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**April 25, 2016**

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## **Point of View by Diane Yentel**

Many of you may remember Sheila Crowley's weekly "Point of View" column in *Memo to Members*. For those of us working on housing policy in the late 1990's and early 2000's, it was essential reading. Each week, Sheila contextualized and made relevant the many housing policy happenings in Washington, DC and around the country. She helped us understand why certain policies mattered, who the real champions on the Hill and in the Administration were, and who most needed to be educated on the housing needs for the lowest income Americans. And when it was time to mobilize to oppose damaging policies or regulations, Sheila's Point of View served as a clarion call to action.

I "grew up" in my housing policy work reading and relying on Sheila's Point of View insights to inform my local and state policy actions. This was back in 2001 to 2005, when I was working as a housing policy coordinator at the Massachusetts Coalition for the Homeless. Point of View was one of the many ways that Sheila inspired me and shaped my contributions. Her weekly insights reminded me that my day-to-day local efforts to create more affordable housing resources for those most in need were part of a much larger struggle. They confirmed for me that my work contributed to a movement. And that together, we were - and are - very powerful.

Nobody can replace the inestimable Sheila Crowley. I certainly wouldn't presume to. By restarting Point of View as an occasional column, I will add my voice and insights with the hope that it may serve to simplify complicated topics, knit together research and Congressional activities into a cohesive narrative, or inspire actions that contribute to propelling a movement to end housing poverty.

Please feel free to reach out to me anytime with your thoughts, ideas and recommendations. I always enjoy hearing from you.

Thank you for your support of NLIHC and for all your good work,  
Diane

## **National Housing Trust Fund**

### **Senator Shelby Requests GAO and CBO Reports on Fannie Mae and Freddie Mac**

Senator Richard Shelby (R-Ala.), Chairman of the Senate Committee on Banking, Housing, and Urban Affairs, last week sent letters to the Government Accountability Office (GAO) and the Congressional Budget Office (CBO) requesting that the agencies provide reports to Congress on issues relating to the Federal Housing Finance Agency (FHFA) and the government sponsored entities (GSEs) Fannie Mae and Freddie Mac.

Senator Shelby said, "Congress has a responsibility to conduct proper oversight over both the FHFA and the GSEs. It is my hope that GAO and CBO will provide the Committee with meaningful data regarding the market impact of FHFA's decisions to ensure that Congress takes steps to protect American taxpayers from risk."

In his letter to the GAO, Senator Shelby states that recent actions by the FHFA have served to encourage a more active, rather than a reduced, role in the mortgage market for the GSEs. As evidence, Senator Shelby points to such steps as "issuing proposed rules regarding the enterprises' duty to serve, creating principle write-down requirements, lowering down-payment requirements, allowing allocation of revenues to the national housing trust fund despite the enterprise having no capital, and other actions."

He requests that the GAO study and report the extent to which these actions will influence the GSEs' dominance in residential mortgage markets, an increase in the cost of entry for future competitors to the GSEs,

current and future financial demands on the Treasury, and possible options for modifying the enterprises' structures.

In his letter to the CBO, Senator Shelby focuses on FHFA Director Watt's recent statement that "[t]he most serious risk and the one that has the most potential for escalating in the future is the Enterprises' lack of capital." In order to consider the best course of action to address this concern, Senator Shelby requests that the CBO address the federal government's financial obligations to Fannie Mae and Freddie Mac while they are in conservatorship, the implications for the budget and the federal debt if the GSEs were to retain more of their earnings, in what ways increasing the GSEs' capital would impact the risk borne by taxpayers, and whether an increase in the capitalization of the GSEs have consequences for the operations of the GSEs or the mortgage markets.

