NATIONAL LOW INCOME HOUSING COALITION
Memo TO Members

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National Housing Trust Fund

HUD Publishes HTF Maximum Per-Unit Subsidy FAQ

HUD has published an FAQ describing the national Housing Trust Fund's (HTF's) maximum per-unit development subsidy requirement. The HTF regulation [24 CFR 93.300(a)] requires grantees (states) to establish the maximum amount of HTF funds that may be invested per-unit, with adjustments for the number of bedrooms and the geographic location of the project. The regulation requires the maximums be reasonable and based on actual costs of developing housing in the area of the project. The regulation also requires grantees to include the maximums in the annual HTF Allocation Plan, which is submitted as part of the grantee's Consolidated Plan Annual Action Plan.

The FAQ notes that grantees will establish multiple limits for the state because construction and land costs will vary by area within the state. The FAQ requires the maximums be based on total development costs, including costs that HTF cannot cover and costs funded by other sources. States should consider the cost of meeting applicable codes and standards for rehabilitation or new construction in a geographic area. The FAQ requires that the maximums reflect the costs of meeting HTF requirements such as producing homes targeted for extremely low income families, those with incomes less than 30% of the area median income. The maximums should also take into account the costs associated with meeting the state's priority housing needs, such as developing homes for people with special needs.

A unique feature of the HTF is the authority to use up to one-third of a state's allocation for operating cost assistance and/or an operating cost assistance reserve for HTF-assisted units. The FAQ makes it clear that using HTF for operating cost assistance or for a reserve fund does not count toward the maximum per-unit development subsidy.

The FAQ states that grantees may choose to use existing maximum per unit subsidy amounts established by other federal programs such as the Low Income Housing Tax Credit and HOME programs or the Public Housing Total Development Cost (TDC) limits.

The FAQ is at http://bit.ly/1s2xWOv

Rep. Ellison Urges Reform of the Mortgage Interest Deduction during Hearing on Tax Policy

Representative Keith Ellison (D-MN) urged reform of the mortgage interest deduction (MID) and described his "Common Sense Housing Investment Act" (H.R. 1662) during a House Ways and Means Tax Policy Subcommittee hearing on tax reform. H.R. 1662 includes the essential elements of NLIHC's United for Homes campaign to make modest reforms to the mortgage interest deduction and direct the resulting savings to affordable housing.

Mr. Ellison explained that reforms to the MID included in H.R. 1662 would benefit more than 16 million homeowners who currently do not itemize on their taxes. These reforms would generate savings of more than $200 billion over ten years for affordable housing programs, including the national Housing Trust Fund, to build tens of thousands of new homes for families of modest means.

Mr. Ellison stated, "Yesterday, nearly three dozen realtors stopped by my office to urge me not to make any changes to the $70 billion a year mortgage interest deduction. And these are my friends and I appreciate them a lot. But as much as I want to see things the way my friends do in the realtor community, I cannot ignore the pressing housing needs of Americans and the current problems the mortgage interest deduction causes. The status quo means giving significant tax breaks to families that earn more than $100,000 a year while giving little benefits either in homeownership or rental housing to people with lesser income. That's why I introduced the Common Sense Housing Investment Act."

Watch the archived webcast of the hearing at: http://1.usa.gov/1OcAFtw

Federal Budget

House and Senate to Take Action on FY17 THUD Spending Bills this Week

After a controversial amendment threatened to derail the Senate from passing appropriations bills (See *Memo* 5/2), senators were able to come to a deal, relieving the legislative logjam that delayed the FY17 Transportation, Housing and Urban Development and Related Agencies (THUD) spending bill from reaching the Senate floor. Senators passed the Energy and Water spending bill on May 12, allowing the chamber to begin the procedural process of bringing a combined THUD and Military Construction-VA spending bill up for consideration. The Senate is expected to begin debating amendments to the package of bills on Tuesday.

THUD Appropriations Subcommittee Chair Susan Collins (R-ME) stated, "This bill targets limited resources to programs that meet our most essential transportation and housing needs. For housing programs, this bill provides sufficient funding to renew all existing rental assistance for Section 8, and for public housing, elderly, and disability housing programs. The Appropriations Committee continues to face constraints that required us to make difficult decisions regarding funding at a time when resources are limited under the 2015 budget agreement."

