not to accept the Governor's Commission request at face value.

- **Buyouts.** The GLO proposes using $35 million for property buyouts in Harris County (where Houston is located), but buyouts need careful planning and community engagement to avoid pricing anomalies or the creation of mostly vacant neighborhoods. Buyout programs also need to be transparent, accessible, and holistic to ensure low income households receive sufficient funding to find a new home. Additionally, the immediate needs of families should supersede the pursuit of mass buyouts.

- **Fair Housing.** Despite major fair housing lawsuits against the State of Texas and local city governments, the GLO plan takes no concrete actions to affirmatively further fair housing. Texas Housers makes several recommendations to the GLO on how to better comply with fair housing laws and promote opportunity and equity: collect and share data that can help identify disparities; incorporate provisions from previous conciliation agreements; provide mandatory training to cities and counties; and ensure the needs of low income people are met first, among others.

- **Needs Assessment Critiques.** CDBG-DR funds are intended to benefit low and moderate income people to help ensure an equitable recovery. The state government is responsible for implementing that requirement through a needs assessment. Texas Housers has noted several deficiencies in the needs assessment the GLO implemented for its plan to spend the initial $57.8 billion allocation. They cited several HUD recommendations for a quality needs assessment: collect and update data; analyze data through a lens of impact on short-term recovery; estimate unmet need; and prioritize needs as to not exacerbate pre-disaster conditions.

- **Lack of Citizen Participation Plan.** Despite regulations from HUD that require states to establish a citizen participation plan, the GLO has not included one in its action plan. In comments submitted to GLO, Texas Housers proposes several actions, including public hearings, greater publicity about the plan, and the adoption of strategies used by the Texas Department of Housing and Community Affairs.

Organizations are urged to sign Texas Housers' sign-on letters for local Texas groups and for national organizations.

President's FY19 Budget Would Cut Vital Flood Mapping Activities

President Donald Trump's proposed FY19 budget released on February 12 requested only $100 million for FEMA's flood hazard mapping program – a decrease of $78 million from FY17 (FY18 levels have yet to be enacted). This program helps the National Flood Insurance Program determine who is required to purchase flood insurance, and its data can influence the development of floodplain and building regulations. Funding for flood mapping comes from appropriated funds and fees from flood insurance policyholders, and severe cuts to appropriated funds would put an undue fiscal burden on state and local governments. This president's proposal comes after a report from the Inspector General's Office found that nearly 60% of FEMA's flood maps are out-of-date. Congress will likely push back on these proposed cuts, and several members on both sides of the aisle have supported increased funding for flood mapping activities.

Additional Updates on Disaster Housing Recovery – February 19

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 2/12). NLIHC also posts this information at our On the Home Front blog.

Hurricane Maria

Local Perspectives

Citi Community Development is providing $500,000 to four Puerto Rican housing community development and counseling organizations to provide housing assistance to Puerto Rican communities. The initiative will help secure housing solutions and provide a variety of housing resources to renters and homeowners.

New Jersey Governor Phil Murphy established a commission to help provide relief for the approximately 30,000 Puerto Rican evacuees who have come to the state following Hurricane Maria. The 18-member commission will work with federal agencies to help the recovery efforts for all Puerto Ricans and release a report of its findings within 90 days.

Hurricane Irma

FEMA

The U.S. Army Corps of Engineers (USACE) has completed its efforts to provide temporary power for critical facilities in the U.S. Virgin Islands. FEMA reports that electricity has been restored to 98% of USVI customers.

Local Perspectives

The Florida Department of Environmental Protection (DEP) and the Florida Division of Emergency Management (FDEM) will assist Monroe County, FL, with clean-up and removal of marine debris caused by Hurricane Irma. DEP will provide $6 million and oversight of the cleanup, and FDEM will help Monroe County apply for FEMA reimbursements, which will then go back to the state.

FEMA, the State of Florida, and other partners are hosting a webinar, "FEMA Program Basics Training," on February 20 from 9:00 am to 12:00 pm EST. The training will include information on FEMA appeals, assistance provided by the Small Business Administration, steps to request FEMA applicant information, and more.

The Florida Legislature is making progress toward creating two programs designed to provide housing assistance following Hurricane Irma. House Bill 987 and companion Senate Bill 1328 would create a Hurricane Housing Recovery Program and a Rental Recovery Loan Program. Both programs would use funds from Florida's state housing trust fund to provide emergency housing and repairs.

Hurricane Harvey

Local Perspective

The Texas Comptroller released a special edition of *Fiscal Notes* examining the financial impact of Hurricane Harvey. The storm destroyed nearly 200,000 homes, caused $670 million in damage to public infrastructure, and contributed to $200 million in crop and livestock losses. The report demonstrates the positive effects of recovery efforts and increased construction activity on the state's economy and includes mitigation proposals related to reservoirs, city/regional planning, and updated flood plain maps.

The area around Beaumont, Port Arthur, and Orange, Texas - also known as the Golden Triangle - continues to struggle with recovery, particularly for its low-income residents. A quarter of these residents were displaced, and nearly half requested assistance from FEMA. Community leaders and groups are advocating for the community to ensure that those with the lowest incomes and greatest needs are assisted.

The City of Houston is considering changes to city codes to ensure that newly built homes have a reduced risk of flood losses. Public input can be submitted online through Monday, February 19, or residents can contact local council members before the ordinance is presented on February 28.