The letter to the GAO can be found at: <http://1.usa.gov/1pxJW9e>

The letter to the CBO can be found at: <http://1.usa.gov/1T8THm9>

## **Federal Budget**

### **Senate Appropriations Committee Approves FY17 THUD Spending Bill**

The Senate Committee on Appropriations passed its FY17 Transportation, Housing and Urban Development, and Related Agencies (THUD) funding bill on April 21 by unanimous consent, 30 to 0. The Appropriations THUD Subcommittee had approved the bill on April 19. The Committee sailed through consideration of the bill, voting on only one bipartisan package of amendments primarily concerned with non-binding report language. The bill can now go to the Senate floor, perhaps as early as this week.

When accounting for certain rescissions and estimated receipts, the THUD allocation is \$1.4 billion more than in FY16. Given the tight constraints on federal spending, the HUD allocations in the bill are better than expected. HUD will receive \$39.2 billion, an increase of nearly \$891 million from FY16. There are no major cuts, and a few programs received funding increases. Importantly, the spending levels in the bill should allow for continued assistance to all households currently served by HUD programs.

#### **Tenant Based Rental Assistance**

According to the Committee, the bill provides sufficient funding to renew existing Housing Choice vouchers. It allocates \$57 million for Veterans Affairs Supportive Housing (VASH), \$7 million of which is to serve Native American veterans, and \$20 million to support more than 2,500 new Family Unification Program (FUP) vouchers. The bill would extend the eligibility age for FUP vouchers from 21 to 24 and replace the 18-month timeline for youth vouchers with a more administratively manageable 36-month timeline.

The Committee would provide \$11 million to a new Housing Choice voucher mobility demonstration designed to encourage families to move to lower-poverty, higher opportunity areas. The bill tasks HUD with establishing selection criteria and participation requirements.

#### **Project Based Rental Housing**

The bill provides \$10.901 billion to renew all project-based rental assistance contracts for calendar year 2017, an increase of \$85 million from the FY16 funding level.

## **Public Housing**

Both public housing accounts received increases. The operating fund allocation rose from \$4.569 billion in FY16 to \$4.7 billion, and the capital fund allocation increased from \$1.9 billion to \$1.925 billion to help address lead-based paint hazards in public housing. To provide more financial flexibility, the bill would allow public housing authorities to set up and maintain replacement reserves that have longer deadlines for obligating funds. HUD is expected to move quickly in setting up the rules and requirements that apply to replacement reserves to ensure funds are being saved for and spent on needed capital projects.

The bill increases the number of public housing units that can convert under the Rental Assistance Demonstration (RAD) program from 185,000 to 250,000 and does away with the program's sunset date. The bill includes language to protect tenants' rights to continue to live in their apartments once their building converts under the RAD program.

Finally, the bill's report strongly encourages HUD to update its rules related to over-income tenants to better identify and transition those households out of public housing.

## **Homelessness**

The Committee increased funding for homeless assistance programs to \$2.3 billion from \$2.25 billion in FY16. The bill targets \$40 million to address youth homelessness and waives the requirement that youth 24 years of age and under provide third-party documentation to receive housing and supportive services within the Continuums of Care. The bill extends the authorization for the U.S. Interagency Council on Homelessness (USICH), which is set to expire this year, by one additional year.

## **Other Housing Programs**

The bill provides \$505 million to the Section 202 Housing for the Elderly program, enough to renew all contracts, and increases funding for the Section 811 Housing for People with Disabilities program to \$154 million, \$3 million over the FY16 level. The bill also includes language allowing Section 202 Project Rental Assistance Contract (PRAC) properties to convert under RAD and provides \$4 million for those properties to do so.

The bill would level-fund the HOME Investments Partnerships program at \$950 million, the Community Development Block Grant program at \$3 billion, and the Housing Opportunities for People with AIDS (HOPWA) program at \$335 million. The bill would also update and improve the HOPWA funding formula to better target resources to people living with HIV/AIDS.

The Choice Neighborhoods Initiative was cut from \$125 million to \$80 million.