Even before the Senate begins debate on the THUD spending bill, issues have arisen that could prevent the bill from advancing. The continuing debate on how to fund the response to the Zika virus, along with several issues related to the trucking industry, threaten to complicate the legislative path forward. In addition, Senators Mike Lee (R-UT), Tom Cotton (R-AR), Richard Shelby (R-AL), and David Vitter (R-LA) have filed an amendment to prohibit HUD from implementing the Affirmatively Furthering Fair Housing (AFFH) rule and its assessment tool. Senators Lee and Cotton offered a similar amendment to last year's THUD spending bill and have introduced a standalone bill.

NLIHC and other housing and civil rights groups, including the Leadership Conference on Civil Rights and the National Fair Housing Alliance, sent letters to the Senate urging lawmakers to reject the AFFH amendment. NLIHC President and CEO Diane Yentel wrote, "The Fair Housing Act makes it clear that any jurisdiction receiving federal housing and community development funds must demonstrate that it is spending those funds in a ways that help realize fair housing choice. The [AFFH] regulation imposes no new obligations; it simply clarifies how jurisdictions can comply with existing obligations and provides tools to help them live up to the commitment that they have already made." Advocates should call their senators and ask that they oppose the AFFH amendment.

The House Appropriations Committee will be able to bring appropriations bills to the House floor this week now that the May 15 deadline to produce a budget resolution has passed. The House Appropriations THUD Subcommittee will vote on its FY17 spending bill on May 18 at 11:30 am ET in Rayburn House Office Building, room 2358-A.

The Senate Appropriations Subcommittee on Agriculture, Rural Development, and Food and Drug Administration will vote on its FY17 spending bill on May 17 at 4 pm ET in Dirksen Senate Office Building room 124. The full Appropriations committee will consider the bill on May 19 at 10:30 am ET in Dirksen Senate Office Building room 106.

Read NLIHC's letter opposing Senator Lee's amendment at: http://bit.ly/1R0ynOb

Read the Leadership Conference on Civil Rights letter at: http://bit.ly/1TCcXsk

NLIHC's budget chart is at: http://nlihc.org/sites/default/files/NLIHC_HUD-USDA_Budget-Chart.pdf

Congress

Senate Examines Evidence-Based Standards to Better Serve Vulnerable Families

The Senate Committee on Finance held a hearing to examine the role of outcomes and evidence-based standards in informing social policies and to explore how to apply them more effectively to program delivery and financing models. Specifically, senators discussed moving towards evidence-based models like social impact financing and "pay for success," which drive government resources toward high-performing social welfare programs. Under these models, private investors provide capital to a particular social program and receive a reimbursement and financial return from the government if the program achieves predetermined outcomes.

Finance Committee Chair Orrin Hatch (R-UT) stated, "Many experts and observers agree that, when implemented correctly and with strict adherence to the model, evidenced-based interventions can be an effective strategy to help vulnerable families and at-risk individuals. They can also reduce bureaucracy and eliminate the creation of perpetual and redundant programs that do not work. And they can allow for local leaders to decide what is best and inject private sector creativity into social services. But most important, evidenced-based interventions help ensure that taxpayers only pay for what works. In most federal programs, taxpayers are on the hook for set costs of processes and/or reimbursements with little or no regard for effectiveness."

Ranking Member Ron Wyden (D-OR) welcomed the opportunity to discuss evidence-based standards but said that the lawmakers should proceed with caution. '[T]here are certainly limitations to this approach of funding what works and not funding what doesn't," Senator Wyden stated. "To start, researching and evaluating programs can be expensive; and in some programs it would be unethical to have a control group that is actively denied services. For example, it would be wrong to deny a child access to foster care when she is being abused and neglected just for the sake of scientifically evaluating the effects of foster care against a control group. Additionally, bringing evidence-based programs to a bigger scale can also be expensive. They often rely on a highly educated and trained workforce. So progress can be slow. Finally, reasonable people can differ on what it really means for a program to be successful using a variety of measures."

Watch the archived webcast and read hearing material at: http://1.usa.gov/23jCAna

House Hearing Compares Affordable Housing Models in the UK and the US

The House Financial Services Subcommittee on Housing and Insurance compared the affordable housing models of the United States and the United Kingdom during a hearing on May 12. Both countries have faced challenges in funding their public housing programs and have looked for new ways to attract private capital to finance them.