Texas Governor Abbott announced on February 13 that an additional $1 billion in FEMA funds would be available for hazard and flood mitigation. Only $500 million are currently available, while the remaining funds will be provided on or before August 25.

ProPublica reports that Harris County, TX, adopted a disaster-preparation plan months prior to Hurricane Harvey but failed to act on it. The "Mass Shelter Plan," approved in January 2017, assigned responsibility to Harris County for identifying emergency shelter and providing initial care, recognizing it could take up to seven days for its main partner, the Red Cross, to be prepared to take over. Emails suggest many officials were unaware of that an emergency sheltering plan existed.

Budget and Appropriations

White House Officials Testify on FY19 Budget Proposal

Several Senate and House committees held hearings on President Donald Trump's proposed FY19 budget, which would dramatically cut HUD and USDA affordable housing programs and other non-defense discretionary programs. Mr. Trump released his proposed budget on February 12, and members of his administration appeared before various committees in the following days to answer questions from members of Congress. Secretary of the Treasury Steven Mnuchin testified before the House Committee on Ways and Means and the Senate Committee on Finance to discuss the intersections between the budget and new tax law. Office of Management and Budget (OMB) Director Mick Mulvaney addressed the budget committees in each chamber to discuss details of the president's budget proposal.

The Senate Committee on the Budget held a hearing on February 13 with Mr. Mulvaney as the sole witness. Republican committee members commended the administration for its proposed spending cuts, which Mr. Mulvaney stated were needed to reduce the deficit, and they praised the administration's work on the tax reform law, which is projected to increase deficits by more than $1 trillion over 10 years. Democrats criticized the budget cuts and the proposals to eliminate important programs, including those that support affordable housing. In his opening remarks, Senator Bernie Sanders (I-VT) asserted that the drastically reduced funding in the president's proposal would worsen the nation's affordable housing crisis. Senator Jeff Merkley (D-OR) condemned the budget for cutting rental assistance at a time when homelessness is increasing. Chair Mike Enzi (R-WY) questioned this claim, stating that the effects of the proposed cuts cannot be determined because "nobody's in charge – nobody's setting goals, and nobody's checking to see if they're being met." Mr. Mulvaney made several comments about the need for cuts to mandatory spending programs, like the

Supplemental Nutrition Assistance Program (SNAP) and Medicaid, and stated that the administration is looking at reforming Fannie Mae and Freddie Mac to increase revenues.

Mr. Mulvaney also appeared before the House Budget Committee on February 14. Many committee Republicans voiced concerns that the budget did not balance over ten years and questioned whether the proposal did enough to reduce mandatory spending to decrease the national debt. Several Republicans expressed support for the president's proposals to implement work requirements and reduced assistance for eligibility-based benefit programs. Representative Glenn Grothman (R-WI) stated that housing assistance programs are "sometimes almost (as) pernicious as SNAP programs," and that "there's no question those programs are right now designed to keep the income gap as great as possible." Democrats expressed strong opposition to the proposed budget. Representative Barbara Lee (D-CA) said the budget "dismantles basic living standards" and would push more people into poverty. Mr. Mulvaney responded that the "best welfare program is a job" and stated that the new tax cuts would help create greater economic opportunities.

HUD

GAO Finds Numerous Issues with Moving to Work Demonstration

At the request of House Committee on Financial Services Ranking Member Maxine Waters (D-CA), the Government Accountability Office (GAO) undertook an additional review of the Moving to Work Demonstration (MTW), with a focus on how the demonstration affected public housing and voucher tenants. The GAO's report, *Improvements Needed to Better the Moving to Work Demonstration, Including Effects on Tenants* (GAO-18-150), found significant issues in a number of areas.

The GAO report provides findings in four areas:

- HUD is limited in its ability to evaluate the effect of MTW rent-reform, work-requirement, and time-limit policies on tenants.
- Due to limited data, HUD cannot fully determine the extent to which the flexibilities MTW affords public housing agencies (PHAs) affected their efforts, especially regarding the number of tenants served.
- HUD has not implemented a process to monitor MTW reserves or PHA plans for such reserves.
- HUD has taken steps to address staffing deficiencies needed to oversee the current 39 MTW agencies, but it has not finalized its staffing plans in preparation for an expansion to an additional 100 PHAs.

The "Appropriations Act of 1996," which authorized the demonstration, states that the purpose of MTW is to give PHAs and HUD the flexibility to design and test various approaches for providing and administering housing assistance that reduce costs, provide incentives for economic self-sufficiency, and increase housing choice. The Act requires MTW PHAs to continue to assist substantially the same total number of families and to maintain a comparable mix of families, by family size, as would have been assisted without the MTW demonstration. In addition, at least 75% of the families assisted must have incomes less than 50% of area median income.

The demonstration program provides PHAs with enormous flexibility from most public housing and voucher program statutory and regulatory requirements. For example, MTW PHAs may merge public housing capital and operating funds with voucher funds in order to use those funds interchangeably. They may also impose higher rents, work requirements, and time limits for public housing and voucher households. Each of the current 39 MTW PHAs sought different statutory and regulatory waivers, which are spelled out in their MTW Standard Agreements.