## **Healthy Homes**

The bill provides \$135 million to the Office of Lead Hazard Control and Healthy Homes' grants, a \$25 million increase over FY16, and proposes initiatives to address lead-based paint hazards in affordable housing. These include reforms to current policies, quality controls for physical inspections, and expanded HUD oversight and enforcement. Among other things, the bill and its report direct HUD to revise its blood lead intervention regulations to reflect the blood levels used by the Centers for Disease Control and Prevention and allow studio and efficiency apartments to be eligible for grants to address lead-based paint hazards. The bill increases staffing resources to better enforce HUD's lead-based paint regulations in certain properties.

The bill also takes steps to address the physical conditions of HUD-assisted housing to ensure residents are living in decent and safe homes.

To compare funding levels in the Senate THUD FY17 Appropriations bill, the FY16 enacted levels, and President Obama's budget request, see NLIHC's updated chart at <http://bit.ly/1SowzjU>

## **House Appropriations Committee Passes FY17 USDA Spending Bill**

The House Committee on Appropriations approved by a voice vote its FY17 spending bill for the U.S. Department of Agriculture (USDA) on April 19. As we reported last week (see *Memo 4/18*), the bill would increase funding for USDA's Rural Housing programs by \$31 million over FY16 levels.

The bill would fund the Section 521 Rental Assistance program at \$1.41 billion for FY17, the amount requested by President Obama and \$15.3 million more than was appropriated in FY16. The bill would also increase funding for the Section 515 Rural Rental Housing Loan Program and the Multifamily Preservation and Revitalization (MPR) program. The Section 515 program would see an increase of \$6.6 million over FY16 and the MPR program would receive an additional \$3 million for housing vouchers.

Given the fact that the House has still not approved its FY17 budget, it is unclear if and when the bill will reach the House floor.

Read the bill at: <http://1.usa.gov/1SVFNDF>

Read a summary of the bill at: <http://1.usa.gov/1QaoNHY>

See NLIHC's budget chart at: <http://bit.ly/1SowzjU>

## **Advocates Oppose Balanced Budget Amendment**

NLIHC joined 268 national organizations in sending a letter to Congress opposing a balanced budget amendment to the U.S. Constitution. The letter states, "A balanced budget constitutional amendment would damage the economy, not strengthen it. Demanding that policymakers cut spending and/or raise taxes even when the economy slows is the opposite of what is needed to stabilize a weak economy and avert recessions. Such steps would risk tipping a faltering economy into recession or worsening an ongoing downturn, costing large numbers of jobs while blocking worthy investments to stimulate jobs and growth and address urgent needs in infrastructure and other areas." Read the letter at: <http://bit.ly/1Tn4c7V>

## **House Democrats Urge Colleagues to Reject Policy Riders**

House Democrats urged their colleagues to advance FY17 spending bills without policy riders that threaten to derail the appropriations process. More than 172 representatives sent a letter to House leadership, stating, "At a time when our country is confronting a range of urgent challenges, it is critical that the House of Representatives works expeditiously to complete the appropriations process. We believe clean bills – free of controversial policy provisions – represent the best chance to advance appropriations legislation through 'regular order' and avoid another harmful political impasse." Read the letter at: <http://1.usa.gov/1MG1k6Y>

## **Congress**

### **New Bill Proposes Comprehensive Plan for Addressing Lead Poisoning**

Senator Ben Cardin (D-MD) and 28 of his Democratic colleagues introduced the "True LEADership Act" (S. 2821) a comprehensive plan to address lead poisoning, including several proposals related to housing.

The bill would overhaul the way HUD deals with lead in homes by amending and expanding the "Residential Lead-Based Paint Hazard Reduction Act" to include healthy housing activities. S. 2821 would supplement Lead

Hazard Control Grants with Healthy Homes funding since many homes that contain lead-based paint hazards also have other serious health and safety hazards, like mold and pests. The bill would also streamline eligibility requirements and allow studio and efficiency apartments to qualify for grants to address lead-based paint hazards.

