



Memo TO Members

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NLIHC in the News

Day of Action

Advocates Plan Day of Action on July 29 to Call for Greater Federal Investments in Affordable Homes and Community Development

NLIHC and other state, local, and national leaders call on advocates, elected officials, and concerned citizens to participate in the [Our Homes, Our Voices day of action](#) on July 29 to bring more attention to America's affordable housing crisis. Coordinated activities will be held in cities across the nation to call for a greater investment in affordable homes and community development.

All people deserve an affordable home, and no one should be forced to give up food and basic healthcare to keep a roof over their heads. When we invest in affordable homes, we invest in people, our communities, and America as a whole – from increased employment and economic mobility to improved health and better education.

Yet, far too many families – including low income seniors, people with disabilities, veterans, and families with children – struggle to keep a roof over their heads. Nationwide, more people are renting their homes than ever before. But our investments in affordable housing have not kept pace. Today, three out of four families in need of federal housing assistance are turned away due to a lack of funding. As a result, millions of people do not have an affordable place to call home and half a million people live on the street, in shelters, or in their cars on any given night. Every state and community is impacted.

This year, federal investments in affordable housing face significant budget threats. In the name of deficit reduction, Congress has put in place low spending caps that starve low income families and communities of the resources they need to thrive. President Donald Trump has proposed even deeper cuts in 2018, which would slash federal investments in affordable housing by \$7.4 billion or 15%. Instead of reducing our nation's investments in affordable housing, we should make a bold and sustained commitment to ensure that everyone has a safe, accessible, and affordable home. This starts with Congress rejecting the president's 2018 budget proposal, lifting the spending caps equally for defense and domestic programs, and fully investing in affordable housing that helps low income families keep a roof over their heads.

NLIHC invites you to join or organize an event in your community. Organizations, elected officials, and individuals who would like to participate in this day of action should visit the [Our Homes, Our Voices](#) website, launched today, or email ourhomes@nlihc.org.

Visit the *Our Homes, Our Voices* website at: www.ourhomes-ourvoices.org

Take Action

Urge Congress to Protect and Expand the National Housing Trust Fund

President Donald Trump's [FY18 budget proposal](#) would eliminate funding to the national Housing Trust Fund (HTF). NLIHC urges all organizations concerned about homelessness and the lack of affordable homes in the U.S. to sign onto a [letter](#) calling on Congress to protect and expand the HTF. With more resources, the HTF can play a critical role in ensuring the nation's 11.4 million extremely low income households have access to decent, affordable homes.

The HTF is the first new housing resource in a generation exclusively targeted to help build and preserve housing affordable to people with the lowest incomes, including those who are homeless. It is a block grant that gives each state the flexibility to decide how best to use HTF resources to address its most pressing housing needs. The HTF's first \$174 million were allocated to the states in 2016, which was an important start, but

Congress must protect the HTF from the administration's attack and instead significantly increase its funding to address the critical affordable housing needs of the lowest income renters in every community in the U.S.

In addition to protecting the HTF from this new threat in Congressional deliberations on FY18 spending, Congress is considering reforms to the government sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, in 2017. Because the HTF is funded through a small assessment on Fannie Mae and Freddie Mac's new business each year, reforms to the GSEs would have a direct impact on the HTF. Previous bipartisan legislation reforming the GSEs included a significant increase in resources to the HTF. Congressional leaders considering reforms during this session of Congress must protect and expand the HTF to assist the 7.4 million extremely low income households who lack access to affordable homes. There may also be opportunities to expand the HTF in a comprehensive infrastructure package and in comprehensive tax reform efforts.

Sign the [letter](#) urging Congress to protect and expand the HTF and share it with your networks.

Contact your Congressional delegation directly at: <http://bit.ly/2IBR7eM>

NLIHC News

NLIHC Releases *Out of Reach 2017*: National Housing Wage is \$21.21 per Hour

NLIHC released *Out of Reach 2017* on June 8. The report's Housing Wage is the hourly wage a full-time worker must earn to afford a modest apartment while spending no more than 30% of his or her income on rent and utilities. This year, the national two-bedroom Housing Wage is \$21.21 per hour. A household must have an annual income of at least \$44,120 to afford a two-bedroom rental home at HUD's average Fair Market Rent (FMR) of \$1,103 per month. The average hourly wage of renters in the U.S. is \$16.38, which is \$4.83 less than the two-bedroom Housing Wage. The federal minimum wage is \$13.96 less than the Housing Wage, requiring a full-time minimum wage earner to work 117 hours per week, 52 weeks a year to afford a two-bedroom apartment. Despite a minimum wage higher than the federal level in a growing number of states and jurisdictions, in no state, metropolitan area, or county can a full-time minimum-wage worker afford a modest two-bedroom rental home.