HUD Does Not Have a Framework for Monitoring the Effects of Certain Policies on Tenants

The GAO concluded that HUD does not have a framework for monitoring the effects of rent-reform, work-requirement, and time-limit policies.

Rent reform. HUD defines a rent reform as "any change in the regulations on how rent is calculated for a household." The GAO found HUD's definition to be unclear, leading to MTW agencies inconsistently categorizing some policies and not reporting required information for rent-reform policies. MTW agencies can propose rent-reform policies such as changing how often tenants are recertified, eliminating certain exclusions or deductions, or changing the approach agencies use to determine a household's tenant contribution.

HUD has 15 categories of activities it considers to be rent reform under the MTW demonstration, but does not further define the activities under each category. Based on the GAO's review of MTW agencies' 2011–2016 annual plans, it found that some agencies did not report required information when proposing a rent-reform activity in their annual plans. And, based on its review of the 2015 annual reports, the GAO found that 83 of the 194 policies identified as rent reform did not include any of the hardship data HUD requires agencies to report for rent-reform activities.

Self-sufficiency. Although one of the requirements of the MTW demonstration is to establish a reasonable rent policy to encourage employment and self-sufficiency, HUD has not defined self-sufficiency. Instead, HUD has allowed each agency to develop its own definition. MTW agencies' definitions of self-sufficiency can vary widely and sometimes are inconsistent within an MTW agency.

According to HUD officials, the Department has not defined self-sufficiency for MTW agencies because HUD wants to give MTW agencies the ability to address local needs. However, the GAO concludes that the individualized definitions have led to measurements of self-sufficiency that cannot be consistently evaluated across activities or agencies. Without a more standardized definition of self-sufficiency for the MTW demonstration, HUD cannot collect consistent information that would allow for the evaluation of the effect of MTW rent-reform and occupancy policies on tenants.

Work requirements and time limits. HUD's requirements for MTW agencies related to work requirements and time limits are largely inconsistent with requirements pertaining to rent-reform activities. Although HUD has said it considers work-requirement and time-limit activities to have a great and direct impact on tenants, MTW agencies are not subject to the same reporting requirements when proposing those policies as when proposing rent-reform activities. For example, HUD guidance in Attachment B of the Standard Agreement requires agencies to include an impact analysis, annual reevaluation, and hardship policy for rent-reform activities in their annual plans (see subsection below). However, Attachment B does not include similar requirements for proposed work-requirement or time-limit policies.

In addition, Attachment C of the Standard Agreement requires MTW agencies to create a hardship policy if they establish a time-limit policy for public housing assistance. However, HUD did not develop guidance requiring agencies to report on their hardship policies for time-limit policies for public housing assistance. Furthermore, HUD does not have a similar requirement for time-limit policies established for voucher assistance.

Guidance for Analyses and Reevaluations of Rent-Reform and Hardship Policies Not Detailed

HUD's guidance regarding how MTW agencies are to perform impact analyses, reevaluate activities, and establish hardship policies has not described the elements of the analysis, required submission of reevaluations, or described elements of hardship policies.

Impact analyses. Attachment B to the MTW Standard Agreement suggests agencies take four steps when developing an impact analysis and include the results, including describing the rent-reform activity and identifying the intended and possible unintended effects of the activity. However, Attachment B does not provide any explanation or suggestions for how agencies should approach each step. According to HUD officials, these steps are not required and the only other guidance provided to agencies to monitor the effect of rent-reform activities is draft guidance from 2009. That 2009 draft guidance reiterates the four suggested steps of an impact analysis and provides a narrative explanation of the purpose of each step along with examples, but MTW agencies are not required to follow the guidance and HUD never finalized it.

The GAO reviewed the impact analyses MTW agencies reported in their annual plans from 2011 through 2016 and found that agencies' impact analyses for their rent-reform policies varied widely in the type of information and level of detail provided. For example, a majority of impact analyses included whether the activity would increase or decrease tenants' rent burdens, and a majority included other benefits or costs to tenants. But analyses less often discussed possible unintended consequences of their rent-reform policies. By framing the steps in Attachment B as suggestions and not prescribing the elements of impact analyses, HUD cannot consistently collect the type of information it needs to assess the effect of MTW activities on tenants across agencies.

Annual reevaluations. According to Attachment B, when MTW agencies propose a rent-reform activity in their annual plan, they should provide an overview of how they will annually reevaluate the proposed activity and revise the activity as necessary to mitigate the negative effects of any unintended consequences. HUD guidance does not require MTW agencies to report the results of their annual reevaluations.

Based on the GAO's review of MTW agencies' annual plans submitted from 2011 through 2016, only about one-third of the rent-reform policies proposed by agencies included a description of how agencies planned to annually reevaluate the policies. The remaining proposals either did not include a description or agencies stated that they would evaluate the activity annually without providing further description of how they would perform the evaluation.

Because HUD allows agencies to determine the process for reevaluating their activities, most MTW agencies have not collected or reported additional information on rent-reform activities (including effects or unintended consequences) outside of the requirements of their annual reports. This leaves HUD and the agencies themselves less able to assess the effects of MTW activities on tenants.