The bill includes a proposal introduced previously by Senator Bob Menendez (D-NJ) that would require HUD to revise its blood lead intervention regulations to coincide with the blood levels used by the Centers for Disease Control and Prevention. HUD would also be required to issue rules requiring an initial risk assessment for low income housing constructed prior to 1978 for lead-based paint hazards before a family with a child under 6 years old moves into the unit. The bill removes the lead inspection exemption for studio and efficiency apartments that will be occupied by a child less than 6 years old.

Finally, S. 2821 would establish an interagency Council on Healthy Housing to improve coordination and reduce duplication to create greater public awareness about recognizing housing-related health hazards, accessing necessary services, and taking preventive measures.

Read the bill and Senator Cardin's press release at: <http://1.usa.gov/1SowNaF>

## **HUD**

### **Thirty-nine MTW PHAs Get Extension until 2028**

HUD announced that the 39 public housing agencies (PHAs) currently participating in the Moving to Work (MTW) demonstration may continue to operate with reduced regulatory requirements until 2028.

The demonstration program provides PHAs with enormous flexibility from most public housing and voucher program statutory and regulatory requirements. For example, some PHAs received approval to merge public housing capital and operating funds with voucher funds in order to use those funds interchangeably. Each MTW PHA sought different statutory and regulatory waivers, which were spelled out in their MTW Agreements set to expire in 2018.

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 income less than 50% of area median income.

NLIHC has long been concerned that waivers can harm the lowest income residents if, for example, PHAs are allowed to charge unaffordable rents, serve higher income residents, or impose work requirements and time limits. Because this demonstration program has not been evaluated and the potential for harm to residents and the long-term health of the PHAs are at stake, NLIHC has long held that the MTW demonstration is not ready for extension or expansion. In addition to HUD extending MTW for the existing 39 PHAs, the FY16 Appropriations Act authorized expanding to at least an additional 100 the number of PHAs that can participate in the MTW demonstration (see *Memo*, [12/21/15](#) and [4/4](#)).

HUD's announcement of the extension of MTW Agreements is at <http://1.usa.gov/1SepEgC>

HUD's MTW demonstration website is at <http://1.usa.gov/1I0t0we>

## **HUD Releases Final Report on Rapid Re-Housing Outcomes**

HUD released the final evaluation report of the Rapid Re-Housing for Homeless Families Demonstration (RRHD) Program. The evaluation, conducted by Abt Associates Inc., found that families enrolled who participated in rapid re-housing had a low likelihood of returning to homelessness within 12 months of exiting the program but experienced a high degree of residential mobility during the same period.

Rapid re-housing is a Housing First approach designed to help homeless families quickly exit emergency shelters with a combination of housing search assistance and a short-term rental subsidy (usually less than 18 months). Other services focus on preparing the family for the conclusion of rental assistance. The model was developed by local service providers and expanded nationally through RRHD funding in 2009.

One objective of the evaluation was to determine whether rapid re-housing is an effective intervention for homeless families with moderate barriers to housing stability. Effectiveness was defined by whether participating families avoided homelessness and housing instability in the twelve months following their exit from a rapid re-housing program. Researchers used a combination of Homeless Management Information System (HMIS) data, a 12 month follow-up survey, and address histories to track outcomes for 500 families previously enrolled in RRHD. Most of the participants in the study were under 35, female, single, and African-American, and a majority had one or two children. Most participants were unemployed and recipients of cash or noncash benefits.

The evaluation found that only 10% of families in the study had returned to homelessness in the 12 months following the conclusion of RRHD rental assistance. Those families who did return to homelessness were more likely to be headed by young parents between the ages of 18-24. The study found no significant correlation between domestic violence, number and age of children, or disability status and returning to homelessness. Although families with incomes at or above 30% of the area median income at time of program intake were less likely to return to homelessness, cash income at the conclusion of rental assistance had no detectable effect.

