



Memo TO Members

Volume 21, Issue 21

May 31, 2016

In This Issue:

NLIHC NEWS

- NLIHC Releases *Out of Reach 2016*

NATIONAL HOUSING TRUST FUND

- PRRAC Provides Guidelines on Promoting Fair Housing in HTF Allocation Plans

FEDERAL BUDGET

- House Appropriations Committee Passes FY17 THUD Spending Bill
- House Panel Holds Hearing on Budget Reform

CONGRESS

- House Committee Holds Hearing on Moving Families Out of Poverty

HUD

- HUD Releases New ACS 5-Year Tabulations

AFFH

- NLIHC Submits Comments on Proposed PHA AFFH Assessment Tool

RESEARCH

- White-Segregated Subsidized Housing Poses Fair Housing Concern

FACT OF THE WEEK

- Rents Remain Out of Reach for Many Renters

FROM THE FIELD

- Oklahoma Advocates Leverage Findings from New Statewide Housing Needs Assessment

RESOURCES

- Bipartisan Policy Center Releases Action Agenda for Healthy Aging
- National Housing Preservation Database Data Updated
- PRRAC Updates Compendium of Source of Income Laws

MORE NLIHC NEWS

- NLIHC Welcomes Policy Intern Christina Libre
- NLIHC Welcomes Graphic Design Intern Ariel Chu

NLIHC News

NLIHC Releases Out of Reach 2016

NLIHC released its *Out of Reach 2016* report on May 25. This year the national two-bedroom Housing Wage, the hourly wage a full-time worker must earn to afford a modest two-bedroom apartment while spending no more than 30% of household income on rent and utilities, is \$20.30 per hour. A household must have income of at least \$42,240 per year in order to afford a two-bedroom unit at a HUD Fair Market Rent (FMR) of \$1,056 per month. In 6 states and the District of Columbia, the Housing Wage exceeds \$25 per hour.

Renter wages continue to fall short of housing costs. The average renter in the U.S. earns \$15.42 per hour, \$4.88 per hour less than the national two-bedroom Housing Wage and nearly \$1 per hour less than the one-bedroom Housing Wage of \$16.35 per hour. Someone earning the federal minimum wage of \$7.25 would need to work 112 hours per week, or 2.8 full-time jobs, to afford a two-bedroom rental unit and 90 hours per week, or 2.3 full-time jobs to afford a one-bedroom unit. Even in states and localities with a minimum wage higher than the federal level, the minimum wage was less than the average one-bedroom housing wage.

Extremely low income (ELI) households, those with incomes at or below 30% of the area median income (AMI), comprise one out of every four renters and face daunting challenges finding affordable housing. Nationally, ELI renter households are only able to afford rents of \$507 per month, far less than the monthly FMR for a two-bedroom unit of \$1,056 or a one-bedroom unit of \$850. As a result, 75% of ELI renter households - 7.8 million households - are severely cost burdened, spending more than half of their earnings on housing and utilities.

NLIHC released *Out of Reach 2016* with a media call featuring HUD Secretary Julian Castro, who wrote the preface to this year's report, along with NLIHC President and CEO Diane Yentel and NLIHC Vice President of Research Andrew Aurand. Secretary Castro stated, "Our nation can't fulfill any of our major goals — whether it's tackling inequality, improving health care, keeping neighborhoods safe, or making sure every child gets a good education - unless we also focus on housing." Diane Yentel called for reform to the mortgage interest deduction and greater investment to the national Housing Trust Fund (HTF) to address the affordability crisis.

The *Out of Reach 2016* website allows users to compare metro areas and counties within their state. The website also features an interactive map with housing affordability rankings for each state. The report has already attracted extensive media coverage, including by *The Wall Street Journal*, *The Washington Post*, *The Chicago Tribune*, *NPR News*, *City Lab*, and many others.

The *Out of Reach 2016* website is at: <http://nlihc.org/oor>

The full report is available at: <http://bit.ly/1scAj1G>

National Housing Trust Fund

PRRAC Provides Guidelines on Promoting Fair Housing in HTF Allocation Plans

The Poverty & Race Research Action Council (PRRAC) published a paper, "National Housing Trust Fund: Promoting Fair Housing in State Allocation Plans," providing guidelines to ensure that states implementing the national Housing Trust Fund (HTF) comply with the legal obligation to affirmatively further fair housing.