Hardship policies. While MTW agencies must establish a hardship policy to define the circumstances under which households may be exempted or receive temporary waivers from a new rent-reform activity, Attachment B of the Standard Agreement does not define what elements must be included in the hardship policy. The nonbinding draft guidance from 2009 suggested four questions hardship policies should address (including the process households would use to request an exemption or waiver and how hardship cases would be resolved). Because HUD does not provide more specific direction to MTW agencies about what to include in their hardship policies, and therefore what is communicated to tenants, MTW agencies may not be adequately communicating all of the information tenants need to understand the circumstances in which they may be exempted from rent-reform activities.

MTW Agencies Had Lower Public Housing Occupancy and Voucher Utilization Rates and Higher Expenses than Comparable Non-MTW Agencies

The GAO found statistically significant differences between MTW agencies and comparable non-MTW agencies in key outcomes of the public housing and voucher programs, possibly affecting the number of tenants MTW agencies served. MTW agencies had lower yearly median public housing occupancy rates in fiscal years 2009–2015 than comparable non-MTW agencies. MTW agencies also had lower rates of voucher unit utilization than comparable non-MTW agencies in each year during 2009–2015.

In addition, median public housing operating expenses for MTW agencies in each year during 2009–2015 were $7,853 per household and $6,622 for non-MTW agencies, a difference of about 19%. Also, median public housing operating expenses related to the central office cost center for MTW agencies were about 9% higher than comparable non-MTW agencies in each year during 2009–2015 ($2,745 per household and $2,520, respectively).

For the voucher program, the GAO separately examined expenses in 2009–2015 related to administration and subsidy (housing assistance payments). Median yearly administrative expenses for MTW agencies were $922 per household and $642 for comparable non-MTW agencies, a difference of about 43%. The yearly median voucher subsidy expenses for MTW agencies were about 25% higher than for comparable non-MTW agencies ($8,295 per household for MTW agencies and $6,629 per household for non-MTW agencies).

MTW Reserve Levels Raise Questions

MTW agencies have accumulated relatively large reserves of voucher funding. The MTW agencies are able to accumulate more reserves because their voucher funding formula differs from the formula used for the traditional voucher program. The voucher formula for MTW agencies is generally based on the actual, per-unit costs in the year prior to the agency joining the MTW demonstration. Because their voucher allocation formula is not tied to prior-year subsidy expenses, MTW agencies do not have the same incentive that non-MTW agencies have to use all their voucher funds in a given year.

The GAO compared the voucher reserves held by MTW agencies to the reserves held by comparable non-MTW agencies. As of December 31, 2016, the median amount of reserves per household held by MTW agencies was $2,462 compared to $480 for comparable non-MTW agencies (a difference of $1,982 or about five times higher). As of June 30, 2017, the 39 MTW agencies had a total of about $808 million in reserves while all 2,166 non-MTW agencies had reserves of about $737 million.

Read the full GAO report at: http://bit.ly/2szW7td

HUD Implements $5 Million FY17 Set-Aside for Tenant Protection Vouchers

HUD issued a Notice implementing the use of the $5 million set-aside in the FY17 Appropriations Act for tenant protection vouchers (TPVs) for low income households who may have to pay more than 30% of their adjusted income for rent if they are living certain HUD-assisted multifamily housing in a low-vacancy area. The $5 million is a set-aside from the $110 million FY17 appropriation for all tenant protection vouchers. Even though FY18 began last October, HUD has only now issued the FY17 directions. It is not known how many households that could have been assisted in FY17 were economically displaced or housing cost-burdened as a result of the delay.

The Notice is a joint Notice H 2018-1 from the Office of Multifamily Housing Programs and PIH 2018-2 from the Office of Public and Indian Housing. The new Notice introduces a number of changes from previous years (see *Memo*, 8/22/16, 5/23/14, 4/19/13, and 9/28/12). Tenant protection vouchers may be either enhanced vouchers (EVs) or project-based vouchers (PBVs). Exhibit C of the Notice provides an excellent description of enhanced vouchers and project-based vouchers.

To be eligible for TPVs, one of two potential "triggering" events must have taken place in the five years prior to February 8, 2018 (the date the Notice was issued) or are expected to take place within 180 days. New in this Notice is the prior-five-year limitation; previous Notices applied to trigger events in the fiscal year of the notice or any year before. The two potential triggering events are:

1. The maturation of a HUD-insured, HUD-held, or Section 202 loan that would have required HUD permission to prepay a loan. These include Section 236, 221(d)(3) Below Market Interest Rate (BMIR), and Section 202 Direct Loans.

2. The expiration of affordability restrictions accompanying a mortgage or preservation program administered by HUD. These include Section 236, Section 221(d)(3) BMIR, or Section 202 Direct Loan mortgages for which permission from HUD is not required, but the underlying affordability restrictions expired when the mortgages matured. This category also includes properties with stand-alone "Affordability Restrictions" that expire in FY18 or in the five years prior to February 8, 2018.

   (Previous Notices included the expiration of a rental assistance contract for which the tenants are not eligible for enhanced voucher or tenant protection assistance under existing law. Those included properties with a Rental Assistance Payment [RAP] contract that expired before FY12, or a property with a Rent Supplement [Rent Supp] contract that expired before FY2000. In a footnote to the new Notice, HUD explains that the expiration of a Rent Supp or RAP contract triggers the provision of TPVs under existing law, which has been the case since FY2000 for Rent Supp contract expirations and since FY12 for RAP contract expirations.)