The evaluation also examined housing stability. Seventy-six percent of families moved at least once in the 12 months after exiting the program, with only 24% remaining in the unit where they received RRHD rental assistance. The evaluation provides evidence that rapid re-housing can be effective in preventing a return to homelessness but not in ensuring housing stability.

The relatively small sample size, variability in RRHD implementation, and lack of a comparison group of homeless families who did not receive RRHD assistance prevent conclusions to be drawn about the effectiveness of rapid re-housing compared to other interventions.

In addition to surveying and tracking 500 participants, the researchers also analyzed HMIS data for all 1,459 families previously enrolled in RRHD. In this larger sample, 6% of families returned to homelessness in the 12 months following program exit. Analysis of the larger sample indicated that returning to homelessness was 40% less likely for families living in housing markets with vacancy rates greater than 5%. The manner in which the RRHD was implemented also influenced the likelihood of families returning to homelessness.

*Evaluation of the Rapid Re-housing For Homeless Families Demonstration (RRHD) Program* is in two parts. Both are available at: <https://www.huduser.gov/portal/rapid-rehousing-program.html>

## **HUD Resources for Coordination between Continuums of Care and ConPlan Jurisdictions**

HUD's Office of Special Needs Assistance Programs (SNAPS) released a guidebook and video designed to facilitate coordination between Continuums of Care (CoCs) and Consolidated Plan (ConPlan) jurisdictions. The guidebook and video provide an overview of the consultation requirements, identify ways that CoCs and ConPlan jurisdictions (including Emergency Solutions Grant recipients) can effectively collaborate, and assist

stakeholders in understanding why and with whom they should collaborate. The guides are at <http://bit.ly/211Op1L>

## **Research**

### **Middle Aged Homeowners Hit Hard by Foreclosure Crisis**

A report by the Urban Institute titled *Comparing Credit Profiles of American Renters and Owners* shows that middle-aged homeowners between the ages of 36 and 55 were hit hard by the housing foreclosure crisis, accounting for 59% of the nine million foreclosures between 2003 and 2015. The foreclosure rate was 10.2% for individual homeowners between the ages of 36 and 45 and 8.6% for those between the ages of 46 and 55.

The study compared the credit histories and scores of six different groups of renters and owners: those with mortgages in 2015, those who had a mortgage in the past 16 years but not in 2015, and those without a mortgage during the past 16 years.

Nineteen million individuals were renters who had a mortgage sometime in the past 16 years but not at the time of the study. This group had a median credit score lower than any other group except renters who never had a mortgage. Twenty-two percent (4.2 million) of these renters had experienced a foreclosure, which was a higher share of individuals than in any other tenure-mortgage status group. Two and a half million of these foreclosures were experienced by individuals between the ages of 36 and 55. More than six million renters who had had a mortgage in the past 16 years had a negative mark on their credit report, such as a bankruptcy, judgements, or tax liens. This also was the highest share among any tenure-mortgage status group. Almost four million of the six million individuals with negative marks in their credit report were between the ages of 36 and 55. They were concentrated in the states hardest hit by the foreclosure crisis (Arizona, California, Florida, and Nevada).

