



Memo TO Members

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Barney Frank, Others Celebrate Sheila Crowley

Former U.S. Representative and House Financial Services Committee Chair Barney Frank (D-MA) and other friends and colleagues celebrated the contributions of long-time National Low Income Housing Coalition (NLIHC) President and CEO Sheila Crowley at the 2016 Housing Policy Forum. After 17 years as president and chief executive officer of the Coalition, Sheila is retiring at the end of April.

NLIHC Board Chair Brenda Clement kicked off the celebratory dinner with words of appreciation about Sheila's leadership of NLIHC. Ms. Clement described Sheila as an inspirational and determined leader who never wavered in her advocacy for affordable housing for those with extremely low incomes.



Mr. Frank gave the keynote address, beginning with a vigorous argument on the need for affordable rental housing in the U.S. Too many politicians, Mr. Frank said, have espoused the importance of homeownership at the expense of the affordable rental housing. "Home is what's important, not just homeownership," he said. Decent rental housing is not just essential, it is "cost-efficient," he said, saving the country countless dollars in so many other areas.

Mr. Frank joked that part of Sheila's job description is "to get people mad at you. She's very good at that." He described their impassioned discussions about specifics of affordable housing legislation. "Invariably," he said, "we both learned. We both grew. We came to understand our shared commitment, our mutual dedication to getting affordable housing done right."

Mr. Frank concluded his remarks by saying: "Sheila Crowley is extraordinary. She is a rare combination of three qualities that are all represented in the advocacy community but are not often combined in one individual: an expert in the substance of housing policy, a sophisticated student of the legislative process, and an extremely talented community organizer. It is this combination that has made her as effective an advocate on behalf of the poor as anyone I have ever worked with." Mr. Frank's remarks were followed by a number of moving testimonials about Sheila from colleagues, board, staff, and NLIHC members.

In response, Sheila thanked Mr. Frank for his words, his friendship, and his support for affordable housing for so many years. "Advocates need champions in Congress to get things done. There has been no greater champion for affordable housing than Barney Frank," she said. Sheila spoke about how important it is that the people affected by policies have a voice in their formulation and about her pride in NLIHC's unique involvement of low income residents on its board of directors and policy advisory council. Sheila spoke with great emotion about her time working with people experiencing homelessness, individuals and families "who had no place to go at the end of each day."

Sheila was joined at the celebration by her husband, Kent Wills, her sister, Margaret Crowley, her daughter, Emily Fagan, and her granddaughter, Rebecca Fagan.

Recognizing Sheila on her retirement was a theme throughout the entire Forum. In his keynote address, HUD Secretary Castro saluted Sheila for her more than 30 years of public service "fighting for the folks who most need someone in their corner."

At the dinner celebration, NLIHC Board Member Martha Weatherspoon presented Sheila with a Tennessee House Joint Resolution authored by Representative Joe Pitts and signed by the Speakers of the House and Senate and by Tennessee Governor Bill Haslam recognizing Sheila for her leadership of NLIHC, her many accomplishments, and her success in establishing the National Housing Trust Fund. Sheila thanked Martha and commented that “Martha has juice” in her state.

At the Leadership Reception, BBVA Compass Director of Corporate Responsibility and Reputation and former NLIHC Board Member Rey Ocañas applauded Sheila Crowley for her outstanding contributions on behalf of extremely low income people and announced that BBVA was making a contribution of \$100,000 to the Sheila Crowley Housing Justice Fund in honor of Sheila’s retirement and to further support NLIHC’s mission. The NLIHC Board of Directors established the Sheila Crowley Housing Justice Fund in 2016 as a way for NLIHC supporters to recognize Sheila as she leaves NLIHC. To make a contribution, please go to <https://nlihc.wufoo.com/forms/honoring-sheila>.

NLIHC Honors Barbara Lee and Nancy Bernstine with Dolbeare and Brooke Awards

The National Low Income Housing Coalition held its 34th Annual Leadership Awards Reception on April 5 in Washington, DC, awarding Nancy Bernstine with the Cushing Niles Dolbeare Lifetime Service Award and Representative Barbara Lee (D-CA) with the Edward W. Brooke Housing Leadership Award

The event was hosted again this year by BBVA Compass. Emcee Bill Faith, NLIHC board member and executive director of the Coalition on Housing and Homelessness in Ohio, thanked the many donors and introduced BBVA Compass Director of Corporate Responsibility and Reputation and former NLIHC Board Member J. Reymundo Ocañas. Mr. Ocañas congratulated the honorees, committed to hosting NLIHC’s 2017 Leadership Reception and pledged \$100,000 to the Sheila Crowley Housing Justice Fund. (see related article in this week’s *Memo to Members*).

The Edward W. Brooke Housing Leadership Award is named for the late Senator Brooke (R-MA) who championed low income housing as a United States Senator and as Chair of the NLIHC Board of Directors after he left the Senate. The Brooke Award goes to an exemplary housing leader with a record of fighting for affordable housing on the national level. The 2016 Brooke honoree, Representative Lee, has committed her life to social justice and affordable housing. Representative Lee co-sponsored the first housing trust fund bill in 2001, played an instrumental role in getting the National Housing Trust Fund (NHTF) enacted in 2008, and vigorously defended the NHTF against threats to defund it in 2015.

Sheila Crowley presented the Brooke award, thanking Representative Lee for her support and lauding her leadership in working to overcome inequality and housing poverty. Ms. Lee was not able to attend the event but prepared a video that was presented at the reception in which she expressed her profound gratitude for the award, thanked Sheila for her many years of leadership of NLIHC, welcomed NLIHC’s new President and CEO Diane Yentel, and encouraged the attendees to continue to fight for affordable housing.

The Cushing Niles Dolbeare Lifetime Service Award, named after NLIHC’s late founder, goes to an individual who has demonstrated a lifetime of commitment to achieving safe, decent, and affordable homes for low income people. Nancy Bernstine, the 2016 Dolbeare Award winner, retired from the National AIDS Housing Coalition (NAHC) in 2015 where she served as its executive director since 2003, working tirelessly to secure affordable housing for people living with HIV/AIDS. Prior to NAHC, Ms. Bernstine held senior policy positions with the National Housing Law Project and the McAuley Institute. Earlier in her career, she was a partner in Roisman, Reno, & Cavanaugh, a DC law firm representing housing authorities and non-profit housing organizations. Ms. Bernstine was a member of the NLIHC board of directors from 2002 to 2011 and served as the board secretary from 2008 to 2011.

Nan Roman, president and CEO of the National Alliance to End Homelessness, Patty Fugere, executive director of the Washington Legal Clinic for the Homeless, and Christine Campbell, former board chair of NAHC, praised Ms. Bernstine for her unwavering commitment to social justice, her ability to ensure that everyone had a voice, her persistence, and her ability to achieve results.