Six of the seven occupations projected to add the most jobs between 2014 and 2024 provide a median wage lower than the national Housing Wage. Personal care aids, expected to add 450,000 jobs, earn a median wage of \$10.75 an hour, or \$10.46 less than the two-bedroom Housing Wage. Home health aides earn a median wage of \$11.09 per hour, or \$10.12 less than the two-bedroom Housing Wage.

At the state level, the two-bedroom Housing Wage ranges from \$13.72 per hour in Arkansas to \$35.20 per hour in Hawaii. Hawaii, California, and the District of Columbia have a Housing Wage higher than \$30 per hour. Sixteen states and the District of Columbia have a Housing Wage higher than \$20 per hour.

The lowest income renters face the greatest challenges finding affordable housing. Extremely low income (ELI) renter households are able to afford a monthly rent of only \$523, far less than the monthly FMR of \$1,103 for a two-bedroom home and \$892 for a one-bedroom home. As a result, ELI renter households account for 73% of all severely cost-burdened renter households in the U.S. who spend more than half of their income on housing.

NLIHC released *Out of Reach 2017* with a media call featuring Representative Keith Ellison (D-MN), who wrote the preface to this year's report, NLIHC President and CEO Diane Yentel, and NLIHC Vice President of Research Andrew Aurand. Mr. Ellison recently reintroduced the "Common Sense Housing Investment Act of 2017" (H.R. 948), which reflects the goals of the NLIHC-led United for Homes campaign. The bill proposes lowering the amount of a mortgage eligible for a tax break from \$1 million to \$500,000 and replacing the deduction with a tax credit. These two modest reforms would generate \$241 billion in savings to be directed to

the Housing Trust Fund, public housing, rental assistance, and other rental housing solutions for the most financially vulnerable renters.

The *Out of Reach 2017* website is at: <http://nlihc.org/oor>

The full *Out of Reach 2017* report is available at: <http://bit.ly/2sY6q5R>

United for Homes

United for Homes Webinar on Racial Equity and Mortgage Interest Deduction Reform

United for Homes endorsers are invited to join a webinar, “Housing, Racial Equity, and United for Homes,” on June 14 at 2 pm ET. Guest presenters from NLIHC and a number of United for Homes endorsers will discuss how the campaign’s solutions to the affordable housing crisis would result in greater racial justice and opportunity for their respective communities.

NLIHC Vice President for Research Andrew Aurand will present key findings of NLIHC’s 2015 report, “A Rare Occurrence: The Geography and Race of Mortgages Over \$500,000,” which illustrates the extremely low percentage of large mortgages held by blacks and Hispanics in America. Other presenters on the webinar include Lot Diaz, vice president for housing and community development at the National Council of La Raza; Anj Chaudhry, director of organizing for the National Coalition for Asian and Pacific American Community Development; and Pinky Clifford, executive director of the Oglala Sioux Tribe Partnership for Housing. Presenters will share their perspective on the importance of the United for Homes policy proposals for racial equity and will respond to questions.

United for Homes webinars highlight best practices for advocacy and provide a broader understanding of how mortgage interest deduction reform is helpful to social movements focused on more than just housing. The most recent webinar in May, “Take It to the States! MID Reform is Not Just a Federal Issue,” provided campaign overviews and updates from California and Oregon, where statewide legislation to reform the MID is moving through their respective legislatures. Jerome Brooks from Oregon Opportunity Network and Tyrone Buckley from Housing California shared how advocates in their states are taking action. Watch the May webinar [here](#).

Future webinars will feature guest experts, policymakers, advocates, and researchers on topical issues. All UFH webinars are available on the UFH website at: <http://www.unitedforhomes.org/webinars/>

If you have not already registered for the monthly UFH endorser webinars, register for the June 14 event at: <http://bit.ly/2irHS2E>. Once you register, you will not need to register again for the monthly UFH endorser webinars.

Read “A Rare Occurrence: The Geography and Race of Mortgages Over \$500,000 at: <http://www.unitedforhomes.org/our-resources/>.

