

**Volume 21, Issue 27**

**July 11, 2016**

**In This Issue:**

**NATIONAL HOUSING TRUST FUND**

- Key Upcoming Dates Related to States' HTF Allocation Plans
- Senators Urge FHFA against Steps that Facilitate GSE Release from Conservatorship

**CONGRESS**

- Senate Fails to Approve Bill That Would Strip "Sanctuary Cities" of CDBG Funding
- Broad Coalition Sends Letter to Congress to Support "Fair Chance at Housing Act"

**BUDGET**

- House Committee Holds Hearing on Alternative Approaches to Federal Budgeting

**HUD**

- HUD Proposes New Voucher Administrative Fee Formula

**RESEARCH**

- Homelessness and Housing Insecurity among Former Prisoners

**FACT OF THE WEEK**

- Percent of Former Prisoners Experiencing Different Types of Moves Following Reentry (Michigan, 2003-2009)

**HOUSING AND ELECTIONS**

- NLIHC Webinar on Mobilizing Voters

**FROM THE FIELD**

- NY Governor and Legislature Agree to Expand Supportive Housing, Advocates Urge More

**RESOURCES**

- NLIHC Publishes Updated Congressional District and State Housing Profiles

**EVENT**

- Tele-Briefing on Proposed Small Area FMR Rule

**NLIHC NEWS**

- NLIHC Accepting Applications for Fall Internships

# **National Housing Trust Fund**

## **Key Upcoming Dates Related to States' HTF Allocation Plans**

NLIHC provides state-specific information related to their national Housing Trust Fund (HTF) allocation plans. The state resources can be found at: <http://bit.ly/28SEBVd>. These state pages are updated regularly. We also provide a calendar of the dates, times and locations of upcoming public hearings as well as public comment period deadlines announced by the State Designated Entities administering the HTF program.

Below is a list of notable events July 11 through July 15. All times listed are local.

### **Monday, July 11**

- Alaska: Deadline for public comments on draft HTF allocation plan.
- Michigan: Deadline for public comments on draft HTF allocation plan.
- Iowa: Public input session for drafting an HTF allocation plan. Iowa Finance Authority, 2015 Grand Avenue, Des Moines, IA 50312. 10:00 am.

### **Tuesday, July 12**

- Maryland: Public hearing on draft HTF allocation plan. Maryland Department of Housing and Community Development 7800 Harkins Road, Room 201, Lanham, MD 20706. 7:00 pm.

### **Wednesday, July 13**

- Maryland: Public hearing on draft HTF allocation plan. Town of Denton, 4 North Second Street 2nd Floor, Denton, MD 21629. 10:30 am.

### **Thursday, July 14**

- Delaware: Public hearing on draft HTF allocation plan. Liberty Court Community Building, 1289 W Walker Road, Dover, DE 19904. 9:30 am.
- Maryland: Public hearing on draft HTF allocation plan. Pleasant View Gardens Apartments, 201 North Aisquith Street, Baltimore, MD 21202. 1:00 pm.

### **Friday, July 15**

- New Hampshire: Deadline for public comments on draft HTF allocation plan.
- Maryland: Public hearing on draft HTF allocation plan. Elgin Station Community Center, 40 Elgin Boulevard, Hagerstown, MD 21740. 2:00 pm.

## **Senators Urge FHFA against Steps that Facilitate GSE Release from Conservatorship**

Key members of the Senate Banking Committee—Senators Bob Corker (R-TN), Mike Crapo (R-ID), Dean Heller (R-NV), Mark Warner (D-VA), Jon Tester (D-MT), and Heidi Heitkamp (D-ND)—sent a letter to Federal Housing Finance Agency (FHFA) Director Mel Watt on Thursday, July 7, urging him to avoid taking any steps to facilitate the release of Fannie Mae or Freddie Mac from conservatorship without comprehensive housing finance reform. The Senators agreed that changes need to be made to these government-sponsored entities (GSEs), but they argued that such changes should be made through the legislative process.

The letter to Director Watt states: “We are hopeful that housing finance reform will be on the agenda for the next Congress and Administration and look forward to working with you on that effort. Until that time, we strongly encourage you to focus your efforts on steps that would help, not hurt, housing finance reform legislation.”