Upon receiving the award, Ms. Bernstine expressed her gratitude for the recognition and thanked her family and friends for being present to share in the moment. Ms. Bernstine thanked her mentors and fellow advocates, including Cushing Dolbeare, Sheila Crowley, Nan Roman, George Moses, Joy Johnson, Malcolm Coley, Florence Roisman, and Gordon Cavanaugh. Ms. Bernstine highlighted the importance of the work of HIV/AIDS housing advocates and providers who “work magic with woefully stretched resources, but stitch together solutions that help thousands of people get healthy and stay healthy.” Ms. Bernstine said she took to heart Cushing Dolbeare’s wisdom that “you can get anything done in Washington that you want to get done as long as you don’t have to take credit for it.”

Incoming NLIHC President and CEO Diane Yentel closed the program by congratulating the honorees and thanking the organizations and individuals whose support made the evening a success.

A list of this year’s Leadership Reception many donors can be found at <http://nlihc.org/events/leadership>.

2016 Housing Policy Forum Introduces New Leader, Takes on Housing Poverty

The NLIHC 2016 Housing Policy Forum held in Washington, DC on April 3-5 attracted 270 participants who discussed the challenges and solutions to housing poverty in the U.S. A diverse array of NLIHC members and partners engaged with speakers, learned about NLIHC’s policy priorities, and met with lawmakers on Capitol Hill to share their concerns and ask for their support.



The 2016 Forum was the first public appearance for Diane Yentel in her new role as NLIHC president and CEO. It served as opportunity to welcome her and introduce her to the NLIHC members assembled. Sheila Crowley, outgoing president and CEO, introduced Ms. Yentel, saying “I have great confidence in the future of NLIHC under the leadership of Diane Yentel. Diane is the future of our movement, deeply grounded in where we have come from and full of new ideas and energy. She is the right person to take the Coalition to new heights and great victories.” In her opening remarks, Ms. Yentel thanked Dr. Crowley for her many years of service, for being such an effective and tireless advocate for low income people and their communities, and for being a longtime mentor and inspiration for Ms. Yentel and for countless others across the country. Ms. Yentel introduced herself to the forum attendees and described her vision for ending housing poverty. She ended with a quote from Todd Parr, “Peace is everyone having a home,” saying, “I believe we can achieve this goal together. Bold systemic change will be achieved by all of us...and I look forward to it.”

In his remarks, HUD Secretary Julián Castro called Ms. Yentel “a veteran housing rights champion” and said he is “pleased to join the affordable housing community in celebrating her leadership.” In a moment of levity he recognized Ms. Yentel as a prolific “tweeter,” joking that he sees her on Twitter “all the time.”

More on Dr. Crowley’s farewell speech and Ms Yentel’s introductory speech will be featured in upcoming issues of *Memo to Members*.

The theme of the 2016 Forum was “Ending Housing Poverty, Achieving Housing Justice.” NLIHC has named the problem we are working to solve as housing poverty, defined as both *a condition experienced by a person or a family of not having enough money to pay the monthly cost of a modest, decent home and also pay for food, medicine and other basic needs, and a condition experienced by a community that fails to provide sufficient modest, decent housing for all its members, so that some members are forced to live in unsafe, unstable housing or go without housing altogether to pay for food, medicine, and other basic needs.* (Housing poverty is an adaptation of, but not the same as, the concept of shelter poverty coined in the 1990s by Michael Stone.)

The Forum featured eight plenary sessions, which are summarized here. Video recordings of the 2016 Housing Policy Forum will be available soon on the NLIHC website. Visit www.nlihc.org

HUD Secretary Julián Castro and Senator Tim Kaine (D-VA) on Housing and Criminal Justice Reform

Secretary of HUD Julián Castro delivered the Forum’s keynote address, during which he spoke about the importance of affordable housing for low income people in America, about HUD’s new Affirmatively Furthering Fair Housing (AFFH) rule, and about the rollout of the National Housing Trust Fund in 2016 (see related article in this week’s *Memo to Members*). The Secretary recognized the Coalition’s 16-year leadership in “standing up the National Housing Trust Fund.” He acknowledged NLIHC’s work on behalf of extremely low income households and described NLIHC as “hands down one of my favorite organizations.” Secretary Castro told the audience that he has cited NLIHC’s *Out of Reach* study “more than any other study in my entire life.”

Secretary Castro used the occasion of the NLIHC Forum to announce HUD’s new guidance on how fair housing laws apply to policies that summarily exclude people with criminal records from housing opportunities. The guidance clarifies that blanket bans on applicants with criminal records are likely to violate the Fair Housing Act because such policies may have a disparate impact on racial minorities. (See related article in this week’s *Memo to Members* below.)

"Our country," said Secretary Castro, "can't fulfill any of our major goals—from tackling inequality and improving folks' health to keeping neighborhoods safe and making sure every child gets a good education—unless we also focus on housing." He emphasized that housing is one of our most basic needs and lauded HUD’s new AFFH effort that will help make “the promise of fair housing a reality for every American.” HUD’s new AFFH guidelines released in 2015 (see Memo, [7/13/2015](https://www.nlihc.org/sites/default/files/7-13-2015%20AFFH%20Guidelines.pdf)) are designed not only to protect the housing rights of individuals but to “help local governments strike a strong balance between, on the one hand, providing low-income families with greater mobility, and re-investing in older, distressed neighborhoods on the other,” said Secretary Castro.

Secretary Castro cited the “disparate impact” standard as one of the most powerful tools the country has to end discrimination. According to Secretary Castro, “HUD will not be shy about using [disparate impact] to tear down the unfair barriers that have undermined the dreams of far too many Americans.” He unveiled HUD’s new guidance on protecting the housing rights of ex-offenders, announcing that “HUD will use the full force of the law to protect the fair housing rights of those who’ve been arrested or who are returning to their communities after serving time in jail or prison.”

“Black and Latino Americans,” said Secretary Castro, “are unfairly arrested at significantly higher rates than white Americans.” The Secretary referenced a study by the Drug Policy Alliance that finds that even though rates of drug use are comparable across racial lines, black and brown Americans are more likely to be “stopped, searched, and arrested for drug law violations than are whites.”

Secretary Castro made clear that landlords need to distinguish between arrests and convictions and cannot simply use arrests to ban applicants for housing. “If landlords summarily refuse to rent to anyone who has an arrest record,” said Secretary Castro, “they may effectively and disproportionately bar the door to millions of folks of color for no good reason at all.”

For those applicants with prior convictions, Secretary Castro cautioned landlords not to exclude them from housing simply because of a conviction. “Many landlords use the fact of a conviction—any conviction, regardless of what it was for or how long ago it happened—to indefinitely bar folks from housing opportunities,” said Secretary Castro. “When someone has been convicted of a crime and has paid their debt to society, then they ought to have an effective second chance in life. The ability to find housing is an indispensable part of that second chance,” he said.

Continuing the theme of the intersection between criminal justice reform and housing in his address, Senator Tim Kaine (D-VA) said that as criminal justice reform moves forward, there must be a plan to ensure that returning citizens have meaningful access to affordable housing to prevent them from becoming homeless or recidivating. He said, “Housing is a fundamental part of who you are. . . If you’re going to constrict and restrict one’s ability to get housing that’s dignified or housing that’s equal to others, then you’re basically putting a lid on their ability to rehabilitate.”