If you are not already a UFH endorser, please join the campaign at: <http://www.unitedforhomes.org/join-the-movement/>

If you are not sure if you are a UFH endorser, check the list of current endorsers at: <http://www.unitedforhomes.org/national-supporters/>

Taking Action for the UFH Campaign

Working for change is sometimes a daunting task, especially when trying to influence members of today's polarized Congress. NLIHC provides tools to make advocating for the United for Homes (UFH) campaign more effective.

On the "Resources" page on the UFH website under the "Advocate Effectively" section, users can download and print scripts to use when calling on Senate and House members to support the UFH solutions to homelessness and housing poverty. The scripts include an overview of the UFH campaign and its proposal—modest reforms to the mortgage interest deduction that would give 15 million lower income homeowners a new tax break and would generate \$241 billion in savings to invest in affordable housing for people with the greatest needs—and effective language for urging members of Congress to take action.

Also available in this section is a one-pager listing six ways advocates can support the campaign. The one-pager can be shared on social networks or printed and displayed when exhibiting at a conference. The six ways to support the UFH campaign are:

1. Endorse the UFH campaign by signing the petition at: www.unitedforhomes.org
2. Ask your members of Congress to co-sponsor legislation that supports rebalancing housing resources.
3. Ask your state and local government officials to endorse the UFH campaign.
4. Invite NLIHC staff to present at your next community outreach and share UFH research with your community.
5. Share your experiences and thoughts about the UFH campaign on social media and in opinion letters.
6. Celebrate your victories by sharing news on supporters, media attention, or Congressional office visits through social media or with NLIHC staff.

Visit the UFH campaign website at: <http://www.unitedforhomes.org/>

Congress

Senate Hears Testimony from Pam Patenaude, President's Nominee for HUD Deputy Secretary

The Senate Banking Committee held a hearing on June 6 to consider the nomination of Pam Patenaude to be deputy secretary of the Department of Housing and Urban Development (HUD).

Ms. Patenaude faced questions from Committee Democrats about the Trump administration's FY18 budget, which proposes slashing affordable housing and other essential programs. Ranking Member Sherrod Brown (D-OH) lauded Ms. Patenaude's extensive career in housing policy and advocacy, but highlighted that it stands at odds with the administration's budget proposal.

"At a time when more than 11 million renters pay over half their incomes toward rent, and 500,000 people are homeless, the President's proposal would cut more than \$7 billion - 15 percent - from HUD's budget," said Ranking Member Brown.

NLIHC President and CEO Diane Yentel has criticized the president's budget for its "cruel indifference to the millions of low income seniors, people with disabilities, families with children, veterans, and other vulnerable people who are struggling to keep a roof over their heads." If enacted, it would eliminate the national Housing Trust Fund, cause more than 250,000 families to lose their housing vouchers, and gut the public housing program.

"Anyone who cares about housing should oppose this budget," said Senator Elizabeth Warren (D-MA) during the hearing,

Ms. Patenaude consistently responded that she supports the president's proposed budget, though she was not involved in drafting it. She also stated that she will use her position to advocate for adequate funding for programs with a proven track record and for reforms and new programs that help the agency reach more people.

Committee Republicans asked about Ms. Patenaude's ideas for regulatory reform and efficiency improvements, such as building on provisions of the "Housing Opportunity Through Modernization Act of 2016." Ms. Patenaude highlighted the importance of reducing regulatory barriers to affordable housing construction by educating and incentivizing local and state officials to review their zoning ordinances. She referenced an initiative by former HUD Secretary Jack Kemp, *Not in My Back Yard*, as a possible inspiration for this effort.

Ms. Patenaude's written testimony focused on her experience in housing policy at the state, local, and federal levels of government, and on her track record of bipartisan collaboration. She also drew attention to the severe shortage of affordable rental homes and pledged to work with the Committee, Congress, and HUD Secretary Ben Carson to develop viable solutions that advance HUD's mission. She called for approaches on multiple fronts, including land-use regulatory reform, greater incentives for private investment in affordable homes, and increased attention from state and local governments.