Housing Partnership Network CEO Thomas Bledsoe explained that a UK initiative called "Large Scale Voluntary Transfer" created in the 1980s "drove a broad shift in responsibility for affordable housing management in the UK away from public sector local councils (the British version of public housing) and toward nonprofit housing associations." These associations now manage almost half the UK's social housing stock. Before transferring ownership of a council's assets, at least 50% of council tenants must approve both the transfer and the selection of the receiving entity. The housing association then drafts a 30-year business plan for the council's properties, which includes how the association will attract private capital to redevelop the homes.

Dr. Susan Popkin of the Urban Institute noted that while there were some similarities between the two countries, there were also fundamental differences between their housing systems and markets. "First, housing in the UK is an entitlement and a fundamental part of the safety net. This entitlement benefit has provided a critical part of the funding for social housing organizations to develop affordable housing," she testified. Because housing is an entitlement in the UK, a greater proportion of low income households receive housing assistance and live in social housing. Gregory Russ of the Cambridge Housing Authority added, "One reason the British system worked out reasonably well is the universal housing benefit provided to the families was calculated to produce enough income for the council (and later the housing association) such that they could pay off the loan for their part of their development cost that was not covered by the grant from the central government."

Dr. Popkin also pointed out that privatizing public housing alone will not solve the program's funding problems. "[P]rivate developers need resources to be able to effectively serve the poorest households. Without fundamental changes in the scale and scope of assistance, prevailing demographic, social, and economic trends will widen the gap between needs and assistance in the decades ahead."

Jaime Lee of the University of Baltimore School of Law noted that when public housing is privatized, the rights of low income tenants are put at risk. She said that very little data is collected on whether these rights are being respected and that existing legal remedies are ineffective or ill-suited to the private context. She warned that the affordability of public housing may be jeopardized through privatization and that "legal tools that make it harder to get into and stay in privatized public housing may be used to exclude or evict those who may most need public housing."

Financial Services Committee Ranking Member Maxine Waters (D-CA) and other Democratic members of the subcommittee voiced concerns about privatizing public housing given past problems with the Hope VI program that displaced families when it redeveloped public housing and allowed for overly rigid rescreening practices that effectively barred residents from returning to their revitalized communities. Ms. Waters stated, "Hope VI demolished 98,000 units and brought back only 48,348. I have asked my staff repeatedly, 'What happened to those people? Where did they go?'" Mr. Bledsoe agreed that more has to be done to ensure current residents of public housing are able to enjoy the benefits of redevelopment but also spoke of the advantages in creating vibrant mixed-income communities.

The Democratic members also said that Congress had created the problems the public housing program now faces, including deteriorating units and long waiting lists, by failing to provide adequate funds for the program year after year.

Richard Gentry of the San Diego Housing Commission and Gregory Russ testified about their experience converting their public housing stock through the Rental Assistance Demonstration, Moving to Work, and Low Income Housing Tax Credit programs. They both said that these programs provided them the flexibility they needed to come up with innovative ways of redeveloping their public housing with private capital. Mr. Gentry stated that he believed all public housing authorities that are considered high performing should be designated a Moving to Work agency and endorsed the "Moving to Work Reform and Expansion Act of 2016" (H.R. 5137) that was recently introduced by Majority Leader Kevin McCarthy (R-CA) (See *Memo* 5/9).

Watch the archived webcast and read witness testimony at: http://1.usa.gov/24BGZo3

HUD

Proposed Rule Prohibits Sexual Orientation and Gender Identity Discrimination in Native American and Native Hawaiian Programs

HUD's Office of Public and Indian Housing (PIH) published a proposed rule to revise the Native American and Native Hawaiian programs by incorporating an existing fair housing rule, the Equal Access rule published on February 3, 2012 (see *Memo*, 2/3/12), which requires HUD programs to be available regardless of sexual orientation or marital status. The proposed revisions would also incorporate a proposed Gender Identity rule published on November 20, 2015 by HUD's Office of Community Planning and Development (see *Memo*, 12/7/15).

HUD did not originally include the Native American and Native Hawaiian programs in either the final Equal Access rule or the proposed Gender Identity rule so that more tribal consultation could take place. HUD sent letters to tribal leaders on January 28, 2015, seeking comments on the forthcoming proposed rule. Only one tribally designated entity responded, and it opposed the rule.