In order to receive HTF grants from HUD, states must draft annual HTF Allocation Plans indicating how the state intends to distribute HTF funds, the requirements applicants for the funds must meet, and the state's priorities for awarding HTF dollars to projects. The HTF Allocation Plan is integrated into a state's Consolidated Plan (ConPlan) and each Annual Action Plan during the time period covered by the ConPlan.

When submitting a ConPlan or Annual Action Plan a state must certify that it is affirmatively furthering fair housing (AFFH).

PRRAC's paper discusses site selection considerations, pointing to geographic diversity, one of six factors the statute requires states give priority consideration to when deciding which projects should be awarded HTF resources. In the context of AFFH, PRRAC suggests that geographic diversity refers to a cross section of communities, including those that do not have concentrations of minority and low income residents and that have greater opportunities like proximity to high-quality schools, access to transit networks, and other positive neighborhood attributes.

The paper suggests that HTF Allocation Plans adopt policies found in several state Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plans (QAPs) that foster development in areas of opportunity. For example, the Massachusetts QAP provides a precise definition of "area of opportunity," Pennsylvania awards points to LIHTC projects located in areas of opportunity, and New Jersey allocates 60% of its tax credits to projects in suburban and rural areas. North Carolina does not award tax credits to projects proposed for areas with high concentrations of minority and low income residents.

The HTF interim regulations require states to undertake affirmative marketing efforts and tenant selection procedures. PRRAC's paper cites examples of affirmative marketing in QAPs from Georgia and Massachusetts. The paper also describes a number of examples of nondiscriminatory tenant selection and waitlist procedures.

PRRAC encourages new construction in lower-poverty areas of opportunity but acknowledges that investment of HTF resources to preserve existing affordable housing would also be appropriate. PRRAC recommends giving priority to preservation in high opportunity areas and secondary consideration to preservation in high-poverty areas.

The PRRAC paper is at <http://bit.ly/1OPtaZX>

Federal Budget

House Appropriations Committee Passes FY17 THUD Spending Bill

The House Committee on Appropriations approved its FY17 Transportation, Housing and Urban Development, and Related Agencies (THUD) spending bill by a voice vote on May 24. As we reported last week, the bill would:

- Increase funding for homeless assistance programs;
- Provide sufficient funding to renew existing project-based rental assistance contracts;
- Allocate enough funds to renew existing Housing Choice vouchers and provide additional funds for Veterans Affairs Supportive Housing (VASH) vouchers specifically targeted to Native American veterans;
- Provide level-funding for public housing;
- Level-fund the HOME Investment Partnerships program, the Community Development Block Grant program, and the Housing Opportunities for People with AIDS program;
- Increase funding for the Section 202 Housing for the Elderly program and the Section 811 Housing for People with Disabilities program; and

- Provide more resources to the Office of Lead Hazard Control and Healthy Homes grants.

Members of the Committee agreed to limit debate on the bill and offered few amendments. THUD Subcommittee Chair Mario Diaz-Balart (R-FL) offered a manager's package of amendments that was adopted by a voice vote. Mr. Diaz-Balart said the package was "indicative of the bipartisan nature and the good working relationships on this legislation which should make us all, frankly, very proud."

Representative Barbara Lee (D-CA) offered an amendment that would have extended the authorization of the US Interagency Council on Homelessness (USICH), which is set to expire this year. The amendment was rejected by a voice vote. The Senate THUD funding bill includes a one-year extension for USICH. Chair Diaz-Balart objected to the Lee amendment saying, "This program doesn't support homeless people. It pays for the salaries and expenses of federal bureaucrats." He noted, however, that the extension of USICH's authorization will be an issue for discussion when the House and Senate negotiate a final version of the FY17 THUD bill.

No amendments were offered that would prevent HUD from implementing its Affirmatively Furthering Fair Housing rule.

The bill now moves to the House floor. Given the limited number of days remaining when Congress is in session, it is unclear when the bill will receive a final vote.

Read more about the bill at: <http://1.usa.gov/1WXjaGn>

NLIHC budget chart is at: <http://bit.ly/1SowzjU>

House Panel Holds Hearing on Budget Reform

The House Budget Committee held hearing on March 25 to renew its efforts to reform the congressional budget process. The hearing, the first in a series, was marked by disagreement between the parties over how to overhaul the way Congress funds the federal government. Republicans took the position that the 1974 Budget Act must be rewritten to more effectively pass budgets, while Democrats blamed politics as the real reason for the budget stalemate in the House.