Read Ms. Patenaude's full testimony at: <http://bit.ly/2rHvqhZ>

Read Chair Mike Crapo's (R-ID) opening statement at: <http://bit.ly/2sAoUK3>

Read Ranking Member Sherrod Brown's (D-OH) opening statement at: <http://bit.ly/2szP1AL>

Review NLIHC's analysis of the Trump Administration's budget request at: <http://bit.ly/2rwM9ae>

Budget and Appropriations

HUD Secretary Carson Testifies on FY18 Budget Proposal before House and Senate Subcommittees

The Senate and House Appropriations Subcommittees on Transportation and Housing and Urban Development both held hearings the week of June 5 to consider the Trump administration's FY18 budget request for HUD. The president's budget blueprint, released two weeks after Dr. Carson was confirmed as HUD secretary, proposes a 15% - or \$7.4 billion - reduction to HUD's budget from FY17 enacted levels. The complete budget request, released on May 23, shows how HUD would allocate funding across the agency's programs.

Senate Subcommittee members from both parties expressed their dismay and disappointment about the steep cuts proposed in the president's budget. In her opening statement, Senate Subcommittee Chair Susan Collins (R-ME) expressed how the proposed cuts – which are deeper than the budget caps set by the Budget Control Act of 2011 – lack thoughtful consideration. "The funding levels proposed in this budget will place vulnerable families at risk of losing their assistance and of becoming homeless," she said.

Ranking Member Jack Reed (D-RI) shared similar concerns that the "drastic cuts will be devastating to communities across the nation."

Senator Patrick Leahy (D-VT), the ranking member on the Senate Appropriations Committee, attended the hearing to communicate that "this budget, no matter how you look at it, is going to leave millions of low income Americans and Americans with disabilities out in the cold.... This budget is a travesty."

Several House Subcommittee members similarly shared their opposition to the proposed cuts. Representative Katherine Clark (D-MA) said that the budget's proposed rent reforms would result in dramatic rent burdens for many low income Americans receiving rental assistance.

Appropriations Chair Rodney Frelinghuysen (R-NJ) questioned how HUD would continue to serve the housing needs of people with disabilities with the proposed \$25 million cut to its Housing for Persons with Disabilities (Section 811) program.

Responding to members' questions and concerns, Secretary Carson repeatedly reiterated his hopes that improved efficiency, public-private partnerships, and greater flexibility would help HUD meet its mission with reduced resources. The secretary also spoke of the constraints placed on the agency's budget by the "new paradigm" of fiscal responsibility, and that the new budget recognizes "a greater role for state and local government" in housing and community development. A number of Republican representatives said they saw opportunity in this effort to provide greater local flexibility through reduced regulation.

The Senate and House Appropriations Subcommittees will now begin work on appropriations bills as part of the congressional appropriations process.

Read a statement from Diane Yentel, president and CEO of NLIHC, on President Trump's budget request at: <http://bit.ly/2mGyHuP>.

Read Ms. Yentel's *Memo* article about the proposed budget at: <http://bit.ly/2o0viqX>.

Review NLIHC's analysis of President Trump's budget request at: <http://bit.ly/2rwM9ae>.

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

Watch the archived Senate hearing at: <http://bit.ly/2qG7pqh>.

Watch the archived House hearing at: <http://bit.ly/2r24rAS>.

HUD

HUD Announces Suspension of HOME 24-Month Commitment Requirement

A HUD Exchange email announced the suspension of the HOME Investment Partnerships Program requirement that Participating Jurisdictions (PJs) commit HOME funds awarded to them within 24 months. The FY17 "Consolidated Appropriations Act" provided for this suspension for FY16 through FY19. HUD stresses, however, that HOME funds that must be set aside for Community Housing Development Organizations (CHDOs) must still be committed within 24 months. HUD plans to issue formal guidance.

The HUD Exchange information is at: <http://bit.ly/2s5BWCs>.

National Housing Trust Fund

HUD Issues 2017 HTF Allocation Plan Submission Guidance

HUD's Office of Community Planning and Development (CPD) issued Notice CPD-17-5 providing guidance to states for submitting FY17 national Housing Trust Fund (HTF) Allocation Plans. States must submit their HTF Allocation Plans along with their Consolidated Plan FY17 Annual Action Plans. Consolidated Plan regulations have always required submission of Annual Action Plans by August 16. States that have already prepared FY17 Action Plans will need to amend them by August 16 in order to include an HTF Allocation Plan. As previously reported, HUD has shortened the required public comment period to 14 days due to Congress's delay in enacting the FY17 appropriations act (see *Memo*, [5/30](#)).

