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National Housing Trust Fund

HUD Publishes Housing Trust Fund State Allocations of Nearly \$174 Million

HUD Secretary Julián Castro announced the allocation of 2016 Housing Trust Fund (HTF) resources to each state, the District of Columbia, Puerto Rico, and the Insular Areas on May 4. A formal *Federal Register* notice listing the state allocations was published on May 5. As Secretary Castro announced at NLIHC's 2016 Annual Policy Forum on April 4 (see *Memo*, [4/11](#)), nearly \$174 million is available for the HTF in 2016.

Secretary Castro stated in a press release, "The Housing Trust Fund will be an enduring resource designed to produce more housing that is affordable to our most vulnerable neighbors."

Senator Jack Reed (D-RI), one of the authors of the 2008 law establishing the HTF, stated, "In today's housing market, many Americans who work hard still can't afford their rents. A healthy housing market is key to vibrant communities and future economic growth, and these federal funds will help states expand the supply of affordable homes and strengthen our communities."

NLIHC President and CEO Diane Yentel applauded Secretary Castro's leadership, and said that NLIHC looks forward to working with HUD and NLIHC's state partners to "put these new dollars to work as we put these dollars to work building affordable homes for the lowest income people."

The *Federal Register* notice is at <http://1.usa.gov/1YaZEmD>.

HUD's press release is at <http://1.usa.gov/1VJYzV6>

NLIHC's statement is at <http://bit.ly/1SYH3c4>

Federal Budget

House Won't Vote on Budget Resolution This Week, Senate Might Move THUD Spending Bill

A spokesperson for House Majority Leader Kevin McCarthy (R-CA) announced that the House will not vote on a budget resolution when lawmakers return this week from recess. Republicans were cautiously optimistic that the budget might receive a floor vote soon, but this announcement now puts that possibility in doubt. The House is at a stalemate in advancing its proposed budget resolution approved by the Budget Committee in March in a party-line vote.

The House Appropriations Committee is permitted to bring bills to the House floor after May 15 without a budget resolution. House Appropriations Committee Chair Hal Rogers (R-KY) stated, "May 15 is the date that we can legally go to the floor without a budget resolution, so that's probably what'll happen."

House appropriators are currently drafting bills that adhere to the budget deal from last year that set the topline number for discretionary spending in FY17 at \$1.07 trillion.

In the Senate, the THUD spending bill may come to the floor for a vote as soon as this week. Advocates should be prepared to weigh in with their senators when amendments are offered during consideration of the bill.

Congress

House Bill Would Further Expand Moving to Work

Representative Kevin McCarthy (R-CA) introduced H.R. 5137, “The Moving to Work Reformation and Expansion Act of 2016,” on April 29. The bill would remove the cap on the number of public housing agencies (PHAs) that can participate in Moving to Work (MTW) and change the status of MTW from a demonstration to a full program. H.R. 5137 would allow at least 25 PHAs each year to apply to become MTW agencies, at least 10 of which would have to be smaller PHAs that have fewer than 6,000 public housing units and vouchers combined.

H.R. 5137 would retain the three purposes of the original MTW authorization: promoting resident economic independence, reducing costs, and increasing resident housing choices, as well as MTW’s central component of allowing PHAs approved for MTW status to seek waivers from most statutes and regulations governing the public housing and voucher programs.

The bill would establish a selection panel of federal officials to review applications for MTW status and recommend whether HUD should approve an application. PHAs that have had a “troubled” status for the most recent two years would not be eligible. An application must include a list of innovative proposals designed to reduce costs and assist residents. The MTW status would last for at least ten years. A PHA could renew its MTW status using the same standards and requirements used for its initial application.

As is currently required, MTW agencies would have to submit an annual report to HUD indicating how its public housing and voucher funds were used. The bill would require an annual report to describe and analyze the effects of a PHA’s MTW activities on the three purposes of the program. In particular, the report would have to indicate the number of new families assisted as a result of MTW flexibilities, changes in household incomes, and cost savings.

MTW agencies would have to submit an annual budget plan describing all new rules and policy changes and projecting the effect these will have on PHA operations. The budget plan would also have to describe the extent to which the new rules and policy changes would help the PHA achieve the goals in its MTW application. The budget plan also would have to include a description of the PHA’s plan for capital assets and anticipated construction and rehabilitation activities.