Senator Kaine welcomed the news of HUD’s newly released fair housing guidance regarding criminal record screening policies, and spoke of his own experience litigating disparate impact cases under the Fair Housing Act. He said that it was through these cases that he first came to understand the importance of housing and that this exposure to the discrimination faced by his clients had a powerful impact on his life.



Senator Kaine also spoke about the prospects of criminal justice reform moving forward in Congress. He said that while the issue has gained bipartisan attention and there has been some positive rhetoric, so far the only concrete legislation that has passed has been in some states rather than at the federal level. He anticipates that the debate in the U.S. Congress will likely be around sentencing reform, and he cited Speaker Paul Ryan’s (R-WI) comments about the need for such reform as a positive sign. Senator Kaine stressed that, with whatever reform is enacted, social services and housing will be needed to help former prisoners successfully return to their communities. He thinks it will be important to frame the criminal justice reform conversation around preventing crime and reducing recidivism to keep our communities safe.

Knowledge is Power: Research on Extreme Poverty and Housing Interventions in Homelessness



Two of the Forum’s plenary sessions were about scholarly work that helps to inform advocacy. The first session featured Dr. Kathryn Edin, Bloomberg Distinguished Professor at Johns Hopkins University and co-author of the new book, *\$2.00 a Day: Living on Almost Nothing in America*.

In the book and in her presentation at the Forum, Dr. Edin discussed in detail the eradication of cash assistance under Aid to Families with Dependent Children (AFDC) and its replacement by the much more stringent Temporary Aid to Needy Families (TANF) program. A very small percentage of

households eligible for TANF actually receive assistance. When Dr. Edin asked people she interviewed why families were not enrolled in TANF assistance programs, she heard responses like, “They just aren’t giving that

out anymore,” or “What’s that?” One low income mother was told when she applied for TANF, “Honey, I’m sorry. There are just so many needy people. We just don’t have enough to go around.”

For *\$2.00 a Day* households, 70% of children are in a family with at least one working adult, but Dr. Edin stressed the capricious nature of employment and the scarcity of resources. Jennifer, a woman with asthma, had a cleaning job in Chicago and was providing a stable life for her family until her health deteriorated when her work moved to sites with hazardous conditions. “It took Jennifer 11 months to find that job, and 9 months to lose it.” Rae was a cashier at Wal-Mart, who was twice named Employee of the Month. Despite that distinction, Rae lost her job when she failed to report on time one day because the one vehicle shared by her household was left without fuel.

Dr. Edin reported that non-conventional income is common in *\$2.00 a Day* households. The U.S. produces 70% of the world’s plasma. Many adults in the U.S. give plasma multiple times per month in order to generate income as high \$75 per donation. Dr. Edin closed by emphasizing three key points: Everyone who wants to work deserves to do so; parents need their own homes in which to raise their children; and the U.S. needs a functioning safety net.

Responding to Dr. Edin’s presentation, Dr. Sharon McDonald, Director for Families and Youth at the National Alliance to End Homelessness, further discussed the insufficient nature of TANF in meeting the needs of low income households. She said that 41% of families that enter homeless shelters are receiving some form of help from TANF, demonstrating that it is not enough to prevent homelessness. Dr. McDonald addressed the rise of state laws restricting how TANF is used, such as limits on the purchase of luxury food or prohibitions on withdrawing TANF funds from ATMs at liquor stores or casinos, and the pernicious efforts in states to see that TANF recipients are subject to drug testing. Dr. McDonald also discussed the ways that various states are using TANF money to address the housing instability of TANF recipients, such as Mercer County, NJ with rent assistance that they fund entirely with TANF.

Sheila Crowley, outgoing president and CEO of the National Low Income Housing Coalition, responded to Dr. Edin by discussing how prominently housing poverty was experienced by the families in her book. The personal stories in *\$2.00 a Day*, and those in Matthew Desmond’s book *Evicted* and Adrian LeBlanc’s book *Random Family*, all tell of households struggling with scarcity in the private housing market. “Doubling up” is how many of them cope. Dr. Crowley discussed the different counts of people who are doubled-up and the difficulty posed by the inclusion of doubled-up children as homeless by the Department of Education.

Dr. Crowley reported that Desmond says that housing advocates think of doubling-up as a problem, but families have always taken one another in. Indeed, 85% of people who double up move in with family members. Dr. Crowley cited three circumstances that make doubling up problematic. The first is overcrowding, especially in substandard housing. The second is lack of security that comes with being beholden to someone else, with no legal claim to one's home. The third is exploitation and abuse, such as the molestation of a young girl in a family in *\$2 a Day* who moved in with an uncle.

In the second plenary on research, Dr. MaryBeth Shinn, Professor of Human and Organizational Development at Vanderbilt University, presented the interim results of the “Family Options Study: Short-Term Impacts of Housing and Services Interventions for Homeless Families” (See [Memo, 7/13/2015](#)). The study compared four different approaches to addressing homelessness in the U.S.: permanent housing subsidies, rapid re-housing, transitional housing, and usual care in participants' communities. Dr. Shinn said the study showed strong evidence for the benefits of permanent housing subsidies for housing stability, adult well-being, and family preservation. Permanent housing subsidies reduced dependence on alcohol and drugs by almost a third and intimate partner violence by more than half, decreased adult psychological distress, and reduced child-family separations and foster care placements. Transitional housing had more modest impacts on housing stability and no impact on adult well-being or family preservation. Rapid re-housing showed no impacts on housing stability, adult well-being or family preservation in the study.



Children in families receiving permanent housing subsidies changed schools less frequently, and children in families with permanent subsidies or in rapid re-housing had fewer school absences. Transitional housing showed no such impacts. Families with permanent subsidies or in rapid re-housing were more likely to report being secure in their access to food. Dr. Shinn identified the radiating impact of permanent housing subsidies on adult, family, and child outcomes as a surprising lesson.

Kathryn O'Regan, HUD Assistant Secretary for Policy Development and Research, said the Family Options Study's findings about the benefits of permanent housing subsidies showcased how solid research can impact policy. The Administration's FY17 budget request includes funding for 10,000 new vouchers for homeless families with children and \$11 billion in mandatory spending over the next ten years, 80% of which would be for new housing vouchers and 20% for rapid rehousing assistance (see [Memo, 2/16/2016](#)). Barbara Sard, vice president for housing policy at the Center on Budget and Policy Priorities, echoed these sentiments, saying that the study's evidence for housing vouchers to achieve housing stability provided a powerful justification for the President's proposals to fund additional targeted vouchers.

Housing Advocacy Moves to States and Localities: Preparing to Implement NHTF and AFFH

With two major new initiatives underway in 2016 and 2017, the Forum included plenary sessions on the implementation of the National Housing Trust Fund (NHTF) and Affirmatively Furthering Fair Housing (AFFH). The NHTF session opened with remarks by Marion Mollegen McFadden, HUD Deputy Assistant Secretary for Grant Programs in the Office of Community Planning and Development. Ms. McFadden said that while a few states that act swiftly could receive their NHTF grants by late summer, others are more likely to receive their funds in the fall. By the end of the year HUD intends to release a technical assistance product describing best practices for deeply targeting assistance across HUD programs, including with NHTF and HOME funds.