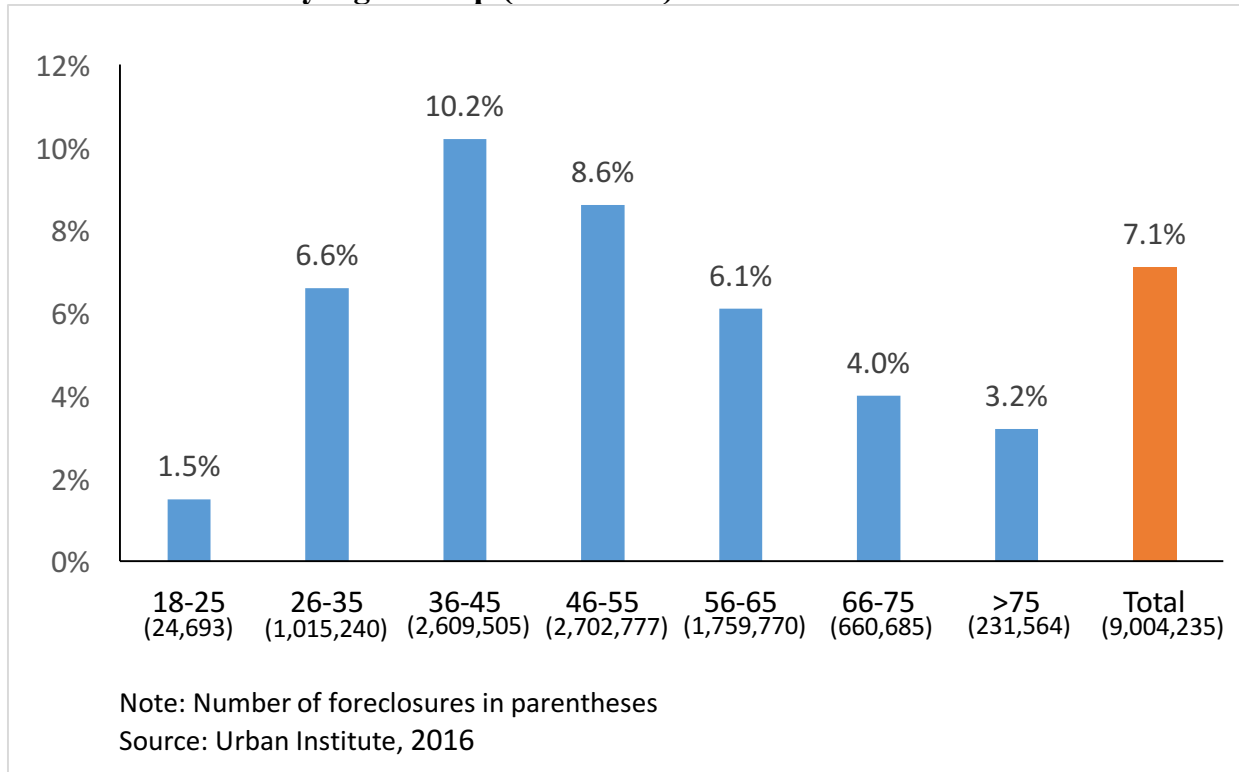
The report used 2015 consumer credit data from a major credit bureau, 2015 public property records, and the 2014 American Community Survey's (ACS) Public Use Microdata Sample (PUMS).

*Comparing Credit Profiles of American Renters and Owners* is available at <http://urbn.is/1U7CSgh>



## Fact of the Week

### Foreclosure Rates by Age Group (2003-2015)



Source: Li, W. and Goodman, L. (2016). *Comparing Credit Profiles of American Renters and Owners*. Washington, DC: Urban Institute. Retrieved from <http://urbn.is/1WLLdvv>.

## From the Field

### Hawaii Advocates Release Report on Affordable Housing and Poverty

The Hawaii Appleseed Center for Law and Economic Justice (Hawaii Appleseed) released a report on April 13 titled “The State of Poverty in Hawaii: How Hawaii’s Low Income Residents Are Faring Post-Recovery.” The report details the serious challenges, including the serious lack of affordable housing, faced by low income households throughout the state. This is the second State of Poverty report released by Hawaii Appleseed, and it reviews poverty trends since the original 2012 publication. The authors propose five state and local policy changes to reduce homelessness and address the shortage of affordable housing in Hawaii.

The State of Poverty report highlights the critical need for housing affordable for low income households in Hawaii, stating that there are only 3.6 affordable and available homes for every 10 extremely low income (ELI) renter households, those earning less than 30% of area median incomes. According to the report, 83% of ELI households are cost burdened, spending more than 30% of their income for rent. Housing scarcity has driven the rapid increase in homelessness in Hawaii, leading Governor David Ige (D) to declare a homelessness state of emergency in October of 2015 (see *Memo*, [11/9/15](#)).