The bill includes modest resident participation features. Each year an MTW agency would be required to make the MTW annual budget plan and annual report available for public review and comment 30 days prior to a meeting with residents, at which the PHA would explain the content of the document and the impacts the new rules and policy changes would have on residents. The annual budget plan and annual report must be approved at a public meeting of the PHA board.

If extenuating circumstances prevent a household from complying with an MTW requirement, H.R. 5137 would provide a temporary hardship exemption. Before a household could be evicted from public housing or terminated from the voucher program because they failed to meet an MTW requirement, the PHA would have to provide an informal hearing or grievance process.

HUD would be responsible for annually reviewing each MTW agency and reporting to Congress every five years. By September 30, 2023 and every eight years after, the Government Accountability Office would have to conduct a review of MTW and submit a report to Congress.

H.R. 5137 does not propose to change the existing requirements that each MTW PHA 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 prior to the PHA's MTW designation. In addition, at least 75% of the families assisted would still have to have incomes less than 50% of area median income.

Thirty-nine PHAs currently participate in the MTW demonstration. Their MTW agreements were recently extended until 2028 (see *Memo*, [4/29](#)). In addition, the FY16 Appropriations Act authorized expanding the MTW demonstration to at least another 100 PHAs (see *Memo*, [12/21/15](#) and [4/4](#)). H.R. 5137 would allow these MTW agencies to continue to operate under their existing MTW agreements or convert to the new program. If an MTW PHA decides to continue with its existing MTW agreement, that PHA would automatically be transitioned to the new MTW program when its current agreement ends.

The H.R. 5137 text and other information will be posted at: <http://1.usa.gov/24urgKA>

House Resolution Recognizes Importance of Fair Housing Act

Representative Al Green (D-TX) and 14 other Democrats introduced a resolution to support the goals and ideals of the "Fair Housing Act" (FHA) and to recognize Fair Housing Month, celebrated in April to commemorate the law's enactment. The resolution, H. Res. 714, was introduced on April 29.

The resolution calls on Congress to recognize and celebrate the importance of the FHA and Fair Housing Month and encourage "all people and levels of government to rededicate themselves to the enforcement and ideals of fair housing laws."

The resolution was referred to the House Committee on the Judiciary.

Read H. Res. 714 here: <http://1.usa.gov/1T0wCF6>

House Subcommittee to Hold Hearing on US and UK Models for Affordable Housing

The House Financial Services Subcommittee on Housing and Insurance will hold a hearing titled "The Future of Housing in America: A Comparison of the United Kingdom and the United States Models for Affordable Housing." The Subcommittee has not yet posted who will testify during the hearing.

The hearing will be held on May 12 at 10 am ET in room 2128 of the Rayburn House Office Building.

To learn more about the hearing, go to: <http://1.usa.gov/24BGZo3>

Senate Finance Committee to Hold Hearing on Improving Outcomes for Vulnerable Families

The Senate Committee on Finance will hold a hearing titled "Can Evidence Based Practices Improve Outcomes for Vulnerable Individuals and Families?" Witnesses include:

- Gordon L. Berlin, MDRC, New York
- James Lee Sorenson, Sorenson Impact Foundation, Utah
- Tesha Bright, Nurse-Family Partnership (NFP) of Essex and Morris Counties, New Jersey
- Robert Doar, American Enterprise Institute, Washington, D.C.

The hearing will be held on May 10 at 10 am ET in Dirksen Senate Office Building room 215.

HUD

HUD Extends MTW Expansion Comment Period, Establishes MTW Advisory Committee

HUD extended to May 18 the deadline for public input regarding specific policy proposals and the research and evaluation methods to be implemented as part of the Moving to Work (MTW) demonstration expansion. An April 4 *Federal Register* notice originally sought recommendations for 30 days (see *Memo*, [4/4](#)). HUD has also announced it will establish a MTW Advisory Committee for the MTW expansion.