If finalized, the proposed rule would apply to the following programs: Native American Housing Activities (24 CFR part 1000), Community Development Block Grants for Indian Tribes and Alaska Native Villages (24 CFR part 1003), Section 184 Indian Home Loan Guarantee Program (24 CFR part 1005), Native Hawaiian Housing Block Grant Program (24 CFR part 1006), and Section 184A Loan Guarantees for Native Hawaiian Housing (24 CFR part 1007).

The proposed rule is at http://1.usa.gov/27bOPXw

AFFH

NLIHC Submits Comments on Proposed State AFFH Assessment Tool

NLIHC submitted comments regarding HUD's proposed Assessment Tool to be used by states to create an Assessment of Fair Housing (AFH) to comply with the new Affirmatively Furthering Fair Housing (AFFH) rule (see *Memo*, 3/14).

The *Federal Register* notice publishing the draft state Assessment Tool describes it as a series of questions designed to help states identify "fair housing issues," defined as areas with racially and ethnically concentrated poverty, patterns of segregation, disparities in access to opportunity, and disproportionate housing needs. The AFFH rule and Assessment Tool further describe fair housing issues and their "contributing factors." The Assessment Tool is meant to enable states to meaningfully assess fair housing issues and contributing factors and to set fair housing goals and priorities.

NLIHC recommends that the Assessment Tool's instructions and questions require states to conduct the fair housing analysis by sub-state areas because a host of factors may have resulted in vastly different fair housing contributing factors from area to area within a state. NLIHC also urges HUD to reinforce in the instructions and questions that the AFH applies to the entire state, not just the non-entitlement areas that do not automatically receive CDBG and HOME funds.

The proposed Assessment Tool has a section focused on the Low Income Housing Tax Credit (LIHTC) program. States are asked to identify provisions of their Qualified Allocation Plan (QAP) or other state or local laws or policies that might influence the location of LIHTC units. NLIHC welcomes the added attention to the LIHTC program and recommends that the Assessment Tool's instructions and questions:

- Require the states to seek additional data from their state housing finance agencies (HFAs) because not all HFAs consistently report their data to HUD as required by law. At a minimum, states should obtain data about the demographics of people occupying LIHTC-assisted units.

- Require the AFH to distinguish between 9% new construction tax credits and 4% rehabilitation tax credits because the two types lead to different outcomes. For example, 4% rehabilitation LIHTC projects generally preserve existing affordable housing, an outcome welcomed by low income residents living in those properties. The 9% new construction LIHTC projects could be beneficial by helping to revitalize a disinvested neighborhood, by helping to minimize the effects of gentrification, or by locating affordable housing in areas of opportunity. The 9% projects could be harmful, however, if they unduly concentrate LIHTC projects in areas of concentrated racial or ethnic poverty.

- Add a question requiring the states to describe the extent to which it is ensuring that LIHTC-assisted properties are complying with the protections provided under the "Violence Against Women Reauthorization Act of 2013."

NLIHC supports adding questions regarding five topics offered by HUD when discussing disparities in access to opportunity. In particular, regarding people re-entering the community from the criminal justice system, the Assessment Tool should ask about existing laws, policies, and practices that help or hinder successful re-entry of members of protected classes to housing, employment, education, counseling, or other opportunities. Regarding public safety, NLIHC urges that the Assessment Tool address access to housing and services for women and children encountering or threatened with domestic violence.

As with the local government Assessment Tool, NLIHC offers a number of recommendations to achieve a more balanced analysis and assessment of fair housing. The draft Assessment Tool understandably highlights racial and ethnic concentrations of poverty and disparities in access to community assets. Discussing only these fair housing issues, however, could be misconstrued as a prohibition on the use of resources in communities that have concentrations of poverty and disparities in access to assets but have assets not mentioned in the Assessment Tool. NLIHC notes that the final AFFH rule encourages a more balanced approach.

The proposed state Assessment Tool was published in the Federal Register on March 11 and is open to comment for 60 days from that date. After considering public comments, HUD will publish another proposed state Assessment Tool open for an additional 30-day comment period, as required by the Paperwork Reduction Act. A final Assessment Tool to be used by local governments was published on December 31, 2015 (see *Memo* 1/11) and a proposed Assessment Tool to be used by public housing agencies was published on March 23 (see *Memo*, 3/28).

States do not have to submit an AFH until they are required to have a new 5-Year ConPlan on or after January 1, 2018. Until then states are required to use the current Analysis of Impediments process.