Brian Hudson, executive director and CEO of the Pennsylvania Housing Finance Agency (PHFA), said that PHFA does not have preconceived notions about the types of projects NHTF will develop. The agency reached out several months ago to key stakeholders, including the Housing Alliance of Pennsylvania, an NLIHC state coalition partner, to begin to gather ideas. He discussed the need to pair NHTF resources with other state-level resources in order to develop viable projects for extremely low income renters. Mr. Hudson encouraged advocates in the audience to let their state agencies know about the types of projects they want funded. He urged states to have bold plans for NHTF projects and to share successes early on.

Nancy Rase, co-founder and the former president and CEO of Homes for America, Inc. and principal of Nancy Rase Consulting Services, LLC, stated that it is possible to develop housing projects to serve extremely low income (ELI) households, those with incomes at or less than 30% of the area median income (AMI), without imposing a cost burden on them. The goal should be to have 20% of the units in a property to be affordable to ELI households, with another 10% affordable to households with incomes at 15% of AMI. Ms. Rase mentioned a number of sources that could be layered in with NHTF funds to help achieve such deep affordability. To help affirmatively further fair housing in strong markets that are areas of high opportunity and to cross-subsidize ELI units, she suggested developing projects with 25% of the units renting at market rate.

The final panelist was Greg Payne, director of the Maine Affordable Housing Coalition and an affordable housing developer at Avesta Housing, a nonprofit housing agency based in Portland, Maine, as well as an NLIHC board member. Mr. Payne urged advocates to promote impactful NHTF projects this year in order to demonstrate the value of the new program. He also expressed concern that HUD's interim rules allow rents to be higher than advocates had expected and encouraged them to seek preference for projects which do, in fact, ensure rents affordable to extremely low income households. Finally, Mr. Payne urged residents and advocates to attend the NHTF public hearing in their states and be particularly vigilant about opposing efforts to simply supplant existing programs with NHTF funding.

During the session on HUD's recently released Affirmatively Furthering Fair Housing (AFFH) rule, panelists talked about the history of the Fair Housing Act and the AFFH rule and current efforts to ensure the rule is properly implemented across the country in the months and years to come.

Luke Tate, a senior policy advisor to President Obama, began the discussion by recognizing that economic opportunity is intrinsically related to fair housing. He lauded the progress represented by HUD's issuance of the final AFFH rule but acknowledged the challenges that lie ahead in ensuring it is implemented correctly. Mr. Tate said, "We know we have a legacy of structural racism [in this country], and it persists today. The AFFH rule is about taking that head on." He spoke about how the AFFH rule calls on communities across the country to broadly and accurately define who its residents are when deciding where to invest federal resources so that no one is excluded. Mr. Tate stated that the White House's Opportunity Project is providing those leading the conversation around AFFH implementation with sound information, including data on access to transit and high quality schools to help them achieve the best possible outcomes for their communities.

Bryan Green, General Deputy Assistant Secretary for HUD's Office of Fair Housing and Equal Opportunity, spoke about Martin Luther King's efforts to bring to light the deplorable conditions in which poor African Americans were living during the 1960s and how the Fair Housing Act (FHA) serves as a memorial to Dr. King's work. Mr. Greene lamented that 50 years after King's passing, systemic poverty and segregation still exists. "HUD's AFFH rule is seeking to breathe life into this law that King fought and died for," Mr. Greene stated. He said the original legislative intent of the FHA wasn't just to prevent discrimination but also to tackle segregation in a structural way. Mr. Green noted while the law is 50 years old, there has been only a patchwork of regulations around the duty to affirmatively further fair housing, most of which were weak and largely ineffective. HUD's new rule clarifies communities' AFFH obligations. New tools provided by HUD, including maps and data, will help communities implement the rule consistently across the country in a way that promotes collaboration and takes public input into account.

NLIHC Senior Advisor Ed Gramlich noted that at long last local governments, states, and public housing agencies have the guidance they need to meet the FHA's obligations around affirmatively further fair housing choice. He emphasized to the residents and advocates in attendance at the Forum that it is now incumbent on them to become engaged to make the new rule work and to ensure its long-term effectiveness. He described the many advocacy opportunities built into the new AFFH rule. He noted that the rule requires public participation in the drafting of the new Assessment of Fair Housing (AFH), including a minimum of one public hearing. The AFH must analyze any "local knowledge" provided during the public participation process, which could include the identification of neighborhoods at risk of gentrification or of campaigns to pass a local source of income ordinance. The rule also provides an additional advocacy opportunity because the AFH must be sent to HUD for review and acceptance. Advocates can write to HUD during the review period to point out any inconsistencies or gross omissions.

The slides Mr. Gramlich presented at the Forum are available at: <http://bit.ly/23qjltP>

Learn more about the Opportunity Project at: <http://opportunity.census.gov/>

Reaching Out: Housing in the 2016 Elections and in the Media

Getting our message out to the broader public and to policy makers was the subject of two other plenaries at NLIHC's Housing Policy Forum.

Brian Miller, Executive Director of Nonprofit VOTE, Pamela Patenaude, President of the J. Ronald Terwilliger Foundation for Housing America's Families, and LeeAnn Byrne, Policy Director of Rhode Island Coalition for the Homeless, engaged in a lively discussion of the how to get candidates for elected office to pay attention to the issues of housing and homelessness.

Mr. Miller opened by stressing the importance of voter participation by people in low income communities. He said that "part of the reason we often don't have power is that the populations we serve don't vote" in the same numbers as higher income people do. He praised NLIHC's Voterization project

<http://nlihc.org/library/voterization> and other voter engagement programs, and reported that in 2014, the people who engaged with non-profit voter efforts voted at rates 5-15% higher than those who did not. He emphasized that "if we want to get affordable housing on the agenda of candidates, any candidates...we have to put it there," with active candidate engagement. Non-profits cannot endorse candidates for public office, but can educate all candidates about issues and ask them their positions.

Ms. Patenaude reported on the efforts of the Terwilliger Foundation to engage all the presidential candidates on housing issues in advance of the 2016 New Hampshire Primary. She and her staff attended numerous town halls and other open meetings throughout the state to ask the candidates questions. The Foundation organized a Housing Forum in the state in cooperation with several housing organizations, including Housing Action New Hampshire, an NLIHC state coalition partner. All presidential candidates were invited to speak and six accepted. Although none were first-tier candidates, some who were not aware of housing issues came away with an increased awareness of the seriousness of the problems.

Ms. Byrne described the very robust candidate engagement activities, especially with candidates for the state offices, of the Rhode Island Coalition for the Homeless, also an NLIHC state coalition partner. They organize tours and meetings with candidates, prepare and distribute a variety of reports and fact sheets for use by candidates, and educate them about both problems and solutions. Their work does not end with Election Day, but continues year round with winners and losers alike. Someone who lost a particular election is very likely to be back on the ballot in a future election and be more aware of the issues if the relationship has continued throughout the year.