NLIHC has learned that HTF allocation amounts to states will be announced concurrently with the announcement of other CPD formula program amounts, which include the Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grants, and Housing Opportunities for Persons with AIDS programs.

The HTF statute and interim rule require states to draft for public comment an annual HTF Allocation Plan that, among other features, indicates how a state will distribute its HTF dollars, explains the requirements that organizational recipients of HTF dollars must meet, and describes the criteria a state will use for selecting applications from potential recipients. The statute requires that state Allocation Plans give priority in awarding HTF dollars to projects based on six factors, which should be clearly described:

1. The extent to which rents are affordable, especially for extremely low income households (those with income less than 30% of the area median income or less than the federal poverty guideline).
2. The length of time that HTF-assisted apartments will remain affordable. (The regulations require HTF-assisted apartments be affordable for a minimum of 30 years.)
3. The merit of a proposed project (such as projects serving people with special needs, projects that have energy-saving or non-polluting features, or projects accessible to transit or employment centers).
4. Geographic diversity, as reflected in the state's Consolidated Plan.
5. An applicant organization's ability to obligate money and carry out projects in a timely fashion.
6. The extent to which a proposed project will use non-federal funds.

Notice CPD-2017-5 refers to the components of eCon Planning Suite screens in IDIS, CPD's management information system. However, the eCon Planning Suite still does not have all of the required HTF Allocation Plan data fields and enhancements; consequently, states will also have to submit their HTF Allocation Plans by email to both their respective CPD Field Office Director and HUD Headquarters.

Separately, HUD published the FY17 HTF income limits and rent limits. NLIHC continues to object to the HUD's interim rule establishing maximum rents that may be charged to extremely low income renter households at the greater of 30% of the federal poverty guideline or 30% of 30% of the area median income (AMI). There is no basis for this in the HTF statute. Because the federal poverty guideline is higher than 30% of AMI for households of two or more people in 92% of all counties, HTF rents could be unaffordable for most extremely low income households, the very population for whom the HTF was created to serve. NLIHC has urged HUD to change the maximum rent to the "lesser of" 30% of the federal poverty guideline or 30% of 30% AMI.

Notice CPD-2017-5 is at: <http://bit.ly/2r2UByt>

The HTF (and HOME) rent and income limits are at: <http://bit.ly/2sh2tfu>

Research

Survey Finds No Public Consensus on Raising or Lowering Tenant Contributions in Federal Housing Assistance Programs

Voice of the People and the University of Maryland's Program for Public Consultation conducted a survey to gauge the attitudes of Americans toward federal poverty programs – including public housing – and possible policy changes. The survey found no clear consensus among respondents about increasing, lowering, or maintaining at current levels tenants' contributions in federal housing assistance programs.

The survey included a "policymaking simulation," in which respondents were briefed on a policy issue, presented policy options, and made their recommendations. The researchers surveyed individuals on whether

the income-share paid by tenants receiving federal housing assistance should be set higher or lower than 30% of their incomes, the current standard, or be kept the same. More than 7,000 individuals responded to the survey. Thirty-six percent supported raising the contributions to 35% of tenants' income, 35% supported keeping contributions at 30%, and 28% supported lowering contributions to 25%.

The full report can be accessed at: <http://bit.ly/2qYWbwF>

Publicly Assisted Housing Provides Economic Benefits to Recipients and Their Communities

The Public and Affordable Housing Research Corporation (PAHRC) released its annual report, *How Sustainable Communities Create Resilient People*, on June 2. The report highlights the importance of affordable housing to economic, environmental, and social sustainability. Publicly supported housing aids nearly 13 million people – including 5.6 million children, 2.6 million people with disabilities, 2.5 million seniors, and more than 400,000 veterans. Affordable housing investments help families achieve economic security and housing stability and help communities realize cost savings and economic growth.

Publicly assisted housing enables low income households to improve their financial security and housing stability as the result of lower rents. Four out of ten unassisted low income families have no savings account; rent-assisted households, however, have average savings of \$1,000. Savings of as little as \$250 can help a family avoid eviction if their income is disrupted. Avoiding eviction helps low income families avoid moving costs, which can range from \$1,170 for intrastate moves to \$5,630 for interstate moves, and the emotional and psychological stress of housing instability. Fifty-one percent of unassisted very low income families moved between 2013 and 2015, while only 36% of very low-income families with housing assistance moved.