Budget Committee Chair Tom Price (R-GA) said in his opening remarks, "A breakdown in budgeting leads to a breakdown in broader policymaking. That is why this reform effort goes far beyond the interests of just this committee or our friends on the Appropriations Committee. All of Congress and all committees have a vested interest in seeing that we have a functioning budget process. Perhaps the most troubling consequence of our current failed process is the remarkable growth in automatic spending."

Members of the Committee and hearing witnesses offered several proposals for reforming the budget process, such as including mandatory spending in the budget, addressing tax expenditures, and placing restrictions on the use of continuing resolutions to fund the government.

Representative Bill Pascrell (D-NJ) said that the Committee's attention to the budget process was misplaced and that it should instead be focusing on how sequestration will impact federal spending when automatic budget cuts return next year. "The process reform we should be discussing is how to provide relief from the sequestration caps that return in full force next year," Mr. Pascrell said. "We all saw what happened the first year it was in effect."

The Senate has also begun to examine ways to reform the budget process, but, unlike in the House, those efforts have included a willingness from both parties to work across the aisle. Senate Budget Chair Mike Enzi (R-WY) hopes to introduce bipartisan legislation later this year.

Read Chair Price's opening statement at: <http://1.usa.gov/1U8vYCQ>

Watch the archived webcast and read witness testimony at: <http://1.usa.gov/1TEoJmV>

Congress

House Committee Holds Hearing on Moving Families Out of Poverty

The House Committee on Ways and Means held a hearing on May 24 titled "Moving America's Families Forward: Setting Priorities for Reducing Poverty and Expanding Opportunity." A number of witnesses spoke about the challenge of finding avenues to help America's poorest families achieve economic mobility and an improved quality of life. Lawmakers and hearing witnesses primarily discussed the viability and potential consequences of imposing work requirements for those enrolling in welfare programs.

Committee Chair Kevin Brady (R-TX) opened the hearing by stressing the importance of creating "a system that provides more Americans with personalized solutions, real paths out of poverty, and better opportunities to realize their potential." He stated that the staggering 47 million people living in poverty in the United States might find a path to economic stability if work-capable adults were required to sustain employment in order to receive welfare benefits.

Ranking Member Sander M. Levin (D-MI) expressed dismay at the single-minded focus on employment at the expense of more expansive federal social supports. He cited the inconsistency of coupling mandatory work requirements with cuts to programs that provide food assistance, childcare services, healthcare coverage, job training, and financial assistance for higher education—all programs that make retention of employment possible. Furthermore, Levin stressed the importance of ensuring equal pay for women, a living wage for all, and tax reform supporting the most impoverished.

Olivia Golden of the Center for Law and Social Policy testified that "the nation's core economic security programs," including the earned income tax credit and healthcare and food assistance benefit programs, "are highly effective." Golden emphasized that high employment rates are not synonymous with low poverty rates. She cited low wages and gaps in the safety net that might render employment insufficient to lift a person out of poverty. Golden said that she feels work requirements are a "bad idea" and "jobs (should) support, rather than destabilize families."

Read more about the hearing at: <http://1.usa.gov/1XQMxsZ>

HUD

HUD Releases New ACS 5-Year Tabulations

HUD's Economic and Market Analysis Division released special tabulations of the American Community Survey (ACS). This newly released resource provides the number of households with a housing problem by income, tenure, and age of householder. The resource provides the number of households with at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, more than 1.01 persons per room, and selected monthly housing costs greater than 30 percent of household income. These data are available for the nation, states, metropolitan areas, and counties. HUD's ACS resource is available at: <https://www.huduser.gov/ast/index.html>

AFFH

NLIHC Submits Comments on Proposed PHA AFFH Assessment Tool

NLIHC submitted comments on HUD's proposed Assessment Tool to be used by public housing agencies (PHAs) to conduct an Assessment of Fair Housing (AFH) in compliance with the new Affirmatively Furthering Fair Housing (AFFH) rule (see *Memo*, [3/28](#)).

The *Federal Register* notice publishing the draft PHA Assessment Tool describes it as a series of questions designed to help PHAs to perform a meaningful assessment of key "fair housing issues" and "contributing factors" and to set meaningful fair housing goals and priorities.