NLIHC's comment letter is at http://bit.ly/1T8OM5i

More information about the Affirmatively Furthering Fair Housing rule is on NLIHC's website at http://nlihc.org/issues/affh and on page 7-4 of NLIHC's 2016 *Advocates' Guide* at http://bit.ly/1WiozGd

HUD's AFFH webpage is at https://www.hudexchange.info/programs/affh

Research

Gentrification Worsens Housing Affordability and Rent-Burdens in New York City

New York University's Furman Center released its annual report, *The State of New York City's Housing and Neighborhoods in 2015.* This year's report analyzes the effects of gentrification in the city; changes in the city's demographics, labor market, land use, and housing market; and borough-specific profiles. The report reveals worsening housing affordability and rising rent burdens.

The gentrification section of the report focuses on New York City's 55 sub-borough areas (SBAs). The report categorized SBAs as "gentrifying" if they were low-income in 1990 and experienced above-median rent growth, "non-gentrifying" if they were low-income in 1990 and experienced more modest growth, and "higher-income" if they were not low income in 1990. All SBAs except those in Staten Island saw an increase in the percent of households with a rent burden, meaning they spent 30% or more of pre-tax income on rent plus utilities. In gentrifying neighborhoods, the share of low income households earning between 50 and 80 percent of the area median income (AMI) who were rent burdened increased from 28.8% to 48.8% between 2000 and 2010-2014. Rent burdens among moderate income households earning between 80% and 120% of AMI increased from 8.5% to 26.8%. Rent burdens among very low income households earning less than 50% of AMI increased from 67.8% to 75.4%.

The report calls attention to the widening gap between incomes and rents. Between 2005 and 2014, rents increased by 14.7% city-wide, while the typical renter household's income increased by 1.7%. In 2015, the city saw a spike in the number of permits issued for multifamily residential buildings, which will result in 51,000 new units. But only 3,000 of these new units have been committed by developers to be affordable under the city's Inclusionary Housing Program.

The report provides detailed statistics for each SBA, such as the number of new housing units, housing costs, the percentage of households using Housing Choice Vouchers (HCVs), and income. These statistics are a valuable resource to help local advocates understand and communicate specifics about their neighborhood conditions and housing needs.

The State of New York City's Housing and Neighborhoods in 2015 is available at http://bit.ly/1TFCj8v.

Strategies to Prevent Displacement of Asian American and Pacific Islander Families

A report released by the National Coalition for Asian Pacific American Community Development and the Council for Native Hawaiian Advancement titled *Asian American & Pacific Islander Anti-Displacement Strategies* provides 24 local strategies and several national policy solutions to prevent displacement of Asian American and Pacific Islander (AAPI) families resulting from rising housing costs and gentrification.

Strong housing markets with rapidly increasing housing costs are home to some of the largest populations of AAPI families. The neighborhoods featured in the report saw an average increase in median gross rent of 74% and an increase in home values of 112% between 2000 and 2014. Incomes did not keep pace. Between 2007 and 2014, poverty among Asian Americans and Pacific Islanders increased by 50%. As a result of rising housing costs, the study's featured neighborhoods saw a net loss of more than 1,500 Asian American and Pacific Islander families from 2010 to 2014, while their population increased nationally by 6%.