Mr. Miller urged attendees to participate in the second webinar in NLIHC's 2016 Voterization series, "Educating Voters and Candidates on Housing Issues," to be held on Monday, April 18 at 2:00pm ET as well as NonProfit VOTE's webinar on voter engagement on Thursday, April 14 at 2pm EST. RSVP for the NLIHC event at <http://bit.ly/1PL6R6F>. RSVP for the NonProfit VOTE event at <http://bit.ly/1TMymDV>.

Washington Post reporter Emily Badger spoke to Forum participants on housing in the media and said it was fair criticism that the news media do not sufficiently feature stories on housing. Issues of housing and housing affordability are something everyone should be addressing to a much greater degree because housing is fundamental to every aspect of our lives, she said. Ms. Badger urged advocates to provide the media stories that show the connections between housing and other aspects of life and that surprise the reader about such connections.

Ms. Badger, whose reporting has highlighted the challenges faced by low income families in accessing decent, affordable housing, said that some in the media treat housing as an asset while others look at it merely as shelter. Given that narrow framing, the general public is reminded about housing only when reporters write about home buying, mortgage rates and foreclosures or about overcrowded homeless shelters.

"Housing is not just about shelter. It is about fifteen other things that are connected to our lives. Housing is about education, opportunity, wealth, poverty, health, and the environment. The best stories about housing are the ones that say how housing is connected to other important aspects of your life," she said,

"Everything is connected to housing. Baltimore, Ferguson and Flint are all housing stories. Where you live is incredibly important for setting the path that you will go on for the rest of your life."



Ms. Badger cited the groundbreaking research of Stanford University Professor Raj Chetty about the impacts of housing opportunities on children's wellbeing later in life. This kind of research is highlighting how where a child grows up affects their success in school and their earnings potential when they are adults. "Children who live in Salk Lake City have much greater odds of moving up the income ladder than children who grow up in Atlanta," she said. "Children who grow up in Seattle are in much better shape than those who grow up in Detroit. So, housing is about opportunities and mobility as well."

In Special Forum Session, Residents Discuss Section 3, RAD and AFFH

The 2016 Forum offered a special session for residents of public and assisted housing on topics of particular importance to them. Seventy-three residents and advocates gathered to learn about and discuss Section 3 requirements to hire and contract with low income tenants, the latest on the Rental Assistance Demonstration (RAD), and resident involvement in the new Affirmatively Furthering Fair Housing (AFFH) requirements. Presenters included Keith Swiney, President and CEO of Motivation Inc., and Joy Johnson from the Public Housing Association of Residents in Charlottesville, VA, on Section 3; Tom Davis, the Director of the Office of Recapitalization at HUD and Jessica Cassella, attorney at the National Housing Law Project, on RAD; and Debby Goldberg, Special Project Director at the National Fair Housing Alliance on AFFH.

NLIHC Members Visit Congress on Lobby Day

Following two days of informative sessions during NLIHC's 2016 Housing Policy Forum, more than 100 advocates went to Capitol Hill on Tuesday, April 5 to lobby Congress in support of expanding affordable housing for extremely low income renters. The advocates from 33 states visited 49 Senate and 118 House offices. They urged their Representatives to support Representative Maxine Waters's (D-CA) "Ending

Homelessness Act of 2016” (H.R. 4888), which would dramatically expand funding for the National Housing Trust Fund (NHTF). H.R. 4888 would provide \$1.05 billion annually in mandatory spending for the NHTF and increase funding for the McKinney-Vento Homeless Assistance Grants program, Section 8 vouchers, and outreach efforts directed at homeless populations. Participants of the NLIHC Lobby Day also advocated for increased spending for affordable housing in the FY17 budget. Specifically, advocates asked their Senators and Representatives to support the President’s proposal for \$11 billion in mandatory spending for homeless families over the next 10 years and to support the President’s request of more than \$20.8 billion for housing vouchers in 2017. Advocates also urged Senators to support passage of the “Housing Opportunity Through Modernization Act” (H.R. 3700), which passed the House with unanimous support early this year.

“Lobby Day was an incredible experience for me as a resident, as an advocate, and as a person,” said Rachel Robinson of Neighbors United for Progress in Austin, TX. “It was an opportunity to speak on a level playing field about the political issues that affect me; I really had a voice. When I left, I felt empowered and confident to be a better advocate.”

DC’s CNHED Wins NLIHC’s 2016 Organizing Award

The National Low Income Housing Coalition (NLIHC) awarded its 2016 Organizing Award to the Washington D.C. based Coalition for Nonprofit Housing and Economic Development (CNHED), an NLIHC state coalition partner, for its *Housing for All Campaign*. The award was presented on Sunday, April 3, at NLIHC’s Housing Policy Forum. The Organizing Award recognizes outstanding achievement in state or local organizing activity that furthers NLIHC’s mission: achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.



CNHED was selected for this award because of its impressive grassroots *Housing for All Campaign* that shined a light on the lack of housing affordability in the District of Columbia. The campaign has achieved more than \$365 million in affordable housing investment and helped institute changes in how affordable housing is funded in the District. Launched in 2011 by the 140-member CNHED, the Campaign has organized over 4,000 supporters to take action. This demonstration of power and commitment turned the tide from a loss of funding to unprecedented investments in affordable housing.

Stephen Glaude, executive director of CNHED, and Elizabeth Falcon, the organization’s director of housing policy, accepted the award at Sunday’s ceremony, thanking NLIHC for recognizing and showcasing their work. “We are deeply honored and encouraged to be awarded NLIHC’s Organizing Award. This award demonstrates that resident activism and dedicated practitioners, along with engaged public officials, can truly generate significant change. This award also serves as a reminder that much work still needs to be done to achieve affordable housing for low income residents,” said Mr. Glaude.

National Housing Trust Fund

HUD Announces \$174 million For First Year of NHTF

At the NLIHC 2016 Policy Forum (see related article in this *Memo to Members*), HUD Secretary Julián Castro officially announced that nearly \$174 million will soon be available for the inaugural allocation of dedicated resources for the National Housing Trust Fund (NHTF). Secretary Castro said that HUD expects to announce in

the *Federal Register* individual allocations to states later this spring, and that he anticipates the funds could be drawn upon as early as this summer.

Secretary Castro reminded the audience that “the NHTF is the first new affordable housing production program in almost a generation, and it’s the first to focus almost exclusively on extremely low income families.” Secretary Castro added, “The NHTF is going to provide a big boost to another effort my team has been focused on – making the promise of fair housing a reality for every American.”

In a media release, HUD noted that eight years after the NHTF was authorized by the Housing and Economic Recovery Act of 2008, the NHTF finally began to be capitalized in calendar year 2015 through assessments on the volume of new business of the government sponsored enterprises, Fannie Mae and Freddie Mac.

See the HUD media release at: <http://1.usa.gov/1RUDoLT>

Federal Budget

House and Senate to Unveil FY17 Spending Allocations

The House and Senate Appropriations Committees will release and vote on FY17 subcommittee spending amounts, formally known as 302(b) allocations, on April 13 and 14, respectively. Subcommittees began receiving provisional numbers last week. The amounts allocated to the Appropriations Subcommittees for Transportation, Housing and Urban Development, and Related Agencies (THUD) and Agriculture, Rural Development, Food and Drug Administration, and Related Agencies will set the topline amount each subcommittee can use as they write their FY17 spending bills.