The “2016 Consolidated Appropriations Act” authorized HUD to expand the MTW demonstration by an additional 100 high performing public housing agencies (PHAs) over a period of seven years. PHAs will be added to the MTW demonstration in annual cohorts, and each year’s cohort will be directed by HUD to test one specific policy change (see *Memo*, [12/21/15](#)). HUD also clarified that certain MTW flexibilities will be provided to all new MTW PHAs when they are designated, while other MTW flexibilities will be available only to specific cohorts, depending on which policy will be tested and evaluated by that cohort.

HUD plans to post a *Federal Register* notice soliciting applications for the first cohort of new MTW PHAs this fall. That notice will include all of the policies to be studied throughout the MTW expansion. The initial cohort of new MTW PHAs will be announced in the spring or summer of 2017, and additional cohorts will be added through 2020.

In announcing the new MTW Advisory Committee, HUD stated that it will balance the deregulation desired by the industry with the need for a strong evaluative component. The committee will advise HUD on:

- Specific policy proposals and evaluation methods for the MTW demonstration,
- Rigorous research methodologies that will effectively measure the impact of the policy changes,
- Policy changes adopted by MTW PHAs that have proven successful and that can be applied more broadly to all PHAs, and
- Statutory and/or regulatory changes necessary to implement policy changes for all PHAs.

The committee will have no role in reviewing or selecting the MTW PHAs. The committee will be comprised of fourteen individuals, including HUD program and research experts, staff from MTW PHAs, current and former residents of MTW PHAs, and independent housing policy research experts. The committee will operate each year during the expansion.

The *Federal Register* notice about the extended comment period is at: <http://1.usa.gov/1WbSLEq>

The *Federal Register* notice about the MTW Advisory Committee is at: <http://1.usa.gov/1UCdVcZ>

HUD Issues Notice on PHA Information Collection Related to Obtaining Conviction Records

HUD has submitted a notice of proposed information collection requirements for public housing authorities to obtain criminal conviction records from law enforcement agencies to screen out or evict from public housing or the Section 8 program people who have criminal records or who are currently engaging in criminal activity. HUD has submitted this proposal to the Office of Management of Budget (OMB) for review.

The proposal is open for public comment for 30 days. All comments must be submitted by June 3. Specifically, HUD is looking for comments on:

- Whether the proposed collection of information is necessary for HUD to properly perform its duties, and whether the information will have practical utility;
- The accuracy of HUD’s estimate on the burden created by the proposed collection of information;

- Ways to enhance the quality, utility, and clarity of the information to be collected; and
- Ways to minimize the burden of the collection of information on PHAs, including automated collection processes or other uses of information technology.

Read HUD's notice at: <http://1.usa.gov/24ucBPJ>

Research

Study Identifies Barriers to Housing Choice and Mobility for Voucher Holders

A paper published in *Housing Policy Debate* by Erin Graves of the Federal Reserve Bank of Boston titled "Rooms for Improvement: A Qualitative Metasynthesis of the Housing Choice Voucher (HCV) Program" reviews findings from twenty qualitative studies of the HCV program published between 2000 and 2014. Graves identifies key barriers found in the housing market and the voucher program itself that constrain housing choice and mobility among voucher recipients. She calls into question the assumption that voucher recipients have full freedom in choosing rental units and locations.

Two barriers in the housing market that constrain voucher holders' housing choices and mobility are uneven availability of public transit and discrimination. Many voucher recipients lack a personal vehicle, constraining them to locations that provide public transit. Access to transit was a key consideration among voucher recipients in choosing a place to live and was often more important than living in a lower poverty community. Transit access to family, social networks, jobs, schools, and institutions was a primary concern.

Racial and income discrimination also constrain housing choice. The studies described voucher recipients experiencing perceived racial discrimination by landlords refusing to accept vouchers. Landlords can harbor negative perceptions of voucher recipients. Source of income (SOI) protections improve outcomes for voucher recipients, because they legally prevent landlords from rejecting apartment seekers because they have vouchers. A study in Seattle, however, found that voucher recipients still experienced discrimination despite the local SOI protection.