The report’s policy recommendations to reduce the affordable housing shortage include increased funding to Hawaii’s Rental Housing Revolving Fund, which provides grants and low interest loans to nonprofit and for-profit developers who build affordable rental housing with the federal Low Income Housing Tax Credit program. The report also urges the state to expand support for Housing First programs, create a shallow rent subsidy program, and implement inclusionary zoning policies. The authors also encourage state officials and

local communities to pursue innovative housing solutions like micro-units, adaptive reuse of existing buildings, and accessory dwelling units (ADUs).

Hawaii Appleseed released a manual for producing ADUs titled “Accessory Dwelling Unit Homeowners’ Handbook” on March 30. The manual was in response to the successful passage of an Oahu zoning ordinance allowing homeowners to create small apartments on their properties. Common examples of ADUs include repurposed guest houses, pool houses, and apartments above garages. The guide takes potential ADU providers through the process of obtaining permits, initiating construction, and becoming a responsible landlord. The handbook also reviews various considerations related to green, energy-efficient design to reduce utility costs.

The lack of affordable housing in Hawaii is exacerbated by persistent low incomes throughout the state. Hawaii Appleseed funded a “Study of Financial Struggles Facing Working Families in Hawaii,” conducted by Qmark Research and released on May 28, showing that 48% of Hawaii households describe their current financial situation as “paycheck to paycheck.” Twenty-five percent of survey respondents have worried in the past five years about how they would pay for their housing, and 95% indicated that the high cost of housing was a serious problem in their communities. The study has earned significant media attention.

For more information about Hawaii Appleseed’s reports on affordable housing and poverty, contact Hawaii Appleseed Co-Director Gavin Thornton at: [gavin@hiappleseed.org](mailto:gavin@hiappleseed.org).

“The State of Poverty in Hawaii: How Hawaii’s Low Income Residents Are Faring Post-Recovery” is at: <http://bit.ly/1VqYplm>

“Accessory Dwelling Unit Homeowners’ Handbook” is at: <http://bit.ly/1r5bsMG>

“Study of Financial Struggles Facing Working Families in Hawaii” is at: <http://bit.ly/248TneT>

## Events

### **National Reentry Week Social Media Campaign, April 24-30**

NLIHC and several partner organizations are launching a social media campaign during the week of April 24-30—which the Department of Justice has designated “National Reentry Week”—to raise awareness about the value of supporting the successful reentry of the more than 600,000 individuals who return to our communities each year after serving time in prison.

Many individuals with criminal records face various forms of discrimination and barriers to reentry, notably the denial and lack of access to affordable housing. Resources, especially affordable housing, are already scarce in the low income communities where formerly incarcerated persons typically return. And former inmates are often denied housing because of their criminal records, placing them at risk of housing instability, homelessness, and recidivism.

We invite you to join our Reentry Week social media campaign to raise awareness about the housing needs of formally incarcerated people and the challenges and consequences they experience in trying to secure a stable place to call home. The campaign will dispel stereotypes attached to people with criminal records and advocate that everyone deserves fair treatment and a second chance once they have served their time.

We will promote and share with you the different activities our partners, the Administration and Members of Congress plan to participate in during Reentry Week, including webinars, blogs, and events. We also invite you to join us on Twitter, using the hashtags #ReentryWeek and #FairChanceAtHousing.

Information about National Reentry Week can be found at: <http://1.usa.gov/1VFIMX0>

## **Matthew Desmond to Answer Questions in Twitter Chat, April 28<sup>th</sup>**

Matthew Desmond, Harvard University professor and author of the best-selling book, *Evicted: Poverty and Profit in the American City*, will participate in a Twitter chat co-hosted by NLIHC, the Coalition on Human Needs, and the National Housing Conference. Advocates are encouraged to participate in the Twitter chat on April 28th from 11:10 am – 11:45 am EST using the hashtag #EvictedDC. Participants are welcome to ask Dr. Desmond questions, share reflections about his book, and engage in a robust conversation on housing poverty, social justice and inequality.