A project must be in a HUD-identified low-vacancy area. There are many more counties on HUD's list of low-vacancy areas than in previous years because HUD decided to select counties with public housing and multifamily-assisted properties that had occupancy rates greater than or equal to 90%. Previous Notices used a county's overall vacancy rate, which included non-assisted rental housing. Advocates had long urged HUD to revise the way it determined low-vacancy areas because many otherwise eligible properties were not allowed to apply for TPV assistance. Attachment E of the Notice provides a link to HUD's list of low-vacancy areas at: http://bit.ly/2nUfTLg

As with previous Notices, only owners may request TPV assistance. Advocates have urged HUD to allow residents to request TPV assistance if an owner is not responsive. Also like previous Notices, the new one requires owners to notify residents; new this time is a requirement that owners also notify any legitimate resident organizations. The new Notice does not, however, require owners of projects approaching an expiration of restrictions to provide residents a one-year advance notice, as advocates have urged.

Applications will be accepted on a rolling basis, as in the past; however, unlike previous Notices the funds will be available until the FY17 set-aside is exhausted or until a new Notice for FY18 TPV set-aside assistance is issued. This is an improvement advocates have long sought. In prior years set-aside funds not awarded were no longer available at the end of the relevant fiscal year. Because HUD failed to issue Notices in a timely fashion, significant sums were left unused. For example, the FY16 Notice was issued on August 18, 2016, two months before the end of the fiscal year.

As in the past, owners must indicate their preference for either enhanced vouches or project-based vouchers (PBVs). The new Notice adds a requirement that owners state whether they are willing to accept the alternative form of assistance if the PIH Field Office is unable to find a public housing agency (PHA) willing to administer the owner's preferred assistance type. For example, if an owner prefers PBVs, the application will have to specify whether the owner consents to enhanced vouchers if the PIH Field Office is unable to find a PHA to administer PBV assistance.

To determine whether a household might become rent-burdened (paying more than 30% of household income for rent and utilities), the new Notice requires owners to divide the 2018 Small Area FMR (SAFMR) in metropolitan areas or FMR in non-metro areas by a household's adjusted income. In the past, a numerator (a proxy for market rents) was HUD's most current low income limit for the metro area.

Research

Housing Instability Increases Likelihood of Job Loss

An article by Matthew Desmond and Carl Gershenson published in 2016 in *Social Problems*, "Housing and Employment Insecurity among the Working Poor," shows that working renters who lose their home, often as a result of eviction, are 11 to 22 percentage points more likely to lose their job. Precarious low-wage work with no paid leave and few protections from termination often does not provide workers with the time needed to deal with housing instability and its stressors. The authors highlight the need to put housing at the center of the poverty debate.

Rents in the U.S. have increased significantly since the early 1990's, outpacing income growth at the bottom of the wage scale, while only one-quarter of eligible households receive housing assistance. Simultaneously, the job market has moved towards more jobs with low pay, limited benefits, and no long-term commitment. Half of the poorest quartile (bottom 25%) of households spend at least half of their income on rent, which puts them in a tight financial position. Many are at risk of falling behind on their rent and, as a result, losing their housing.

The study is based on a survey of 689 working renters in Milwaukee between 2009 and 2011. Nineteen percent of respondents had experienced at least one forced move in the previous two years. Seventy percent of forced moves were the result of formal and informal evictions, 22% were from rental property foreclosures, and 7% were from property condemnations.

Twenty percent of respondents had experienced a job lay-off or firing in the previous two years, 42% of whom also endured at least one forced move. The authors used statistical models to show that experiencing a forced move increased the likelihood of a worker losing his or her job by up to 22 percentage points.

The authors point out that the effect of housing loss on job loss is greater than the effect of job loss on housing loss. They note that half of the forced moves were not related to tenants' incomes or rent payments, but instead were the result of landlords removing tenants for non-monetary reasons, allowing the property to fall into disrepair, or going into foreclosure. In addition, only half of respondents who missed rent payments that led to a forced move identified income loss as the cause.

Low income workers without paid or unpaid leave may have difficulty taking time off to deal with the process of eviction and finding a new home without sacrificing work performance. Finding a new home can be more challenging and take longer for evictees than for other renters. Another risk is that evictees can wind up moving to less convenient locations, which may lead to more absenteeism and poorer work performance, potential factors for losing a job.

"Housing and Employment Insecurity among the Working Poor" is available at: http://bit.ly/2fQ0iYG

Policy Barriers Hurt Low Income Families' Economic Well-Being

Prosperity Now's 2018 *Scorecard* ranks all 50 states and the District of Columbia on residents' financial well-being. Their report, *Whose Bad Choices? How Policy Precludes Prosperity and What We Can Do About It,* dispels the myth that low income families are poor as a result of their own choices. The report provides examples of detrimental policies and federal budget cuts that inhibit low income families' ability to accumulate wealth.

The national unemployment rate has fallen to just over 4%, but one in four jobs are in occupations that pay wages below the federal poverty line. Low-wage workers often cannot cover rent, medical expenses, transportation, and other essential costs without assistance. At the same time, the recent tax reform gave families earning less than $25,000 per year a $60 tax break, compared to a $51,140 tax cut for the highest 1% of earners. The recent tax bill also did not expand the federal Earned Income Tax Credit (EITC), which increases the gross income of low-income working families.