Publicly assisted housing can also benefit local economies. Because assisted low income households spend less of their limited income on rent, they can increase their spending on other goods and services. If publicly assisted housing were available for all currently unassisted eligible households, communities would gain \$48 billion in consumer spending and personal savings. Capital investments in affordable housing can also increase economic sustainability. Completing repairs on public housing would generate \$80 billion of local spending.

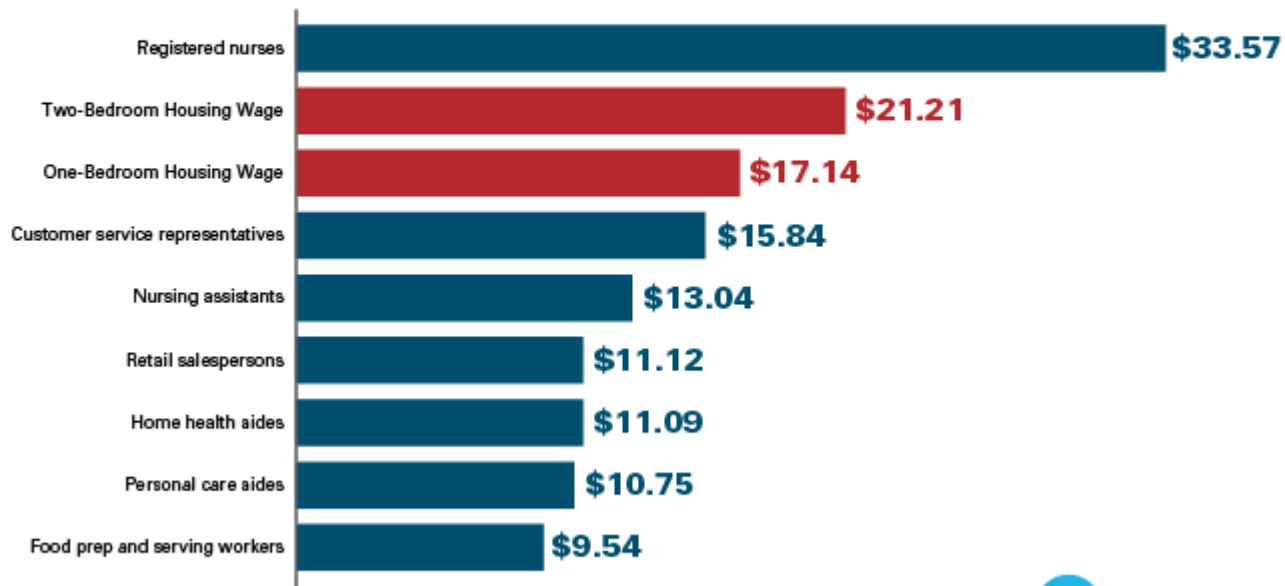
More information from *How Sustainable Communities Create Resilient People* is available at: <http://bit.ly/2qJfln>

Fact of The Week

Six of the Seven Occupations with Highest Projected Growth Fail to Provide a Housing Wage



HOUSING WAGE AND MEDIAN WAGES FOR OCCUPATIONS WITH HIGHEST PROJECTED GROWTH



Source: NLIHC calculation of Housing Wage; Employment Projections Program, BLS; May 2016 National Occupational Employment and Wage Estimates, Occupational Employment Statistics, BLS; adjusted to 2017 dollars.

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Source: NLIHC calculation of Housing Wage; Employment Projections Program, BLS; May 2016 National Occupational Employment and Wage Estimates, Occupational Employment Statistics, BLS; adjusted to 2017 dollars. www.nlihc.org/oor

From the Field

Florida Advocates Celebrate Fair Housing Victory

Advocates for affordable and accessible homes in Jacksonville, FL are celebrating a recent decision by the City Council to settle lawsuits brought against the city for fair housing violations. Ability Housing, an NLIHC member, filed suit against the City of Jacksonville in 2015 after the city denied Ability Housing's Certificate of Use application for a development that would house 12 formerly homeless veterans with disabilities because of the supportive services future residents might receive. Disability Rights Florida and the U.S. Department of Justice (DOJ) filed separate suits against the city in response to the decision. On May 23, the Jacksonville City Council voted to settle with all three parties, agreeing to strengthen protections for persons with disabilities in the city's zoning code, commit \$1.5 million to the development of affordable housing, pay damages to the plaintiffs, and implement compliance measures mandated by DOJ.