## **NLIHC News**

### **Recordings of NLIHC 2016 Housing Policy Forum Sessions Available Online**

If you were unable to attend NLIHC's 2016 Housing Policy Forum on April 3-5, or if you attended but would like to revisit the many compelling Forum sessions, recordings are now available for viewing at <http://bit.ly/1SBovBM>. The sessions include: "Extreme Poverty in the U.S: Surviving on Next to Nothing with Kathryn Edin," "NLIHC Leadership Transition and Reflections on Affordable Housing Past, Present and Future with Sheila Crowley and Diane Yentel," "Housing in the Media with Emily Badger," "Affirmatively Furthering Fair Housing," "Keynote by HUD Secretary Julián Castro," "Reflections on the Family Options Study," "National Housing Trust Fund Implementation," "Criminal Justice and Affordable Housing with Senator Tim Kaine," and "Brenda Clement, Barney Frank, and Others Celebrate Retiring NLIHC CEO Sheila Crowley." The session "Housing and the 2016 Election" will be posted in the coming days.

### **NLIHC Seeking Director of Public Policy**

NLIHC is seeking a director of public policy to advance the Coalition's policy-related programs and projects. The director will facilitate the Coalition's public policy-setting process, assuring robust engagement of Coalition members, with particular emphasis on the participation of low income people. The director will work closely with members of the Administration and Congress to advance the Coalition's priorities to assure people with the lowest incomes in the United States have affordable and decent homes.

Among the director of public policy's duties and responsibilities:

**Policy Development, Analysis, Monitoring, and Influencing:** Serving as the point person for selected policy projects and agenda items; tracking, analyzing, influencing, and reporting on them; and advocating Coalition positions to Members of Congress and the Administration through letters, visits, phone calls, and e-mails. Developing and maintaining relationships with legislative and executive branch offices and with other organizations and coalitions; coordinating member lobbying visits and planning and implementing Hill briefings. Staffing the Coalition's policy advisory committee and assuring the committee's timely consideration of and input into emerging policy issues. Identifying the need for field alerts and calls to action (CTAs) on policy issues and collaborating with the Communications and Field teams on alerts and CTAs' content and outreach. Ensuring that the Coalition's housing research work is integrated into policy development, monitoring, and influencing.

**Member Communication and Education:** Preparing materials that translate proposals and actions into an understandable format for members and state coalition partners, including through our weekly newsletter *Memo to Members*, and responding to information requests. Working with communications and field teams to assist in developing content for the NLIHC resident newsletter and/or online resident forum; writing, reviewing and ensuring accuracy of policy-related articles in the annual *Advocates' Guide*; and assuring timely, accessible, accurate, and engaging presentation of all policy content on the Coalition's website. Planning and implementing webinars and other informational outreach on the Coalition's policy agenda items. Representing the Coalition

on boards, committees, task forces and work groups, and with media. Engaging in public speaking on NLIHC priorities at meetings and conferences. Coordinating and moderating policy-related sessions at NLIHC's annual policy forum.

**Management and Administration:** Supervising and coordinating the work of policy analyst(s) and policy intern. Assisting in policy-related portions of fund development.

Qualifications required for the position include proven outstanding written and verbal communication and policy analysis skills; expertise in federal housing policy, programs and finance; 5-10 years of direct experience with the legislative process at the federal or state level; and a proven commitment to housing and social justice. A Master's degree or JD is required.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. The position is based in Washington, DC.

Interested candidates should forward a cover letter, salary requirements, resume, and two writing samples to Paul Kealey, Chief Operating Officer, NLIHC, 1000 Vermont Ave., NW, Suite 500, Washington DC 20005 at [pkealey@nlihc.org](mailto:pkealey@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  
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