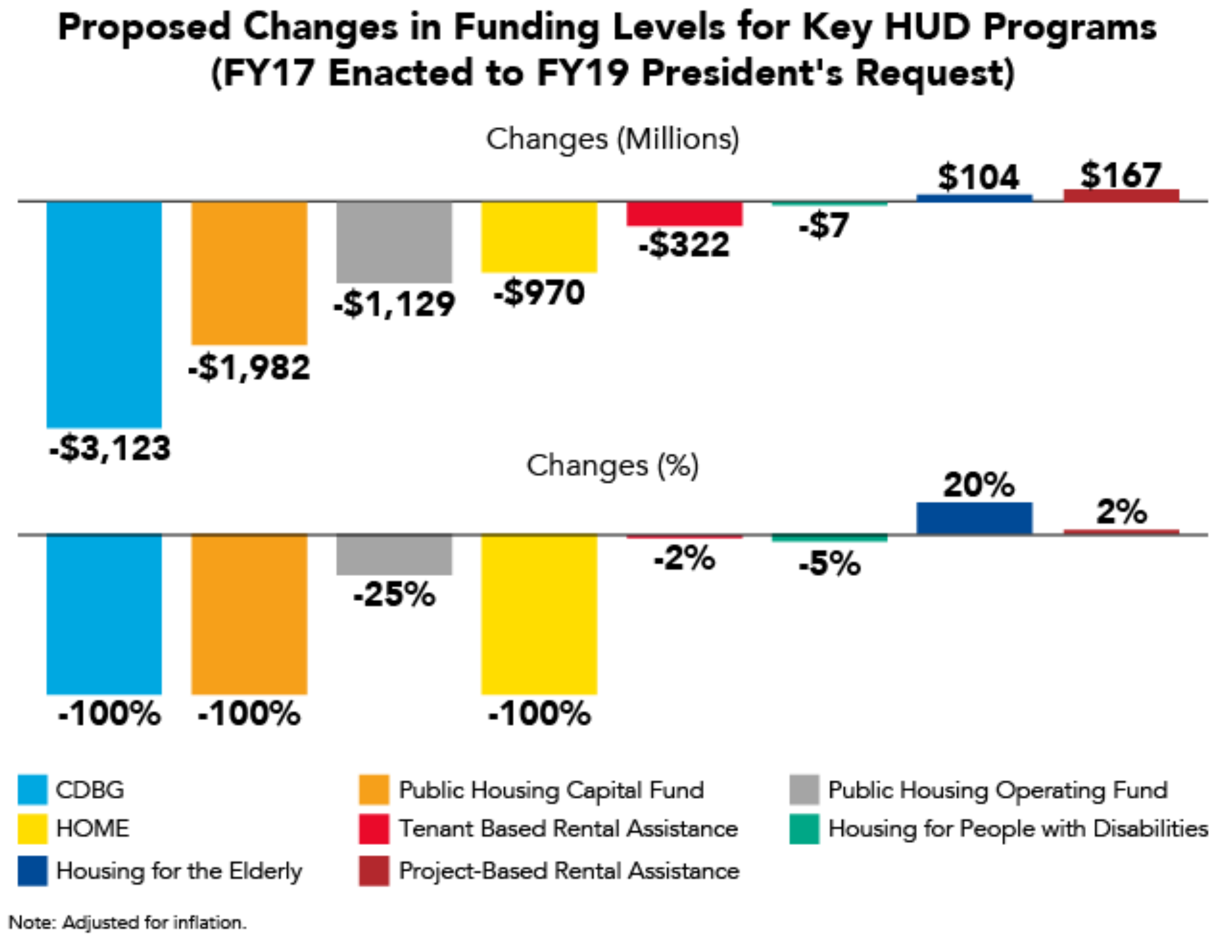
Nearly 37% of families in the U.S. live in liquid-asset poverty, meaning they lack sufficient savings to replace poverty-level income for three months. A personal crisis, like a lost job or medical emergency, forces these families into precarious financial situations. In 2017, 44% of families did not save a single dollar. In 2017, Congress eliminated funding for the Assets for Independence (AFI) program that provides financial support for programs helping low income households save for major asset purchases. The report also highlights that asset limits tied to assistance programs like Temporary Assistance to Needy Families (TANF) and Supplemental Nutrition Assistance Program (SNAP) punish households for saving even modest amounts. States that have removed these limits have often seen program savings in the form of less administrative costs and lightened caseloads.

With regard to health care, the Congressional Budget Office projects that the repeal of the Affordable Care Act's (ACA) individual mandate could result in thirteen million people losing their health insurance over the next ten years as costs increase in the health insurance markets. And recently the Trump administration published guidelines allowing states to impose work requirements on Medicaid recipients, while fewer than half of private-sector employers offer health insurance to employees. The new guidelines put many more low income families at risk of lost health insurance and unaffordable health care.

The full report, *Whose Bad Choices? How Policy Precludes Prosperity and What We Can Do About It,* and Prosperity Now's *Scorecard* are available at: https://scorecard.prosperitynow.org/

Fact of the Week

President's FY19 Budget Proposal Would Slash Key HUD Programs



Source: NLIHC analysis of FY17 enacted appropriations and the Trump administration's proposed FY19 budget.