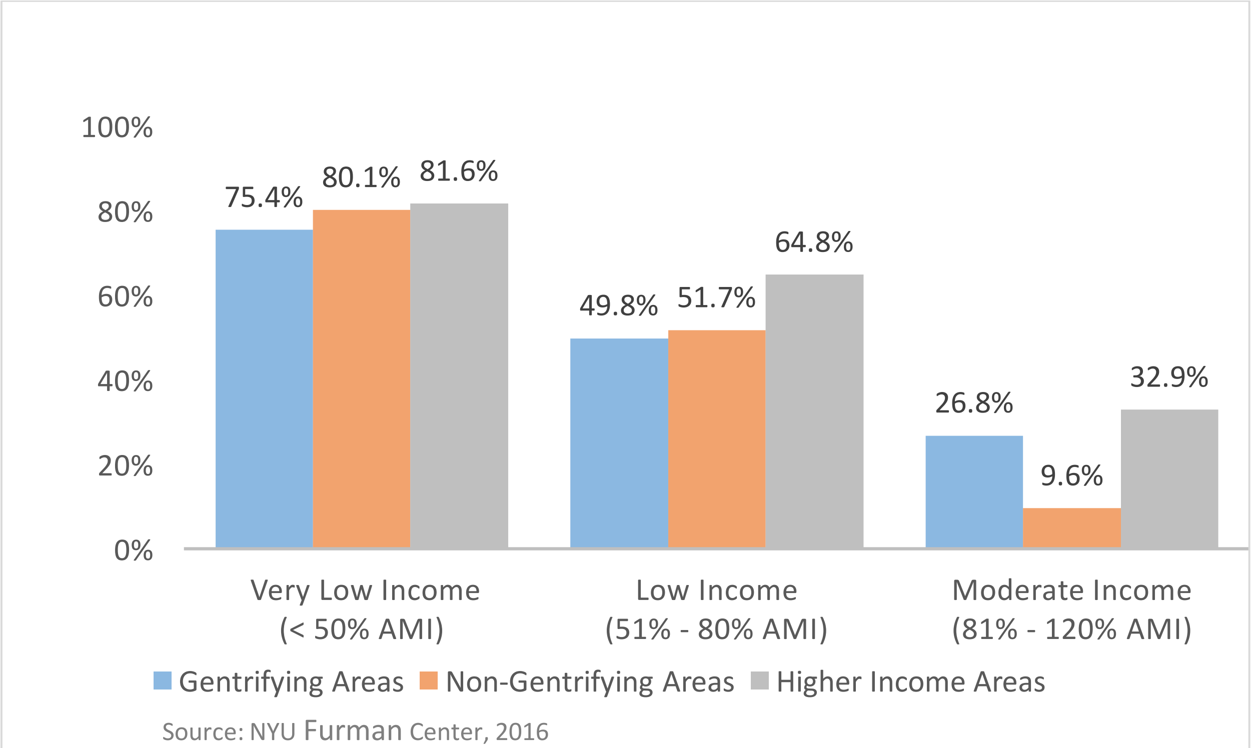
The report provides 24 local strategies to prevent displacement in gentrifying neighborhoods. Among the strategies described are innovative foreclosure prevention, farmland and culture preservation, community development loans, historic preservation, equitable transit-oriented planning, citywide anti-displacement plans, in-language tenant counseling, and community benefit agreements.

The report recommends a number of national policy solutions, including greater public resources for affordable housing through a cross-agency hot markets program designed to address displacement of low income renters and small businesses, steps to ensure greater equity in transit-oriented development, meaningful community planning engagement, and mitigation of climate change displacement. The report also calls for a national Section 8 stabilization program that increases vouchers in hot market cities and protects tenants' right to remain, guidance defining hot market neighborhoods under the Affirmatively Furthering Fair Housing rule, and increased revenue sources for the national Housing Trust Fund for additional affordable housing development in hot markets.

Asian American & Pacific Islander Anti-Displacement Strategies is available at http://bit.ly/1UTHHu7.

Fact of the Week

Percentage of Rent Burdened Households in NYC, 2010-2014



Source: Austensten, M. et al. (2016). *State of New York City's Housing and Neighborhoods in 2015.* New York, NY: NYU Furman Center. http://bit.ly/1TFCj8v

From the Field

DC Advocates Lobby for Sustained Commitment to Affordable Housing

Advocates, service providers, resident leaders, and developers from across the District of Columbia gathered on Tuesday, May 10, to lobby councilmembers to sustain and expand essential affordable housing and economic development programs. The Coalition for Nonprofit Housing and Economic Development (CNHED), an NLIHC state partner, hosts the advocacy event each year. CNHED's Housing For All Campaign has won a number of significant recent victories for affordable housing in DC and is now at work to build on those successes. CNHED's innovative and effective leadership as the convener of the Housing for All campaign has earned the campaign access to key decision makers on the DC Council (the Council), which determines the city's annual budget.

More than 80 Housing for All advocates held lobby meetings throughout the day, meeting with the councilmembers from each of DC's wards and all of the at-large councilmembers. Their chief priority was the Council's continued commitment to an annual $100 million appropriation to the Housing Production Trust Fund (HPTF). Created in 1988, the HPTF provides grants and loans to nonprofit and for-profit developers in DC for the development of rental and owner-occupied homes. Forty percent of HPTF funds must benefit households with extremely low incomes (ELI), meaning those earning at or below 30% of area median income (AMI). An additional 40% of HPTF funds must benefit very low income (VLI) households with incomes between 31% and 50% of AMI, and 20% of funds can be used for households with incomes between 51% and 80% of AMI. Until recently, the HPTF received only limited funding and underwent deep cuts during the Great Recession.