Read the letter at: <http://bit.ly/29DZX8W>

## **Congress**

### **Senate Fails to Approve Bill That Would Strip “Sanctuary Cities” of CDBG Funding**

The Senate failed to approve the “Stop Dangerous Sanctuary Cities Act” (S. 3100), as the upper chamber did not meet the 60-vote threshold needed to end debate. The measure, introduced by Senator Pat Toomey (R-PA), would have punished communities that have immigrant “sanctuary” laws and policies in place by stripping them of their Community Development Block Grant (CDBG) funding (See Memo [7/5](#)). The final vote was 53-44.

NLIHC signed onto a coalition letter to the Senate expressing opposition to the bill. The letter states, “While the purported goal of S. 3100 is to make America’s communities more secure, the bill does anything but. Instead, S. 3100 will undermine local efforts to improve the safety and quality of life of residents by depriving communities of CDGB funding needed to undertake initiatives to stabilize neighborhoods and provide decent affordable housing for low income households. Our government should not play politics with communities’ ability to serve their residents by holding essential CDBG funding hostage.”

Read the coalition letter at: <http://bit.ly/29khkNC>

### **Broad Coalition Sends Letter to Congress to Support “Fair Chance at Housing Act”**

NLIHC sent a letter this week to Congress to support Representative Maxine Waters’ (D-CA) leadership in introducing the “Fair Chance at Housing Act of 2016” (H.R. 5085) that would help ensure people with criminal records have access to affordable housing. The letter was signed by a broad coalition of over 85 national, state, and local organizations that focus on issues ranging from housing, criminal justice reform, disability rights, poverty, and more. The organizations argued that everyone, including individuals who have been involved in the criminal justice system, deserve a fair chance at decent affordable housing.

H.R. 5085 would reform the ways in which public housing authorities (PHAs) and owners of federally-assisted housing screen out applicants or evict tenants based on their involvement with the criminal justice system. Currently, too many housing providers across the nation rely on criminal histories to deny housing to justice-involved individuals.

The letter states, “Barriers to federally assisted housing make the reentry population uniquely vulnerable to becoming homeless. Homelessness, in turn, is often a catalyst to recidivism. These barriers perpetuate a vicious cycle that sends individuals in and out of the prison system and prevent these people from constructively

moving forward in life. Approximately one out of ten individuals entering prison will have experienced homelessness in the recent past, and of those leaving prison, one out of ten will experience homelessness in the future. The gravity of these statistics is in great part a result of screening and tenancy policies that keep justice-involved applicants from entering assisted housing or that evict tenants and their families without a complete consideration of their circumstances.”

Read the letter at: <http://bit.ly/29qOefg>

Learn more about the bill at: <http://bit.ly/1W3QA5Q>

## **Budget**

### **House Committee Holds Hearing on Alternative Approaches to Federal Budgeting**

The House Budget Committee held a hearing on July 6 to discuss possible ways to reform the federal budget process. Committee Chair Tom Price (R-GA) opened the hearing by describing the dysfunction he perceived in the current federal budgeting process, noting that a debate over budgeting reforms necessitated a willingness to “uproot the conventional.” The hearing included a discussion of the merits of different models, including portfolio budgeting and “zero base” budgeting.

Dr. F. Stevens Redburn of the George Washington University Trachtenburg School of Public Policy and Public Administration advocated for reforms to the budget process that would incorporate elements of a portfolio model. Dr. Redburn expressed that the current budgetary process is incremental, poorly organized around overall policy goals, and often blind to shifts in the economy, and that it lacks long-term perspective. Dr. Redburn explained that a portfolio approach would plan programmatic funding by examining the goals and long-term impacts of programs working in tandem rather than in silos.

Maurice McTigue of the Mercatus Center at George Mason University expressed that a successful budget process would be one “moving away from funding an activity or program and instead focusing on funding the outcome desired by the government.” Scott Lilly of the Center for American Progress cautioned against a purely results-oriented approach as some valuable federally funded programs do not produce easy-to-measure results.