From the Field

Florida Advocates Fight for Full Utilization of Housing Resources

Advocates in Florida are working to ensure legislative action to fully utilize housing resources. The State Senate took a significant step on February 7, voting to utilize all funds from the state and local housing trust funds for housing. In recent years, resources from the state and local housing trust funds have been diverted to non-housing programs. Florida Housing Coalition, an NLIHC state partner, has worked to mobilize support for a full disbursement of trust fund dollars for housing. Conference negotiations will now take place between the Senate and the House; lawmakers in the House have so far neglected to respond to constituents' call to use all the housing trust funds for housing.

Florida's state and local housing trust funds started receiving a dedicated revenue source in 1992 thanks to the advocacy efforts of the Sadowski Coalition, a nonpartisan collection of more than 30 diverse statewide organizations, including the Florida Housing Coalition. The housing trust funds receive revenue from a document stamp tax, which is paid on all real estate transactions throughout the state. The state housing trust fund resources are used for the preservation and development of rental housing for the most vulnerable renters. The local housing trust fund monies can be used more flexibly to meet a continuum of housing needs.

The need for affordable housing in Florida is great. Florida has the third highest homeless population in the nation, and close to a million low income Florida households are severely housing cost-burdened, spending more than half of their incomes on their housing. Advocates urged legislators this year to fully allocate the $322 million in the housing trust funds to housing endeavors.

"We are extremely grateful to leadership in the Florida Senate and urge them to stay resolute in their position during conference negotiations with the House," said Florida Housing Coalition CEO Jaimie Ross. "We are urging the Florida House to listen to the millions of Floridians who are represented by the 30 statewide organizations from business groups such as the Florida Chamber of Commerce, industry groups such as the Florida Realtors, advocates for the elderly such as Florida AARP, and faith-based organizations such as Volunteers of America Florida. The Sadowski Coalition is comprised of millions of Floridians from all walks of life with one message - use the housing trust funds solely for housing."

For more information, contact Jaimie Ross at: ross@flhousing.org

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Alabama Advocates Campaign for Housing and Transportation Trust Funds

Alabama Arise, an NLIHC state partner, hosted its annual Legislative Day at the State House in Montgomery, AL, on February 6. The group gathered nearly 200 individuals from across the state to speak with their legislators on poverty-related issues. Alabama Arise's priorities include funding the Alabama Housing Trust Fund and creating an Alabama Public Transportation Trust Fund. Arise's education and advocacy efforts during Legislative Day and throughout the year address poverty-related issues, like the lack of housing and transportation access and affordability for the most vulnerable populations in the state.

A briefing on the issues at Legislative Day.

Alabama Arise supports passage of HB 273, sponsored by Representative Patricia Todd (D), and SB 242, sponsored by Senator Linda Coleman-Madison (D), which would fund the Alabama Housing Trust Fund by increasing the state mortgage recording fee from 15 cents to 30 cents per $100 of indebtedness. The fee has not been raised since 1935. A strong investment in the Housing Trust Fund would help address Alabama's shortage of affordable homes by allowing municipalities, nonprofits, and other developers to build or rehabilitate homes. Alabama lacks more than 76,000 affordable and available homes for households with extremely low incomes.

Advocates also promoted the creation of the Alabama Public Transportation Trust Fund. The fund would receive future appropriations for expanding public transit in the state, which would improve economic and housing opportunities for many low income Alabamians. A news conference on Legislative Day drew statewide media attention to the public transportation plan. Speakers included Kimble Forrister, state coordinator of Alabama Arise, and Senator Rodger Smitherman and Representative Jack Williams, co-sponsors of the legislation that would create the transportation trust fund.

Sen. Rodger Smitherman speaking on public transportation at Alabama Arise's news conference on Legislative Day.

Multiple issues in Alabama deepen poverty for low income individuals and affect their ability to meet their basic needs, like housing. Alabama is one of only five states with no state funding for public transportation. That lack of investment makes it difficult or impossible for tens of thousands of low income Alabamians to get to work, which in turn makes paying for housing a great burden. Many who struggle to work because they lack transportation options cannot afford the available rental housing.

Alabama Arise's Legislative Day represented an important opportunity for advocates to engage with elected officials and to make their presence known in the halls of the Alabama Legislature. "Public participation like Legislative Day is vital to effective advocacy," Ms. Forrister said. "When Alabama's legislators looked up into the gallery to see almost 200 people who care about low income people, their eyes widened. Alabama Arise can't compete with the hired lobbyists with money, but with people-power we can compete and win fair policies that give all Alabamians a real chance to succeed."

Click here for more on Alabama Arise's legislative priorities and bills of interest, or contact Alabama Arise Policy Analyst Dev Wakeley at dev@alarise.org.

Events

CHCDF Webinar Today on President Trump's FY19 Budget Request and Its Potential Impact on Affordable Housing

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 today, February 20 at 3:00 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

Webinar on HUD's Proposal to Raise Rents, February 28

The National Housing Law Project (NHLP) will hold a webinar on February 28 at 1:00 pm ET about HUD's proposals to raise rents on residents of public housing and private housing with project-based rental assistance, as well as on residents who rely on Housing Choice Vouchers to secure affordable housing. HUD's proposals would also give public housing agencies and private owners of HUD-assisted housing the option of imposing work requirements. These proposed benefit cuts, which would make it harder for low income families, people with disabilities, and seniors to make ends meet, comes on the heels of a $1.5 trillion tax cut for corporations and the wealthy.