Ability Housing had planned to purchase and redevelop a 12-unit apartment building in Jacksonville in 2014. Their project would have provided homes for 12 formerly chronically homeless individuals, with preference

given to veterans with disabilities. Residents of the nearby neighborhood objected to the plan, recruiting school board officials and others in city government to argue that housing persons with disabilities posed a safety risk to the community. In response to these residents, the city issued an interpretation of local zoning rules that prohibit group homes, stating the proposed development was illegal. Because Ability Housing planned to provide supportive services for residents, the city considered their proposed development “akin” to a group home. When Ability Housing applied for the required Certificate of Use for the project the following year, the City of Jacksonville denied the request because of the services Ability Housing would offer residents.

Ability Housing filed suit against the City of Jacksonville in November 2015, arguing the city discriminated against the property because of the disabilities of the future residents, and in doing so, had violated the Fair Housing Act and the Americans with Disabilities Act. Disability Rights Florida filed a separate suit in December 2015. DOJ began investigating the city’s actions that year and filed suit against the city in 2016. All three suits centered on the city’s prohibition of group homes and supportive services in a specific neighborhood, asserting that this prohibition directly discriminated against persons with disabilities and interfered with their ability to live in the community of their choice.

The mayor’s office negotiated settlements to all three suits earlier this year. According to the settlements, the city must affirmatively protect persons with disabilities in the zoning code, dedicate \$1.5 million to affordable housing development, implement DOJ training and compliance requirements, and pay damages to Ability Housing and Disability Rights Florida. Local NIMBY leaders resisted the settlement, but the City Council ultimately affirmed it in May.

“We are pleased this matter has come to a successful conclusion,” said Shannon Nazworth, executive director of Ability Housing. “Jacksonville can now move forward knowing it has safeguards in place to ensure the rights of persons with a disability are not impinged.”

For more information, contact Shannon Nazworth at snazworth@abilityhousing.org.

Event

NeighborWorks Brings Training Institute to Philadelphia, August 14-18

The next NeighborWorks Training Institute (NTI) will take place in Philadelphia the week of August 14-18. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending. In addition to taking training courses throughout the week, participants can attend a mid-week symposium, “[Creating Opportunities for Financial Inclusion and Economic Empowerment](#)” on August 16.

More information about the NTI is at: <http://bit.ly/2rgCylb>.

Register for the NTI at: <http://bit.ly/1ATs8Ia>.

Other NLIHC News

NLIHC Welcomes Four New Summer Interns

NLIHC is pleased to welcome four new interns who will be working with us for the summer.

Miriam Keller is NLIHC’s new summer policy intern. Miriam is currently a graduate student of Public Policy and Urban Planning at Harvard University, where she is focusing on housing policy and neighborhood

development. Prior to graduate school, she worked for several years in university administration and local government in St. Louis after completing a B.A. in Architecture at Washington University in St. Louis. Upon graduation, she hopes to pursue a career in housing policy and community development.

Ben Miller joins the NLIHC team as the summer field intern. Ben is a rising senior at Lehigh University in Pennsylvania, where he is double majoring in Psychology and Anthropology, with a minor in Film Studies. Ben has worked closely with the Union for Reform Judaism's Religious Action Center, organizing advocates to take action on legislation that promotes social justice. He is excited to work with NLIHC to help make a difference in the world of affordable housing.

Bianca Guerrero is NLIHC's communications and outreach intern for the summer. Bianca earned her B.A. from Columbia University this past May and will serve her hometown of New York City as an urban fellow next year. As an undergraduate student, she studied political science and advocated around issues affecting low income students. Bianca is eager to explore how the struggle for affording housing manifests across the country and to organize Americans around the issue. She will continue to work on housing, education, and social welfare issues in the future.

Lindsey Otto joins NLIHC as our communications/graphic design intern for the summer. Lindsey is currently an undergraduate student at the University of Arizona, where she is pursuing her B.A. in Communications with a minor in Studio Art. She also works as the design editor of the campus newspaper, *The Daily Wildcat*, during the academic year. Throughout her time here, Lindsey hopes to gain more insight into real world applications of effective design and communication strategies.

Join us in welcoming Miriam, Ben, Bianca, and Lindsey to the NLIHC team!

NLIHC Seeks Interns for the Fall 2017 Semester

NLIHC is accepting applications for internship positions for the fall 2017 semester. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues with excellent writing and interpersonal skills.