NLIHC urged HUD to greatly augment the section of the Assessment Tool addressing community participation by providing more guidance to PHAs to enhance resident and community stakeholder participation. NLIHC provided suggestions regarding stakeholders that should be consulted, means of adequately notifying stakeholders, and reporting actions taken to provide for and encourage resident and community participation.

The AFFH rule requires PHAs to use both HUD-provided data and local knowledge to draft an AFH. NLIHC suggested the Assessment Tool offer examples of potential sources of local knowledge such as university studies and the experiences of advocacy organizations, service providers, school districts, and health departments. NLIHC also urged that the Assessment Tool require PHAs to report their discussions with residents of public housing to determine whether residents want to remain in their homes and communities or to relocate to areas that may offer other opportunities.

Regarding three of the four fair housing issues, "Fair Housing Analysis of Segregation," "Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)," and "Disparities in Access to Opportunity," NLIHC commented that the instructions for the "additional information" questions and the questions themselves could be misconstrued to suggest, contrary to the final AFFH rule, a prohibition on the use of resources to preserve public housing and revitalize neighborhoods where public housing is located, even though those neighborhoods have assets not mentioned in the Assessment Tool. Fair housing choice must include residents' ability to choose to remain in their homes and communities where they have long lived and where they have deep social, community, cultural, and language ties, even if those communities are R/ECAPs. The Assessment Tool should provide guidance that takes such factors and assets into consideration.

The PHA Assessment Tool should include a section on mobility relating to Housing Choice vouchers as drafted for but removed from the local government Assessment Tool, with the changes NLIHC recommended. Major barriers to housing choice revolve around voucher issues related to landlord discrimination, public housing agency portability practices, payment standard policies, and admissions policies.

PHAs are required to submit AFHs according to the following schedule:

- PHAs with more than 550 public housing units and vouchers combined ("non-qualified PHAs") must submit an AFH 270 calendar days before a new 5-Year PHA Plan is due on or after January 1, 2018.
- PHAs with fewer than 550 public housing units and vouchers combined ("qualified PHAs") must submit an AFH 270 calendar days before a new 5-Year PHA Plan is due on or after January 1, 2019.

Until required to comply with the new AFFH rule, PHAs must still comply with the existing rule using the Analysis of Impediments to fair housing choice.

NLIHC's comment letter is at <http://bit.ly/1qJMQs5>

More about AFFH is on NLIHC’s website at <http://nlihc.org/issues/affh> and on page 7-4 of NLIHC’s 2016 Advocates’ Guide, <http://bit.ly/1WiozGd>

HUD’s AFFH webpage is at <http://bit.ly/1Tm9RuO>

Research

White-Segregated Subsidized Housing Poses Fair Housing Concern

A recent report by the Institute on Metropolitan Opportunity at the University of Minnesota Law School, *The Rise of White-Segregated Subsidized Housing*, discusses the emergence of subsidized housing developments in predominantly white neighborhoods. The report, which focused on Minneapolis and St. Paul, suggests that these developments’ application processes, rent levels, occupancy restrictions, and marketing make them inaccessible to the lowest income and minority households.

Politically Opportune Subsidized Housing (POSH) refers to subsidized developments that receive less local political resistance because of their characteristics. Some of these characteristics restrict the housing’s availability to certain populations. POSH developments differ from conventional subsidized housing in one or more ways: They are more likely to be a conversion of an existing structure, a historic preservation, a property in post-industrial neighborhood, a development with an architectural sophistication and amenities at a scale not often found in other subsidized housing, a building with occupational restrictions for tenancy, and a project with higher development costs. The POSH developments studied in the report had an average per-unit development cost of \$347,500 compared to \$266,000 for the typical central city housing development in the Twin Cities.

The report examined the demographics of Low Income Housing Tax Credit (LIHTC) units in Minneapolis and St. Paul. Residents in POSH developments are more likely to be white, younger, and childless. POSH residents have higher incomes and fewer receive rental assistance than residents in other LIHTC units in poorer and more diverse neighborhoods.

Demographics of LIHTC Units		
	POSH	More Conventional
% White	65%	20%
% Head of Household over 62 years of age	5%	13%
% Households with children	13%	42%
% Receiving rental assistance	26%	67%
Average Income	\$24,893	\$17,140

In POSH developments with occupancy restricted to artists, 82% of residents were white, 3.3% of households received rental assistance, and the average income was \$29,890.