Mr. Lilly agreed with Mr. McTigue and others that the federal “budget process is in serious disarray.” He expressed, however, that the problem lay more in the failure of Congress to dedicate appropriate time to debate and discuss the budget than with failures of the executive branch. Representative Bill Pascrell (D-NJ) added that he fundamentally disagreed “that changing budget process is going to solve . . . our budget problem. . . . At the end of the day, a budget is a blueprint of our values, and if we disagree on those values, we need to debate them. No amount of process is going to solve this stalemate.”

Mr. Pascrell added that an investment in our nation’s most vulnerable should be a federal budget priority. He advocated prioritizing programs like the Supplemental Nutritional Assistance Program and educational Pell grants, as well as investments in infrastructure.

Watch the full hearing at: <http://bit.ly/29kcU9O>

## **HUD**

### **HUD Proposes New Voucher Administrative Fee Formula**

HUD has proposed a new formula for determining the amount of funding that a public housing agency (PHA) receives to administer the Housing Choice voucher program. The new formula would be based on six variables:

program size, a wage index, cost of benefits, percent of households with earned income, rate of new admissions, and percent of voucher households living more than 60 miles from a PHA's headquarters. The fee would be calculated each year using these factors, plus a revised inflation factor. The proposed rule also makes room for HUD to provide supplemental fees, such as one-time additional fees for housing homeless households, establishing a HUD-VASH voucher program, or helping households move to areas of higher opportunity.

The administrative fee formula currently in use is based on the number of vouchers under lease and a percentage of the 1993 or 1994 local fair market rent, plus an annual inflation factor. HUD commissioned Abt Associates to conduct a study to measure the actual costs of operating a high-performing voucher program. The proposed new formula is based on the Abt report published on April 8, 2015 (see *Memo*, [4/13/15](#)), and on comments HUD received in response to a *Federal Register* notice published on June 26, 2015.

The Abt study suggested that HUD consider providing supplemental fees to PHAs in addition to fees derived from the basic formula. The proposed rule states that HUD may provide supplemental administrative fees to address HUD priorities such as establishing or augmenting a HUD-VASH voucher program, serving homeless households, and providing PHAs incentives to expand voucher households' opportunities in low-poverty areas. The preamble to the proposed rule discusses potential supplemental fees at length, poses suggestions, and seeks comments. For example:

- HUD anticipates establishing an additional fee for new homeless admissions from a PHA's waiting list. A homeless admissions fee might be a one-time fee equal to 30% of a PHA's administrative fee multiplied by 12 months for each new homeless admission.
- HUD anticipates establishing a one-time fee for new allocations of HUD-VASH vouchers amounting to 30% of a PHA's annualized ongoing administrative fee multiplied by the number of HUD-VASH vouchers in the new allocation.
- HUD seeks comments on how to structure an incentive fee for improving locational outcomes for voucher households. Examples include a fee based on the number of families that initially lease in low-poverty areas or that move out of areas with high concentrations of poverty. Another proposed alternative is a fee based on the number of families that move from racially or ethnically concentrated areas of poverty (R/ECAPs) to less concentrated areas. Another option is a fee based on the extent to which the overall percentage of a PHA's families residing in areas with high concentrations of poverty or R/ECAPs decreases from year to year.

The proposed rule would change the current voucher portability billing rule by eliminating billing between PHAs for administrative fees. The Abt study recommended that the receiving PHA (the PHA to which a household moves, or "ports," from the PHA that initially provided a voucher) receive 100% of their own fee directly from HUD for any port-in vouchers. The initial PHA would receive a separate fee from HUD equal to 20% of its own fee for continued administrative responsibilities for the port-out voucher.

The proposed rule, published in the *Federal Register* on July 6, is at: <http://bit.ly/29rHBHr>

## Research

### Homelessness and Housing Insecurity among Former Prisoners

A study published in the *Russell Sage Foundation Journal of the Social Sciences* examines housing insecurity and homelessness among former prisoners. The study found high rates of housing insecurity among former prisoners, but low rates of homelessness.

The study was the first to explore different forms of residential instability and homelessness among a representative sample of former prisoners by tracking their residential movements over time. The authors used administrative data compiled from the Michigan Department of Corrections to track 3,681 former prisoners' residential moves from 2003 to 2009. Residential moves, which the authors equated with housing instability, were categorized by the following types: to a new private residence, to homelessness, to treatment or care, to intermediate sanction, to prison, or to a state of absconding. Intermediate sanctions were defined as "custodial punishments for new crimes or technical violations of parole or probation guidelines that involved incarceration, usually for shorter time periods, in jails or custodial centers that [run] programs for technical rule violators," while absconding was defined as "being on the run." "Treatment or care" included moves to residential care facilities for health, mental health, or substance abuse treatment.