The available positions are:

- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC's weekly *Memo to Members* newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.
- **Communications/Media/Graphic Design Intern.** Prepares and distributes press materials, assists with media research and outreach for publication releases, works on social media projects, maintains a media database, and tracks press hits. Also assists with sending out e-communications; designing collateral print material such as brochures, flyers, and factsheets; and updating content on the NLIHC website. Graphic design and Adobe Creative Cloud (Illustrator, InDesign, and/or Photoshop) experience needed. Please provide 3 design samples and/or link to online portfolio in addition to a writing sample.

Fall interns are expected to work 25 hours a week beginning in August or September and finishing up in December. A modest stipend is provided. A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in the fall 2017 internship.

Interested students should send their materials to: Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

Support NLIHC While Shopping Amazon Smile!

Summer is here! As you prepare for warmer weather, vacations, and outdoor festivities, you can support NLIHC by shopping on [Amazon Smile](#).

Amazon Smile is a simple and automatic way for you to support NLIHC and our mission to ensure that the lowest income households in America have access to affordable and decent homes. When you shop through Amazon Smile, Amazon will donate a portion of the purchase price to NLIHC at no additional cost to you!

Click here to start supporting NLIHC's work while shopping: <http://amzn.to/2ew9GOn>

Thank you for your support and happy shopping!

Where to Find Us

NLIHC President and CEO Diane Yentel and other NLIHC staff will be speaking at or attending the following events in the coming months:

- [Housing Alliance Delaware Day for Housing](#) in Dover, Delaware on June 13
- Care for the Homeless and LIU's MPA Program's ["Bobby Watts Policy Forum on Preventing and Ending Homelessness in New York City"](#) in New York, NY on June 14
- Virginia Housing Alliance [Annual Awards Luncheon](#), Richmond, VA on June 15
- Housing Association of Nonprofit Developers (HAND)'s [Annual Meeting and Housing Expo](#), in Washington, DC on June 20
- [The Right To The City Alliance 10th Anniversary Event](#) in New York, NY on June 23
- 2017 City Wide Stand Up for Affordable Housing in Detroit, MI on June 23
- A Home for Everyone's ["Making Housing a Priority"](#) Conference in La Crosse, WI, July 19-20
- The Monarch Housing and New Jersey Housing and Community Development Network [2017 New Jersey Congressional Reception](#) in Washington DC on July 26
- The United Native American Housing Association [Summer Meeting](#) in Polson, MT, August
- The [Hudson Valley Pattern for Progress Event](#) in Newburgh, NY on September 14
- The Housing Washington 2017 ["24th Annual Affordable Housing Conference"](#) in Spokane, WA, October 2-4
- [ReFrame Association Conference: "Home, Health, & Hope"](#) in Kingsport, TN on November 9

NLIHC in the News

NLIHC in the News for the Week of June 4

The following are some of the news stories that NLIHC contributed to during the week of May 28:

- "Rent Is Affordable to Low-Wage Workers in Exactly 12 U.S. Counties," *CityLab*, June 9 at: <http://bit.ly/2sLkwYR>
- "Here's how much you would need to afford rent in your state," *The Washington Post*, June 8 at: <http://wapo.st/2r6ISz8>
- "Earn minimum wage in the US? You can afford to live in exactly 12 counties," *Yahoo! News*, June 8 at: <https://yhoo.it/2sMbOJO>
- "Housing Secretary Ben Carson shrugs off massive Trump cuts to his own agency before Senate committee," *NY Daily News*, June 8 at: <http://nydn.us/2sHirgs>

- “Housing Secretary Ben Carson Clarifies Comment That Poverty Is A 'State of Mind',” *National Public Radio*, June 5 at: <http://n.pr/2rse9ef>

NLIHC Staff

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Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Ed Gramlich, Senior Advisor, x314
Bianca Guerrero, Communications and Outreach Intern, x230
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Miriam Keller, Policy Intern, x241
Joseph Lindstrom, Manager, Field Organizing, x222
Lisa Marlow, Communications Specialist, x239
Sarah Mickelson, Director of Public Policy, x228
Ben Miller, Field Intern, x249
Khara Norris, Director of Administration, x242
Lindsey Otto, Communications/Graphic Design Intern, x250
James Saucedo, Housing Advocacy Organizer, x233
Christina Sin, Development Coordinator, x234
Elayne Weiss, Senior Housing Policy Analyst, x243
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