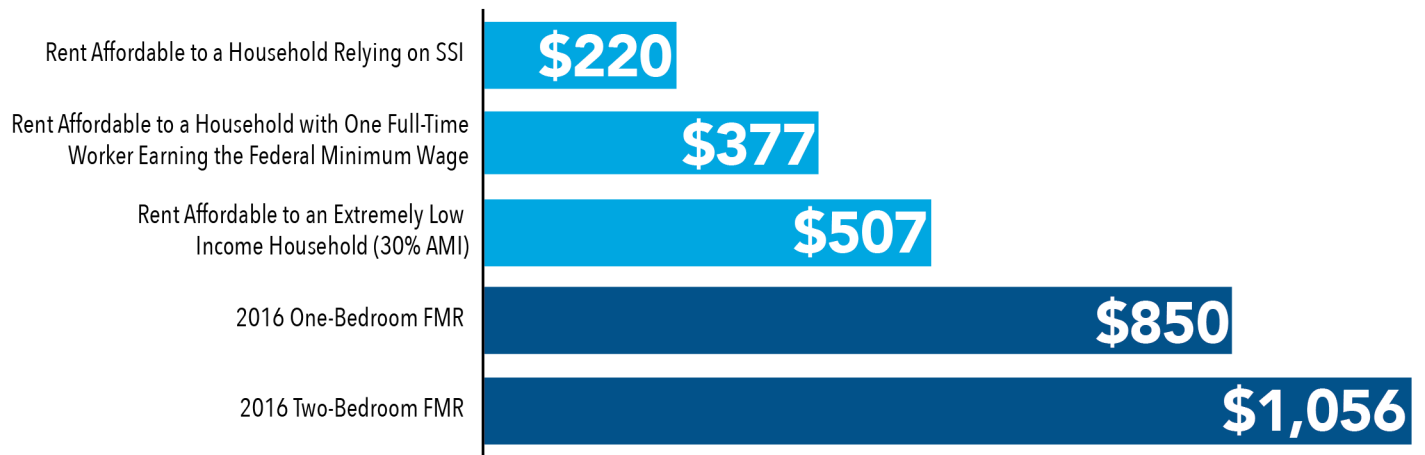
The process by which tenants are chosen for POSH units and a variety of occupancy restrictions (permitted in LIHTC properties under the “Housing and Economic Recovery Act” of 2008) contribute to a lack of diversity. In a number of cases, rents were higher than the payment standard for Housing Choice vouchers, and marketing materials emphasized the buildings’ abundant amenities and common areas without mentioning the units’ price-restrictions. Awareness of these units’ availability was often through word of mouth. Housing restricted to artists tended to require an extensive application process, including an art portfolio and an interview with a screening committee, putting very low income households at a significant disadvantage. The cost of reservation fees also pose a barrier to the lowest income households.

The report concludes that POSH developments have resulted in an uneven distribution of subsidized housing tenants—with white, young, childless households overrepresented in POSH developments located in white neighborhoods, and very low income families of color are underrepresented. These developments, the report suggests, present a significant fair housing concern.

The Rise of White-Segregated Subsidized Housing is available at <http://bit.ly/1OWJGwE>

Fact of the Week

RENTS REMAIN OUT OF REACH FOR MANY RENTERS



WWW.NLIHC.ORG/OOR

© 2016 National Low Income Housing Coalition



Source: *Out of Reach* 2016, National Low Income Housing Coalition.

From the Field

Oklahoma Advocates Leverage Findings from New Statewide Housing Needs Assessment

The Oklahoma Coalition for Affordable Housing (OCAH), a statewide group that works closely with NLIHC, hosted the first of five forums on May 18 to examine the recently released Oklahoma Statewide Housing Needs Assessment and to discuss the state's need to create more affordable housing and increase housing stability. The Oklahoma Department of Commerce and the Oklahoma Housing Finance Agency released in March the Statewide Housing Needs Assessment, a comprehensive report on current and projected housing needs and disaster resiliency across the state's 77 counties. The assessment analyzes the need for expanded rental and homeowner housing and the degree to which problems like lead based paint and a lack of preparation for natural disasters disproportionately affect vulnerable populations.