In March, the Campaign for Housing and Community Development Funding (CHCDF) [sent a letter](#) signed by more than 2,000 national, state and local organizations to Senate and House Appropriations Committee Chairs and Ranking Members urging them to increase the 302(b) funding allocation for the THUD Subcommittees for FY17. (see *Memo*, [3/7](#)).

House Appropriators are moving forward with voting in Subcommittees on several spending bills this week, with a goal of moving all spending bills through regular order on the House floor. The House THUD bill has not yet been scheduled for Subcommittee consideration.

House Republican leadership may face difficulty getting the votes necessary to pass the bills through the House, however, given strong opposition to the topline spending levels among fiscal conservatives. The House Budget Committee approved a budget resolution (see *Memo*, [3/21](#)) that would allow for the higher discretionary level agreed to in last year’s budget agreement if an equivalent amount of entitlement spending is cut. However, House conservatives have concerns that the Budget language does not provide assurance that such cuts to entitlement spending will be enacted. To assuage such concerns, the House Rules Committee may vote this week to allow cuts to entitlement programs to be achieved through the appropriations process, rather than through separate authorizing legislation.

HUD

HUD Issues Bold Fair Housing Guidance on Use of Criminal Records

At NLIHC’s Policy Forum on April 4 (see related article in this week’s *Memo to Members*), HUD Secretary Julián Castro announced that HUD had issued legal guidance from the Office of General Counsel (OGC) regarding the likely violation of the Fair Housing Act when housing providers employ blanket policies in refusing to rent or renew a lease based on an individual’s criminal history because such policies may have a disparate impact on racial minorities. The guidance states, “Because of widespread racial and ethnic disparities

in the U.S. criminal justice system, criminal history-based restrictions on access to housing are likely disproportionately to burden African-Americans and Hispanics.” The protected classes of the Fair Housing Act are race, color, national origin, religion, sex, familial status, and disability.

The guidance states that when a housing provider’s seemingly neutral policy or practice has a discriminatory effect, such as restricting access to housing on the basis of criminal history, and has a disparate impact on individuals of a particular race, national origin, or other protected class, the policy or practice is unlawful under the Fair Housing Act if it is not necessary to serve a substantial, legitimate, nondiscriminatory interest of the housing provider, or if the interest could be served by another practice that has a less discriminatory effect.

Some landlords and property managers assert that the reason they have blanket criminal history policies is to protect other residents and the property. The guidance declares that “bald assertions based on generalization or stereotype that any individual with an arrest or conviction record poses a greater risk than those without such records are not sufficient.” Landlords and property managers must be able to prove through reliable evidence that blanket policies actually assist in protecting residents and property.

The guidance also states that a housing provider with policies of excluding people because of a prior arrest without conviction cannot satisfy its burden of showing such a policy is necessary to achieve a “substantial, legitimate, nondiscriminatory interest,” since an arrest is not a reliable basis upon which to assess the potential risk to residents or property. In instances when a person has been convicted, the policy must be applied on a case-by-case basis considering the nature and severity of the conviction, what the individual has done since conviction, and how long ago the conviction took place.

In addition, the guidance discusses how a housing provider may violate the Fair Housing Act if the provider intentionally discriminates when using criminal history information in evaluating applicants and tenants. “This occurs when the provider treats an applicant or renter differently because of race, national origin or another protected characteristic. In these cases, the housing provider’s use of criminal records or other criminal history information as a pretext for unequal treatment of individuals because of race, national origin or other protected characteristics is no different from the discriminatory application of any other rental or purchase criteria.”

The guidance follows an FAQ regarding use of arrest records to disqualify people from receiving housing assistance (see *Memo*, [4/4](#)) and an earlier HUD Notice on the use of arrest records in screening applicants for federally assisted housing (see *Memo* [11/9/15](#)). This guidance applies more broadly than the previous guidance, as it applies to both federally assisted housing and housing on the private market. Additionally, because the guidance is a legal opinion from OGC, it trumps the opinions of individual departments within HUD.

The HUD guidance is at <http://1.usa.gov/1TwM6m5>

More information about disparate impact is on page 7-1 of NLIHC’s *2016 Advocates’ Guide* at: <http://bit.ly/23ihgne>

HUD Releases Guide on Preserving Section 236 Properties

HUD’s Office of Recapitalization has published *Preservation Options for Section 236 Properties*, a guide outlining the options that owners have to preserve Section 236 properties as affordable housing. HUD encourages owners to take action this year because all Section 236 loans will mature in the next three years. Upon maturity, property owners may convert units to market rate or take other actions that result in the loss of affordable homes to low income households. The guide describes existing incentives to recapitalize Section 236 properties in order to preserve their affordability.

Section 236 was created in 1968 to enlist the private market in developing affordable rental homes. Private lenders made 40-year market-rate loans that were either insured by HUD or financed by a state Housing

Finance Agency. HUD provided the owner with an interest reduction payment (IRP) that subsidized the owner's mortgage down to a 1% interest rate. The IRP was fully funded to flow each month to the mortgage lender for the entire 40-year term. Through a regulatory agreement or use agreement, the owner agreed only to rent to households with incomes at or below 80% of the area median income and to limit rents to HUD-approved, cost-based rents. Eventually, many properties received additional assistance in the form of Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and/or a Section 8 Project-Based Rental Assistance (PBRA) contracts.

The guide describes an owner's financing options, including refinancing to raise capital, prepaying the original Section 236 loan, decoupling the balance of an IRP from the original mortgage and applying the IRP subsidy stream to a new loan as part of a prepayment and refinancing transaction, and finding relief from balloon payments due on some flexible subsidy loans. The guide also describes rental assistance options, including renewing expiring Section 8 contracts with a potential increase for contract rents, providing Tenant Protection Vouchers to residents, and converting properties to PBRA or Project-Based Vouchers under the Rental Assistance Demonstration's Component 2.

The guide also discusses the option of prepaying the Section 236 loan, which not only enables the owner to leverage new debt to make capital improvements but also usually triggers eligibility for tenants to receive Enhanced Vouchers (EVs). With an EV, residents have the right to remain in their unit with the voucher covering the cost between what the household was paying for rent and the new market-based rent.

Some Section 236 loans can be prepaid "as-of-right" without HUD approval. These are usually called Section 219 prepayments. Owners must deliver a prepayment notice to each tenant between 150 and 270 days prior to prepayment. Rents cannot be increased for 60 days after prepayment.

Owners of Section 236 properties that were originally developed by nonprofits, as well as some properties with both Rent Supp contracts and Section 221(d)(3) mortgages, cannot prepay without HUD approval. These are usually called Section 250(a) prepayments. Owners must give residents 150-day advance notice. Low income residents will continue to pay Section 236 rents because a new Section 250(a) Use Agreement will take the place of the original Section 236 Regulatory Agreement and remain in effect through the end of the original mortgage term.