The HCV program itself was found to present barriers to housing choice. The program does not provide assistance with security deposits and moving costs, leaving these costs to fall on voucher recipients. Credit checks present yet another hurdle, since many voucher recipients have poor credit histories. Landlords in weak rental markets are more willing to accommodate voucher households with insufficient funds for deposits or poor credit than landlords in strong rental markets, thereby limiting the neighborhoods available to voucher holders. Recipients reported choosing a less-than-ideal housing unit because a landlord was willing to make concessions to accommodate their financial constraints. In some cases, tenants possibly accepted a below market-rate quality apartment at a market-rate price.

The HCV program requires landlords who accept a voucher to have their housing inspected and approved. Scheduling these inspections can take time, and the landlord loses income while the housing is off the market. Landlords incur additional costs if improvements are required. The HCV program does not cover these costs, making some landlords reluctant to accept vouchers.

Waiting for a voucher after applying for one is often lengthy, and when one will become available is unpredictable. Some of the studies described waiting periods as long as eight years. A voucher can become available at any time of the year, eliminating recipients' ability to control the timing of their move to coordinate with family obligations or work schedules. Vouchers can become available at inopportune times like during winter or the school year when moving can be difficult. Another constraint to housing choice is the 60 to 120 day time limit that a new recipient is given to find housing. The pressure to find housing within the specified

time, combined with financial constraints and poor timing, can pressure a voucher recipient to choose a lower quality house or location.

The paper provides policy recommendations to overcome barriers to housing choice and mobility, including providing credit counseling to applicants on voucher waiting lists to improve their credit scores, giving voucher holders greater control over the timing of their move by extending the window allotted for finding quality housing, and providing repair assistance or other incentives to landlords to make vouchers a more attractive option to them. Removing housing market barriers of uneven transit service and discrimination may be beyond the scope of the HCV program itself, but policies that expand transit access and combat discrimination would benefit voucher recipients.

Rooms for Improvement: A Qualitative Metasynthesis of the Housing Choice Voucher Program is available at <http://bit.ly/26X9wGu>

Low Income, African American, and Renter Households Have Highest Energy Cost Burdens

A report by the American Council for an Energy-Efficient Economy titled *Lifting the High Energy Burden in America's Largest Cities: How Energy Efficiency Can Improve Low Income and Underserved Communities* shows that low income households, renters, and African American households face greater energy cost burdens than higher income households, homeowners, and white households. The report also identifies several key strategies to reduce energy cost burdens for low income households.

The authors used American Housing Survey data to compare energy cost burdens, defined as the proportion of household income spent on energy costs, by income, tenure, and race across 48 of the largest U.S. cities. The median energy cost burden for all cities was 3.5% of a household's income. Low income households had the highest median energy cost burden at 7.2%. African American households had energy cost burdens of 5.4%, Latino households of 4.1%, and renter households of 4.0%.

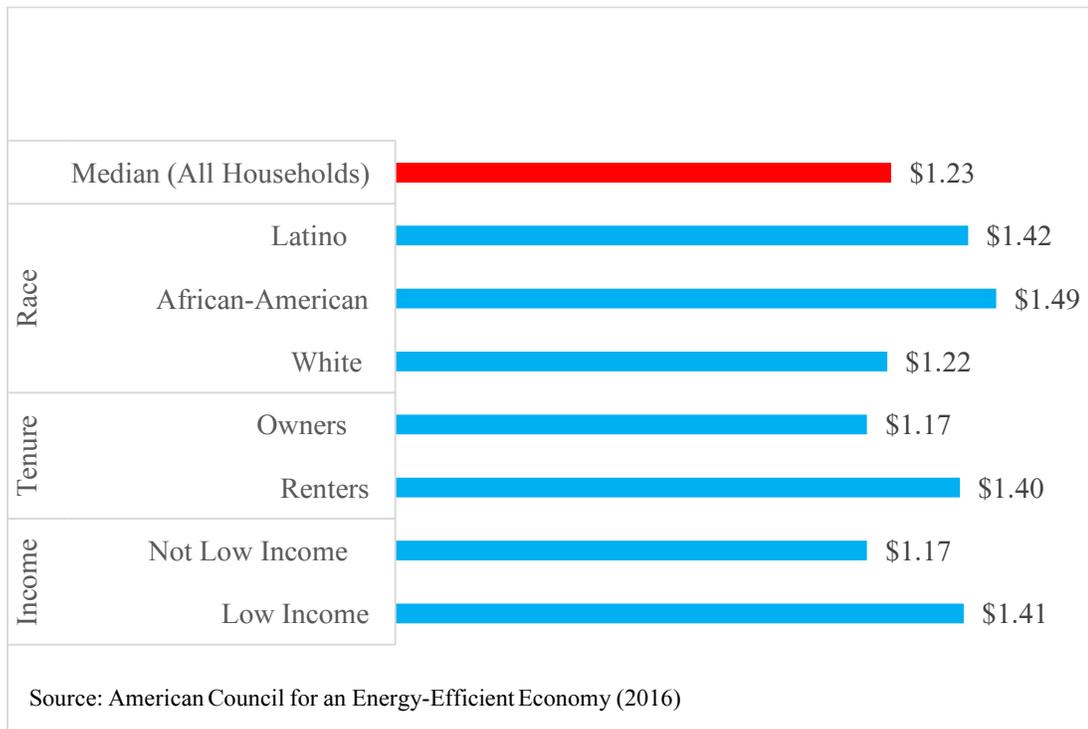
The authors were able to determine the extent to which a home's energy inefficiency contributed to energy cost burdens for different household groups by comparing each group's annual utility costs per square foot with that of the median household. Inefficient housing accounted for 35% of the excess energy cost burden among low income households, 42% for African American households, 68% for Latino households, and 97% for renter households. Excess energy cost burden is the difference between a specific group's median energy cost burden and the median energy cost burden for all households.