The HPTF's current dedicated source of revenue consists of 15% of the proceeds from the DC deed transfer and recordation tax (see *Memo*, 7/4/2014). The approximately $50 million in annual revenue from this funding source is insufficient to address the overwhelming shortage of affordable housing in DC. In the search for additional funding, CNHED's Housing for All campaign partnered with then councilmember and current mayor

Muriel Bowser in support of the “Housing Production Trust Fund Baseline Funding Amendment Act of 2014” (see *Memo*, 12/22/2014). This legislation would commit the Council to supplement the proceeds from the deed transfer and recordation tax to reach $100 million in the HPTF annually. Council Chairman Phil Mendelson addressed the Housing for All advocates before their lobby meetings and affirmed that the Council expects to meet the $100 million commitment in their FY17 budget.

Advocates stressed the importance of the Local Rent Supplement Program (LRSP) that provides operating assistance to work in conjunction with the HPTF and other sources to ensure that rents remain affordable to ELI households. The CNHED goal for FY17 is to see sufficient funding to produce 250 new homes for ELI households, many in the form of permanent supportive housing (PSH). LRSP also has a tenant-based supplement program to help some of the thousands of families and individuals on the waiting list for public assistance. CNHED is pushing the Council to appropriate an additional $5 million to the LRSP.

Homes for All advocates spoke to Council members about their support for maintenance and repairs needed at public housing properties operated by the District of Columbia Housing Authority. The advocates urged maintenance of the current $15 million commitment to repair public housing units that are currently uninhabitable so that households can be moved off waiting lists and into housing.

Lobby Day participants also encouraged Council members to support the $6 million in additional funding that Ms. Bowser proposed for the Home Purchase Assistance Program (HPAP) to bring the total commitment to the first-time home buyer program to $16 million. HPAP provides gap financing assistance and closing cost assistance to moderate and low income households, with priority given to very low income applicants.

CNHED Executive Director of CNHED Steve Glaude spoke with the advocates before their meetings. He stressed recent strategic planning at CNHED that revealed better results could be achieved if the group broadened their advocacy to a more diverse set of priorities and included other coalitions and key partners. To that end, he indicated that CNHED’s advocacy will more prominently include economic development programs. For FY17, CNHED advocates for increasing by $750,000 the Emerging Business District Demonstration Grants program, maintaining $8.384 million for the Great Streets program, and committing $500,000 to the Small Business Capital Access Fund, all of which would support entrepreneurship among local small businesses.

“We were thrilled to see such a strong turnout for our Advocacy Day this year,” Mr. Glaude said. “The strength of our campaign comes from the experience and knowledge of the advocates in our network, and this why we are seeing so much progress with leaders on the Council.”

For more information about the Housing for All campaign and CNHED efforts, contact Elizabeth Falcon, Housing Advocacy Director, at efalcon@cnhed.org.

Events

Online Discussion with Author Matt Desmond on Evictions in the U.S.

Homes For All and the Right To The City Alliance will host a national online discussion with acclaimed author Matthew Desmond to discuss the growing eviction epidemic and renter crisis in the U.S. The discussion will take place on Wednesday May 18th at 3PM ET.

Matthew Desmond is the author of the compelling new book *Evicted: Poverty and Profit in the American City*. The book provides “a ground-level view of one of the most urgent issues facing America today. As we see families forced into shelters, squalid apartments, or more dangerous neighborhoods, we bear witness to the human cost of America’s vast inequality—and to people’s determination and intelligence in the face of hardship."

Register for the event at: http://bit.ly/1s0PXNl

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 Communications Intern Julia Rapp

Julia Rapp joins NLIHC as our new summer communications intern. She comes from Bucks County, Pennsylvania, and is currently studying Journalism and Arab World Studies at American University. Her experiences range from writing for her school's on-campus progressive investigative magazine and creating and writing for her own online photojournalism blog, which covers student organizing at American University. Her stories focus on social movements and social justice issues. Her passion for both writing and social justice make her excited and energized to be working with the NLIHC staff this summer. Please join us in welcoming Julia 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
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