Nineteen tornados hit Oklahoma over two days in May 2013, killing 26 people and injuring 377 others. The destruction forced Oklahoma state leaders to acknowledge the state's overwhelming housing need. In the town of Moore, Oklahoma, one tornado destroyed 1,150 homes and caused an estimated \$2 billion in property damages. Recognizing the importance of safe and secure housing as an element of disaster preparedness, the Oklahoma Department of Commerce commissioned the Statewide Housing Needs Assessment, which focuses on household composition, population, subpopulation, disaster readiness, and housing stability. Integra Realty Resources-Tulsa/OKC, the University of Oklahoma College of Architecture Division of Regional and City

Planning, and DeBruler Inc. collaborated on the assessment, which was funded through a HUD Community Development Block Grant (CDBG). Researchers focused on four factors for each county: disaster resiliency, homelessness, fair housing, and residential lead-based paint hazards. The study found that these factor consistently overlapped. Homeless individuals and populations protected under the Fair Housing Act are most at risk in the case of natural disaster because many lack access to adequate shelter and often must take cover in cars, mobile homes, or other unsafe structures. Low and moderate income households occupy a disproportionate number of the nearly 250,000 housing units with high levels of lead-based paint in the state.

Researchers noted that the January 2015 Point-in-Time count of 3,777 homeless persons in the state likely underestimates the homeless population significantly. They also found that a lack of affordable housing is the chief cause of homelessness. To meet the needs of homeless individuals and other low and moderate income residents over the coming five years, the state's housing stock will need to add 11,630 rental units affordable to those earning 60% or less of area median income (AMI). The researchers used HUD's Fair Housing Assessment Tool and various sources of data to determine the disparate impact of current housing policy on vulnerable populations. Their assessment revealed that 70% of affordable housing units, which was defined as units affordable to those making 60% of AMI or less, are located in census tracts with marked levels of poverty, and 62% are located in majority-minority districts. The report will help the Oklahoma Housing Finance Agency ensure that newly constructed units further fair housing as mandated by HUD's Affirmatively Furthering Fair Housing (AFFH) rule.

OCAH has already begun to leverage the findings of the Statewide Housing Needs Assessment to spur action. Working with the Federal Reserve Bank of Kansas City, OCAH will host five regional housing forums to educate advocates, state leaders, and elected officials on the impediments to housing accessibility for low and moderate income Oklahomans and the negative impacts of housing insecurity on the state's economy. One hundred advocates, developers, and state leaders attended OCAH's first forum on May 18 in Oklahoma City. OCAH Board President Andrea Frymire and Steven Shepelwich of the Federal Reserve Bank of Kansas City opened the event and welcomed attendees. Study contributors Byron DeBruler of DeBruler Inc., Dr. Bryce Lowery of the University of Oklahoma Division of Regional and City Planning, and David Puckett of Integra Realty Resources-Tulsa/OKC spoke about the results of the study and how advocates can best use its findings. The event concluded with a group discussion of the report and a one-year anniversary celebration of the OCAH's founding. The four remaining forums will take place in Alva, Tulsa, Ardmore, and Lawton.

"It is imperative that our state and community leaders take the data from the Housing Study and create a plan to solve Oklahoma's housing shortages," said OCAH Board President and Midwest Housing Equity Group Inc. Vice-President Andrea Frymire. "With the legislature attempting to claw back 2014's Oklahoma Affordable Housing Act, the affordable housing industry is poised to lose another funding mechanism. Communities need to speak out for effective policy change to help available funding stretch further. From city council members to the Oklahoma Housing Finance Agency to our state legislators, we must be efficient and cognizant that our actions are working for the betterment of all citizens of our state."

For more information or to register for upcoming forums, visit <http://oklahomahousingneeds.org/> or <https://affordablehousingcoalition.org/>, or contact Andrea Frymire at afrymire@mheginc.com

Resources

Bipartisan Policy Center Releases Action Agenda for Healthy Aging

Healthy Aging Begins at Home, a report released by the Bipartisan Policy Center, outlines an actionable policy agenda to accommodate America's older adults. The report breaks down the challenges of housing and caring for the growing aging population into four dimensions: expanding the supply of affordable housing, adapting

existing housing to ensure accessibility, encouraging long-term care at home, and utilizing technology. For each of the dimensions, the report provides specific policy recommendations at the federal, state and local levels.