The authors make a number of recommendations to address high energy cost burdens among low income households. They include including improving and expanding existing utility assistance and energy efficiency programs, strengthening the role of state and local governments in developing measurable goals and implementing programs for serving low income households with high energy cost burdens, and making use of existing federal regulations to create incentives for investments in programs that address high energy cost burdens.

Lifting the High Energy Burden in America's Largest Cities: How Energy Efficiency Can Improve Low Income and Underserved Communities is available at: <http://bit.ly/1rFFIyp>

Fact of the Week

Median Annual Utility Costs Per Square Foot by Race, Income, and Tenure



Source: Drehobl, A., & Ross, L. (2016). *Lifting the high energy burden in America's largest cities: How energy efficiency can improve low income and underserved communities*. Washington, D.C.: American Council for an Energy-Efficient Economy. Retrieved from <http://aceee.org/research-report/u1602>.

From the Field

Louisiana Conference Brings Together Housing Advocates and Homeless Service Providers

The Louisiana Housing Alliance (LHA), an NLIHC state coalition partner, hosted its annual State Housing and Homelessness Conference in Baton Rouge on April 13-15. For the first time, LHA expanded the conference to include state Continuums of Care (CoCs), which coordinate and provide services for homeless populations. This new format offered advocates, policy makers, developers, and direct service providers an opportunity to collaborate with and learn from one another. The new conference model endeavors to unify affordable housing and homelessness advocacy across Louisiana.

For several years, LHA has been working to expand their collaboration with CoCs in an effort to bring together advocates from across the affordable housing spectrum and to empower direct service providers with information regarding policy, advocacy, and development. LHA's 2016 conference proved the ideal venue to launch this collaboration. LHA Executive Director and NLIHC Board Member Marla Newman and LHA Deputy Director Sidni Lloyd-Shorter joined with Randy Nichols, LHA board chair and CEO of the Capital Area Alliance for the Homeless, a Baton Rouge CoC, to plan the conference. Together, they created an agenda relevant and informative for direct service providers as well as for developers and advocates, the traditional audience of the LHA conference. The conference grew to 300 attendees, 150% of previous conferences.

The inclusion of CoCs allowed direct service providers to learn about a variety of housing programs and policies designed to increase their clients' access to affordable housing. Sessions on federal affordable housing funding sources, including one on the National Housing Trust Fund led by NLIHC's Ed Gramlich, helped

inform direct service providers of programs about which they previously had not been aware. Ms. Newman said that bringing together direct service providers and developers also helped those involved in affordable housing development and funding understand the need for supplementary affordable housing services.