Preservation Options for Section 236 Properties is at <http://bit.ly/1qAdYdP>

More information about Section 236, Rent Supp, RAP, and Project-Based Section 8 is on page 4-19 of NLIHC's *2016 Advocates' Guide* at: <http://bit.ly/1WhSAWx>

More information about Tenant Protection Vouchers and Enhanced vouchers is on page 4-44 of NLIHC's *2016 Advocates' Guide* at: <http://bit.ly/1MZ9PtL>

Research

Concentrated Poverty Increased Dramatically after Great Recession

A report published by The Brookings Institution titled *U.S. Concentrated Poverty in the Wake of the Great Recession* shows a significant increase in the number of people living in concentrated poverty across the United States, particularly among blacks and Hispanics. Concentrated poverty has also grown more rapidly in the suburbs than in the urban cores of the largest 100 metropolitan areas.

The report utilizes data from the 2000 decennial census and the American Community Survey (ACS) 5 year estimates for 2005-2009 and 2010-2014 to track the growth of concentrated poverty leading up to and following the Great Recession. Between 2000 and 2009, the number of extremely poor neighborhoods, defined as census

tracts where 40% or more of the population lives below the federal poverty line, grew by 39.5%. The share of people in poverty residing in extremely poor neighborhoods increased by 36.2%. Between 2009 and 2014, the number of extremely poor neighborhoods climbed by 47.6% and the poor population residing in concentrated poverty grew by 55.4%. By 2014, 14 million people lived in extremely poor neighborhoods, which is 5.2 million more than before the Great Recession and more than double the number in 2000.

The growth in concentrated poverty is not simply the product of an increase in the overall poverty rate. Had the 3.2% national growth in poverty between 2000 and 2014 been evenly distributed across census tracts, approximately 800 neighborhoods would have become extremely poor. Between 2000 and the 2010-2014 ACS period, 2,151 additional neighborhoods met the definition of an extremely poor neighborhood. By 2010-2014 more than 4,181 census tracts met this definition.

This growing concentration of poverty has disproportionately impacted blacks and Hispanics. According to the report, between the 2005-2009 ACS period and the 2010-2014 ACS period, the share of poor residents living in distressed neighborhoods increased by 3.9% for blacks and 4.7% for Hispanics. The percent of whites residing in neighborhoods of concentrated poverty grew by only 1.4%.

The increase in concentrated poverty was not limited to the inner city. In fact, among the 100 largest metropolitan areas, the number of people below the poverty threshold living in concentrated poverty grew twice as fast in suburbs as in cities. Given the spread of concentrated poverty beyond urban cores into suburbs, the report calls for greater regional planning efforts to combat and deconcentrate poverty through transportation, economic and workforce development, land use, zoning, and affordable housing initiatives.

U.S. Concentrated Poverty in the Wake of the Great Recession is available at <http://brook.gs/1UWA9a9>.

Homeless Families Use Key Safety Net Programs at Greater Rate than Others in Deep Poverty

A research brief by the Department of Health and Human Services (HHS) titled *Are Homeless Families Connected to the Safety Net?* finds that homeless families with children in emergency shelters participate in key safety net programs like Temporary Assistance to Needy Families (TANF), publicly funded health insurance, and the Supplemental Nutrition Assistance Program (SNAP) at a higher rate than families in deep poverty generally. The findings also suggest that these programs alone are likely insufficient to prevent homelessness.

The authors used data on 2,282 homeless families in 12 communities participating in the *Family Options Study* (see [Memo 7/13/2015](#)). Study participants were homeless families with children who had spent at least a week in an emergency shelter before participating. These families were more likely than all families living in deep poverty in their respective communities to receive TANF (41% vs. 22%), publicly funded health insurance (86% vs. 82%), and SNAP (88% vs. 69%). TANF was the least used safety net program. In Atlanta, GA, one of the study's communities, approximately 10% of all families in deep poverty received TANF.

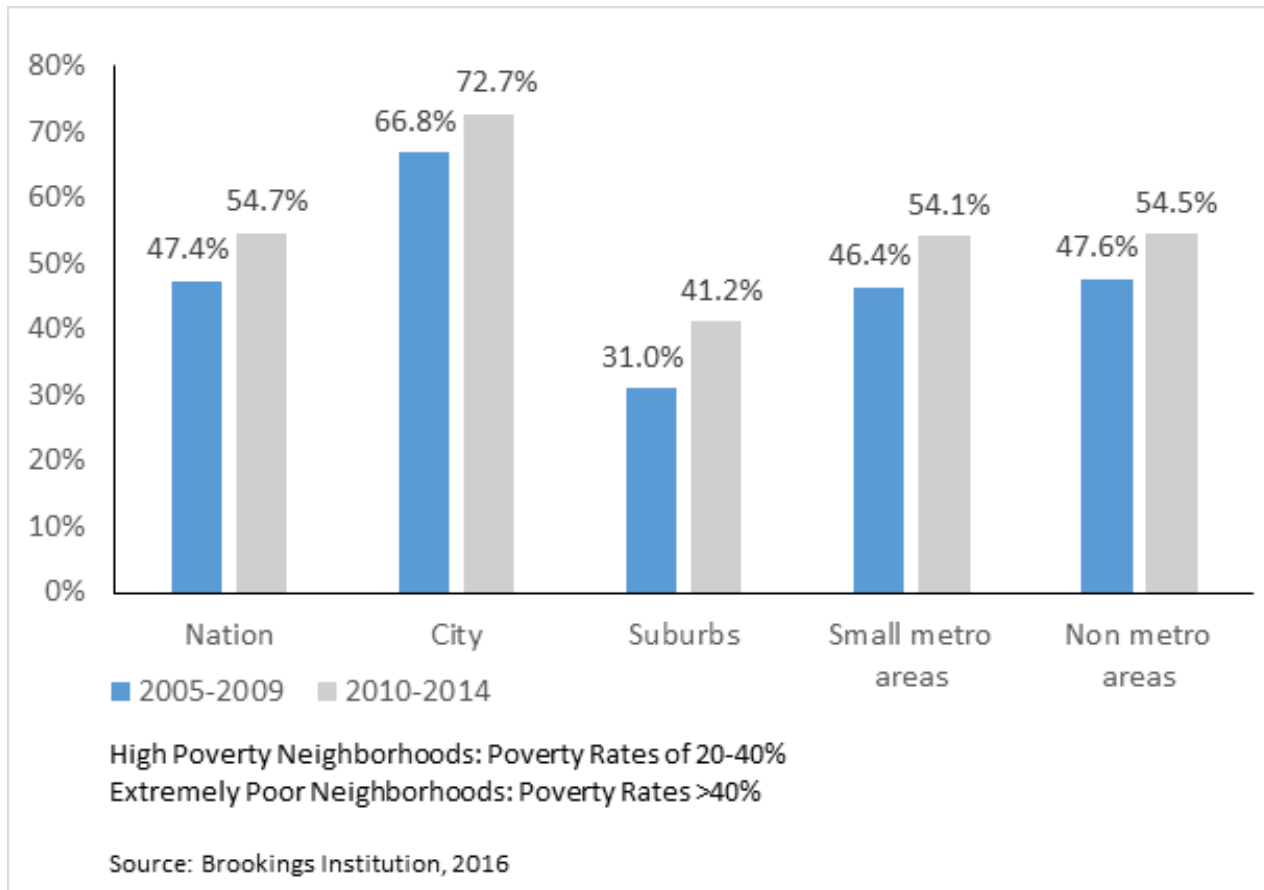
Families did not become disconnected from their key safety net benefits after homelessness. Twenty months after a shelter stay, participation rates in publicly funded health insurance and SNAP were 85% and 86%, respectively. Participation rates in TANF dropped from 41% to 33% twenty months after a shelter stay, but remained higher than the rate for all families in deep poverty. Access to a permanent housing subsidy increased SNAP and TANF participation by 7% and 6%, respectively.