The authors found in previous research that these same former prisoners moved an average of 2.6 times per year, which is the highest degree of housing instability among any population group. In the current study, 65.5% of the sample moved due to an intermediate sanction, making it the most common type of move experienced by the former prisoners. Slightly more than 9% of participants experienced homelessness, the least common type of move. (See "[Fact of the Week](#)" in this *Memo to Members*.)

The likelihood of housing instability was greatest in the early weeks of a residency, with half of all observed moves taking place in the first eight weeks. The longer a former prisoner stayed at a particular residence, the less likely he or she was to move. Other risk factors for housing instability included mental illness, drug and alcohol use, and a recent intermediate sanction. Housing instability was reduced by employment, higher wages, and certain living arrangements. Residing with parents or a romantic partner and returning to the residence occupied prior to incarceration were all associated with greater residential stability. Living with friends or other family members, however, increased housing instability.

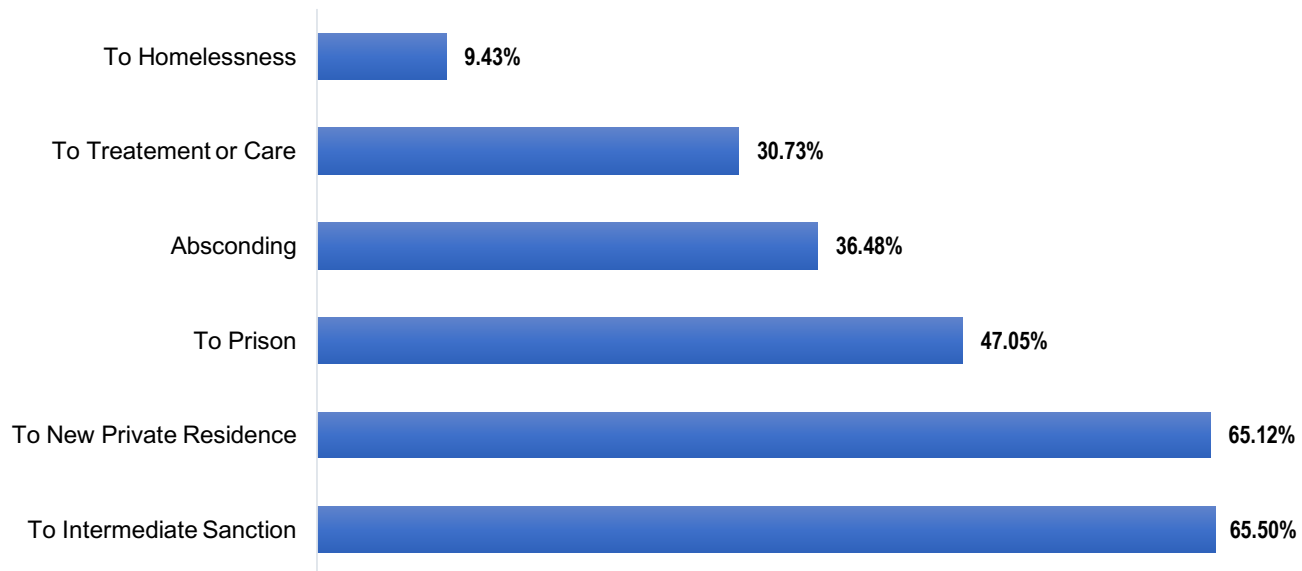
The study identifies several policy implications. The authors suggest that policies promoting residential stability in the first weeks following reentry may play a critical role in reducing future housing instability. The authors recommend that the unintended consequences of intermediate sanctions be considered before they are imposed on parolees. Even though these measures are often meant as an alternative to prison, the housing instability caused by intermediate sanctions may put former prisoners at greater risk for recidivism.