“Including state CoCs in our State Housing and Homelessness Conference was hugely successful,” said Ms. Newman. “The participants agreed overwhelmingly that we should continue this format in future years. My hope is that in reaching additional supporters of affordable housing in Louisiana, we will gain new allies in our mission.”

For more information about the State Housing and Homeless Conference, contact Marla Newman at mynewman@lahousingalliance.org. You can also follow the Louisiana Housing Alliance on Twitter at [@allianceLA](https://twitter.com/allianceLA).

Resources

Online Resource for Addressing LGBTQ Youth Homelessness

The National LGBTQ Task Force and True Colors Fund have released an on-line resource titled “At the Intersections: A Collaborative Resource on LGBTQ Youth Homelessness” that provides a comprehensive guide for advocates, policy makers, and service providers working to end homelessness among LGBTQ youth.

The resource guide explains the intersecting factors that can cause LGBTQ youth to experience homelessness. The topics covered include the foster care system, the juvenile justice system, poverty, schools, behavioral and physical health, violence against LGBTQ youth, racism, the impact of immigration on LGBTQ youth, and the systemic barriers faced by transgender and gender non-conforming youth experiencing homelessness.

The guide includes case studies of three programs that address LGBTQ homelessness: The DIAL/SELF Housing First Program in Massachusetts; GLBT Host Homes Program in Minneapolis, MN; and the Launch Pad Program in Nashville, TN. The guide also discusses solution strategies in such areas as systems planning, data collection, policy changes, and public awareness and engagement.

Users can subscribe to receive updates as new research and case studies are added.

At the Intersections: A Collaborative Resource on LGBTQ Youth Homelessness is available at: <http://attheintersections.org/>

Events

Webinar on Healthy Housing for Older Adults, June 7

The National Safe and Healthy Housing Coalition will host a webinar on Healthy Housing for Older Adults on June 7, from 1:00 – 2:30 p.m. ET.

A panel of experts will speak about two successful housing-based services models (HBSMs), one in Vermont and one in Oregon, and their importance in addressing the social determinants of health, promoting population health, and advancing health care systems change. Evaluations of these programs show Medicare and Medicaid savings.

Panelists include:

- Nancy Rockett Eldridge, National Center for Healthy Housing
- Abigail M. Crocker, University of Vermont Department of Mathematics and Statistics

- Howard Klink, Housing with Services LLC, Klink Consulting Group
- Amanda Saul, Enterprise Community Partners

There will be updates on the federal efforts related to lead poisoning prevention, lead hazard control, and healthy homes following the panel discussion.

Register for the webinar at: <http://bit.ly/1T3nEd7>

Detroit NeighborWorks Training Institute, August 8-12

The next NeighborWorks Training Institute (NTI) takes place August 8-12 in Detroit, MI. The NTI offers more than 100 course offerings in affordable housing development and financing, housing asset management, community engagement, community revitalization, housing counseling, nonprofit management and leadership, and many other areas. The Wednesday symposium at the NTI is titled “Creating Places of Opportunity: Investing in Neighborhoods” and will involve a day-long exploration of innovative strategies for restoring competitiveness to distressed areas, catalyzing investment in neighborhoods, and creating vibrant communities.

More information about the NTI and symposium are at: <http://bit.ly/1Zx8Ima>

Register for the NTI at: <https://trainingevents.nw.org/OnlineReg/Login/Login.aspx>

NLIHC News

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.

NLIHC Welcomes Research Intern Zoe Chapin

Zoe Chapin joins NLIHC as a new summer research intern. Originally from the Chicago area and with a B.A. in Political Science and Urban Systems from McGill University in Montreal, Zoe has a background in fair housing policy research with the Oak Park Regional Housing Center. Her most recent experience in housing policy research, place-making, and riverfront development initiatives at the Metropolitan Planning Council in Chicago and her work with homelessness and food security organizations in Montreal have imbued her with a passion for inclusive, socially just cities for all. Zoe is currently pursuing a Master's degree at the McGill University School of Urban Planning. Please join us in welcoming Zoe to the NLIHC team!

NLIHC STAFF

Malik Siraj Akbar, Communications Specialist, x239
Andrew Aurand, Vice President for Research, x245
Josephine Clarke, Executive Assistant, x226
Zoe Chapin, Research Intern, x229
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
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, 233
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