Participation in Supplemental Security Income (SSI) and Social Security Disability Income (SSDI) increased twenty months after a shelter stay for homeless families. Participation rates in SSI increased from 10% to 13% and participation in SSDI increased from 4% to 7%. The authors were unable to determine if families became aware of their eligibility and applied for these programs during their shelter stay or prior to it.

Are Homeless Families Connected to the Safety Net? is available at <http://1.usa.gov/1WgtU0D>

Fact of the Week

Share of Poor Residents in High Poverty or Extremely Poor Neighborhoods: 2005-2009 and 2010-2014



Events

Webinars on Affirmatively Furthering Fair Housing on April 27, May 18

The National Housing Law Project is offering a webinar providing an overview of the new Affirmatively Furthering Fair Housing (AFFH) regulations as well as an update on the rule's implementation.

The webinar is free for housing, civil rights, and tenant advocates in California, and available for \$25 for those outside of California. It will take place on April 27 at 2 pm ET. Register at:

<http://nhlp.org/AFFHwebinarApril2016>

The primary innovation of the AFFH rule is the creation of the Assessment of Fair Housing (AFH), a framework that requires HUD funding recipients to analyze fair housing issues like disproportionate housing needs and disparities in access to opportunity and to set goals to overcome such issues. The AFH is replacing the Analysis of Impediments (AI). Twenty-two localities are preparing to submit the first round of AFHs, with perhaps another 105 slated to submit their AFHs in 2017. Most local governments, states, and public housing agencies will not be required to submit an AFH until 2019 or later, but must continue to affirmatively further fair housing under the current AI process.

A second webinar on May 18 will provide a practical introduction to the Local Government Assessment Tool and will discuss HUD's online AFFH Data and Mapping Tool.

For questions or more information, email: nhlpwebinar@nhlp.org

NLIHC has information about the new AFFH rule on page 7-4 of NLIHC's *2016 Advocates' Guide* at: <http://bit.ly/1WiozGd>

For program participants not required to comply with the new rule until future years, NLIHC has information about the AI process on page 7-14 of NLIHC's *2016 Advocates' Guide* at: <http://bit.ly/1NeyeGj>

NLIHC also has AFFH information at <http://nlihc.org/issues/affh>

More NLIHC News

NLIHC Board Elects 2016-2017 Leaders

At its meeting on April 6, the NLIHC Board of Directors held its annual elections. The board re-elected five officers to serve another one year term on the executive committee. They are:

Chair: Brenda Clement

1st Vice Chair: Greg Payne

2nd Vice Chair: Marla Newman

Secretary: Christine Allamanno

Treasurer: Moises Loza

The board also elected Martha Weatherspoon and Lot Diaz to serve as at-large members of the NLIHC executive committee and thanked Matt Girard and Lisa Hasegawa for their service as at-large members.

There were no vacancies on the board but three board members with terms ending in 2016 were elected to serve another term: Delorise Calhoun (low-income member) was elected to serve a third three-year term, and DeeDee Gilmore (low-income member) and Bob Palmer of Housing Action Illinois (state coalition member) were each elected to serve a second three-year term.

NLIHC State Coalition Partners Convene in DC

Representatives of NLIHC's state coalition partner organizations from around the country convened on April 2-3 for a series of peer-learning and sharing sessions on the latest policy developments on Capitol Hill, the Administration and in their states. Thirty state coalition partners from 27 states participated.

The convening kicked off with briefings on the FY17 federal budget, the prospects on housing finance reform, legislative threats to the National Housing Trust Fund, and the status of priority affordable housing legislation. State coalition partners and invited guests then facilitated three discussion sessions on topics of priority interest to the attendees.

Tristia Bauman, senior attorney at the National Law Center on Homelessness and Poverty, led a session on the criminalization of homelessness. Ms. Bauman shared analysis of a recent U.S. Department of Justice order that prohibits cities and local governments criminalizing homelessness from receiving federal funding. She also shared her thoughts on how statewide organizations can use this new order to challenge local policies that are hostile to homeless individuals.

Neighborhood Partnerships of Oregon Housing Policy Director Jenny Lee and Southern California Association of Nonprofit Housing Executive Director Alan Greenlee co-facilitated a session on the homeless states of emergency recently declared in their jurisdictions and in the state of Hawaii, with a focus on state and federal resources that may be made available by such declarations.

Minnesota Housing Partnership Executive Director Chip Halbach led a session on the increasing strains of already tight rental markets and strategies for the preservation of non-subsidized lower-rent housing. Mr. Halbach shared insights about a fair housing lawsuit filed by legal advocates in the Twin Cities against one developer who is rehabilitating a multifamily property and causing major community displacement there.

State coalition partners spent Sunday morning, April 3, sharing state updates on policy and advocacy efforts taking place in their states and received briefings from NLIHC staff on recent and upcoming research efforts of the Coalition, the state of the FY17 federal budget appropriations, and reflections from Sheila Crowley and Diane Yentel, outgoing and incoming NLIHC CEOs, on the NLIHC leadership transition.

NLIHC Accepting Applications for Summer Graphic Design Intern

NLIHC is accepting applications for the position of a summer graphic design intern for the period of June-August 2016. NLIHC interns are highly valued and fully integrated into our staff work. We seek students who are passionate about social justice issues, with excellent writing and interpersonal skills. The internship responsibilities include assisting with sending out e-communications using MailChimp and producing/updating collateral print material such as brochures, flyers, factsheets and a variety of other projects using the Adobe Creative Suite. The intern will also update content on NLIHC's website and will help update NLIHC's social media sites and blog.

A cover letter, resume, and writing sample are required for consideration. Please also provide 3-5 design samples and/or a link to an online portfolio for consideration. In your cover letter, please specify the position(s) and semester for which you are applying.

Interested students should send their materials to: Ellen Errico, Graphics and Web Design Manager, at eerrico@nlihc.org.

NLIHC STAFF

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Andrew Aurand, Vice President for Research, x245
Michael Chapman, Policy Intern, x249
Josephine Clarke, Executive Assistant, x226
Sheila Crowley, Former President and CEO, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Graphic Design and Web Manager, x246
Ed Gramlich, Senior Advisor, x314
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Gar Meng Leong, Research Intern, x241
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Khara Norris, Director of Administration, x242
Ikra Rafi, Graphic Design Intern, x250
Kate Rodrigues, Research Intern x229
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Christina Sin, Development Coordinator, x234
Elayne Weiss, Housing Policy Analyst, x243
Alexandra Williams, MSW Practicum Student, x230
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228