HUD's proposals would increase rents for most tenants, including a three-fold increase for the poorest residents. Imposing work requirements could force families into homelessness because of a lost job, reductions in their work hours, or an undiagnosed disability, or because they missed some paperwork in their busy lives. The proposals provide none of the resources that people actually need to secure employment, and the proposals add additional burdens on tenants that are employed or cannot work because of a disability. Imposing complex administrative burdens increases the risk of error and threatens our most vulnerable neighbors who could get lost in the shuffle. Purported to promote work, the proposals would actually push families, seniors and people with disabilities out of their homes.

The webinar will discuss the proposals, how low income tenants will be impacted, and what advocates can do to respond. More information about HUD's proposals can be found here, as well as NHLP's 1-page summary here

Register for the webinar here

NeighborWorks Brings Training Institute to Kansas City, May 7-11

The next NeighborWorks Training Institute (NTI) will be held in Kansas City, MO the week of May 7-11. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending. Enjoy a week in the city of fountains and barbecue while building your knowledge, skills, and networks.

More information about the NTI is at: http://bit.ly/2BwPLxI

Register for the NTI at: http://bit.ly/1ATs8Ia

Resources

Maps of State Fair Housing Laws, State Landlord-Tenant Laws, and City Nuisance Property Laws Now Available on LawAtlas

The Center for Public Health Law Research at the Temple University Beasley School of Law has published three new mapping tools outlining three domains of housing law: State Fair Housing Protections covering all 50 states and the District of Columbia; City Nuisance Property Ordinances covering the 40 most populous cities in the U.S.; and State Landlord-Tenant Laws covering all 50 states and the District of Columbia. The maps are available on LawAtlas.org. Read more about the maps at: http://bit.ly/2EHh8Hp

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NLIHC in the News

NLIHC in the News for the Week of February 11

The following are some of the news stories that NLIHC contributed to during the week of February 11:

- "'We would literally not survive': How Trump's plans for the social safety net would affect America's poorest," *The Washington Post*, February 14 at: http://wapo.st/2F4pGpe
- "White House Budget Calls For Deep Cuts To HUD," *National Public Radio*, February 13 at: http://n.pr/2EZFp94
- "Trump's budget sheds light on plans for welfare reform," *NY Daily News*, February 13 at: http://nydn.us/2o76VJM
- "Trump Budget Would Slash HUD Funds by $8.8 Billion, Ask Assistance Recipients to 'Shoulder' More Housing Costs," *Newsweek*, February 12 at: http://bit.ly/2o3N6D8

NLIHC News

NLIHC Welcomes Mike Koprowski as National Campaign Director

NLIHC is pleased to welcome Mike Koprowski as the national director of a new multisector housing campaign.

After a year-long planning process and with the input from education, health, anti-poverty, faith-based, civil rights, and child-welfare organizations, NLIHC, the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, Make Room, and Children's Health Watch initiated a dynamic, long-term, multi-sector campaign to meet the housing needs of the lowest income people in America. The campaign will mobilize powerful new constituencies beyond housing - in the sectors mentioned above and others – that are increasingly recognizing the impact the inability to afford decent housing has on the well-being of the people they serve.

Mike comes to NLIHC from Dallas, TX where he most recently worked as the executive director of Opportunity Dallas, an organization focused on building local coalitions to promote greater economic mobility by tackling concentrated poverty and segregation through housing policy. Prior to Opportunity Dallas, Mike was the chief of transformation and innovation in the Dallas school system, where he led the development and execution of the district's Public School Choice initiative focused on socioeconomic school integration. Prior to his career in education and housing, he served in the U.S. Air Force, where he was the chief of intelligence for an F-15E fighter squadron while it was deployed to Afghanistan. He holds degrees from the University of Notre Dame, Duke University, and Harvard University.

The new multisector housing campaign will officially launch during NLIHC's 2018 Housing Policy Forum on March 20.

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

NLIHC will honor Matthew Desmond, MacArthur Genius awardee and author of the Pulitzer Prize-winning book *Evicted: Poverty and Profit in the American City*; Lisa Hasegawa, former executive director of the National Coalition for Asian and Pacific American Community Development (CAPACD) and NLIHC board member; 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 Dolbeare Lifetime Service Award for leading national efforts to address the affordable housing needs of low income Asian American and Pacific Islander communities and working in coalition with other civil rights organizations and advocates throughout her career for people who are poor.

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 - through his brilliant book *Evicted*, his articles in major news publications and journals, and public appearances around the country.

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, opposing proposed cuts to critical HUD programs, co-sponsoring the bill that created the national Housing Trust Fund, supporting the Housing First model for addressing homelessness, leading on the "Housing Opportunity through Modernization Act," and more.

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 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: Ellen Errico, Creative Services Manager, NLIHC, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to: eerrico@nlihc.org

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Where to Find Us – February 20

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

- 2018 Illinois Governor's Conference on Affordable Housing, Chicago, IL, February 21-22, 2018
- 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
- PolicyLink 2018 Equity Summit, Chicago, IL on April 13
- 2018 Building Michigan Communities Conference, Lansing, MI, April 30 to 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, 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, Director of Public Policy, x228
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Coordinator, 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