To increase the supply of affordable housing, the report recommends adequate federal funding of various housing programs to preserve and create affordable housing options for older adults and encourages the local adoption of land-use policies that allow accessory dwelling units and group homes. To meet the accessibility needs of seniors, the report recommends better coordination of federal programs that provide funding for home modifications; reauthorization of the Community Innovations for Aging in Place (CIAIP) – a nationwide community-based initiative to coordinate health and social services for older adults; and state and local efforts to provide property tax relief to seniors and grants and forgivable loans for home modifications. To encourage long-term care, the report recommends health care and supportive services under Medicare be provided in the home, especially for older adults in publicly assisted housing. The report also recommends that healthcare providers incorporate housing questions in their discharge planning to prevent hospital readmissions and to identify instances where older adults could benefit from a non-institutional community-based arrangement. To make use of technology, the report recommends that the Centers for Medicare and Medicaid Services (CMS) and states encourage greater reimbursement of telehealth and other technologies to improve health outcomes and reduce costs and that Congress and states make broadband available to HUD, USDA, and Low Income Housing Tax Credit properties where low-income older adults reside in both rural and urban communities.

The full set of detailed recommendations from *Healthy Aging Begins at Home* is available at:

<http://bit.ly/22nEQe9>

National Housing Preservation Database Data Updated

The [National Housing Preservation Database](#), maintained by NLIHC and the Public and Affordable Housing Research Corporation (PAHRC), is a tool for advocates to identify federally funded properties at-risk of being lost from the affordable housing stock as a result of expiring rent restrictions. The database was updated with new data in May. The data include updated subsidy and property information from ten HUD and U.S. Rural Development sources, and includes HOME assisted properties, Low Income Housing Tax Credit (LIHTC) properties, and project-based rental assistance properties; an updated [Summary Report](#) of assisted property counts for every state and county; and new [Data Notes](#) documenting changes made to the database over time.

If you have questions about the database, contact NLIHC Vice President of Research Andrew Aurand at 202-662-1530 ext. 245 or Kelly McElwain, PAHRC's Database Manager, at 800-873-0242 ext. 259.

This resource is available at: <http://www.preservationdatabase.org/>

PRRAC Updates Compendium of Source of Income Laws

The Poverty & Race Research Action Council (PRRAC) has updated its compendium of state, local, and federal statutes prohibiting housing discrimination based on source of income. “Expanding Choice: Practical Strategies For Building A Successful Housing Mobility Program: APPENDIX B: State, Local, and Federal Laws Barring Source-of-Income Discrimination” provides detailed information about state source-of-income statutes, local ordinances, provisions in federal programs, and proposed state statutes. The May 2016 update of this resource is at: <http://bit.ly/249rQIr>

More NLIHC News

NLIHC Welcomes Policy Intern Christina Libre

Christina Libre joins NLIHC as a new summer policy intern. From Cabin John, MD, Christina is approaching her senior year at Georgetown University, where she is studying environmental studies, history of art and architecture, and Spanish. Christina is committed to studying and working on issues of social justice and is particularly passionate about the confluence of environmental justice and housing. This interest has been informed by her time working in Central Appalachia on issues of urban economic development and the environmental impacts of the coal industry. She is eager to learn about housing policy this summer during her time at NLIHC. Please join us in welcoming Christina to the NLIHC team!

NLIHC Welcomes Graphic Design Intern Ariel Chu

Ariel Chu joins NLIHC as a new summer Graphic Design intern. Although she currently lives in Maryland, Ariel has lived in New York, Hong Kong, Australia, and Connecticut. She is majoring in English and studio art and minoring in film and media studies at Georgetown University. As the marketing chair of the Chinese Student Association, the Taiwanese American Student Association, and Hoya Break Squad (Georgetown's only breakdancing club), and as the Georgetown campus ambassador for Piktochart, Ariel spends a lot of time creating flyers and experimenting with new design ideas in Illustrator and Photoshop. She is excited to learn more about graphic design and web management at NLIHC. Please join us in welcoming Ariel to the NLIHC team!

Staff

Malik Siraj Akbar, Communications Specialist, x239
Andrew Aurand, Vice President for Research, x245
Ariel Chu, Graphic Design Intern, x250
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
Christina Libre, Policy Intern, x241
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Khara Norris, Director of Administration, x242
Julia Rapp, Communications Intern, x 252
James Saucedo, Housing Advocacy Organizer, 233
Christina Sin, Development Coordinator, x234
Elayne Weiss, Housing Policy Analyst, x243
Renee Willis, Vice President for Field and Communications, x247
Diane Yentel, President and CEO, x228