Finally, current policy allows public housing authorities to prohibit families from housing a family member with a felony record. This policy could be counterproductive, given that a former prisoner residing with parents or a romantic partner is less likely to experience housing instability. If a former prisoner resided in public housing prior to incarceration, such policies could increase the risk of housing instability because they prevent him or her from returning home. NLIHC advocates in support of the Fair Chance at Housing Act (H.R. 5085), which would help mitigate discriminatory public housing policies that screen out people with criminal records (see *Memo* [05/02/16](#)).

*Homelessness and Housing Insecurity Among Former Prisoners* is available at: <http://bit.ly/29QPtBR>

## Fact of the Week

### Percent of Former Prisoners Experiencing Different Types of Moves Following Reentry (Michigan, 2003-2009)



Source: *Homelessness and Housing Insecurity Among Former Prisoners*, 2015

Note: Intermediate sanctions include shorter periods of incarceration in jails or custodial centers for new crimes or technical violations of probation or parole guidelines. Treatment or care includes moves to residential care facilities for health, mental health, or substance abuse treatment.

Source: Herbert, C.W., Morenoff, J.D., & Harding, D.J. (2015). Homelessness and housing insecurity among former prisoners. *The Russell Sage Foundation Journal of the Social Sciences*, 1(2), 44–79. Retrieved from <http://bit.ly/29qxJxn>

## Housing and the Elections

### NLIHC Webinar on Mobilizing Voters

Sign up now to attend NLIHC’s final webinar in its 2016 Voterization series, “Mobilization: Getting Out the Vote,” taking place on Thursday, September 15 at 2:00 pm ET. This webinar will provide attendees with the essential elements of an effective Get Out the Vote effort including effective methods of reminding voters about polling locations and times, coordinating ride services to polling locations, preparing for accessibility concerns, and assigning key roles and responsibilities to volunteers on Election Day. The webinar will also discuss best practices for early and absentee voting.

Registering and educating voters will make a difference only if voters actually turn out to the polls. A strong voter turnout by low income renters in the high-stakes 2016 election is essential to making affordable housing a high priority for policy makers. Learn how to make that happen; closed captioning will be provided. There will be ample time for attendees to share thoughts and experiences and to ask questions of the presenters.

In case you missed them, the slides and the video recordings of NLIHC’s first two Voterization webinars—“Understanding and Overcoming the Challenges of Voter Registration” and “Voter Education and Candidate Engagement”—are available at <http://nlihc.org/library/voterization>. Also on the website, NLIHC offers its

Voterization Plan and Voterization Narrative Guide as resources to support the work of housing organizations engaging in electoral activity.

Register for “Mobilization: Getting out the Vote,” at: <http://bit.ly/1Zh1AL2>

NLIHC’s Voterization Plan is at: <http://bit.ly/1Y5Oekd>

NLIHC’s Voterization Narrative Guide is at: <http://bit.ly/24nonv5>

For questions, contact the field team at: [outreach@nlihc.org](mailto:outreach@nlihc.org)

## **From the Field**

### **NY Governor and Legislature Agree to Expand Supportive Housing, Advocates Urge More**

New York Governor Andrew Cuomo (D) and State Legislative leaders ended the state’s annual legislative session on June 17 with a Memorandum of Understanding (MOU) to build 1,200 units of supportive housing over the next fiscal year. The agreement provides just 7.5% of the funding promised by the governor over the next five years. Affordable housing advocates have called for Mr. Cuomo to make good on his commitment to address the state’s rise in homelessness and housing instability by expanding affordable and supportive housing funding.

Mr. Cuomo announced a commitment in January to build 20,000 new supportive housing units statewide over the next fifteen years as part of his annual State of the State address (see *Memo*, [1/19](#)). This came shortly after New York City Mayor Bill de Blasio announced a commitment to build 15,000 new supportive housing units in the city over the next fifteen years (see *Memo*, [1/11](#)). The combination of the two promises achieved the target set by the Campaign 4 NY/NY Housing, a coalition of some 300 nonprofit organizations that has been working for the past two years toward the goal of long-term commitments to create 35,000 new supportive housing units across New York state.

In April, Mr. Cuomo and leaders of the State Legislature followed up on the 20,000-unit promise by appropriating an unprecedented \$1.97 billion in new funding for affordable and supportive housing production that included funding for the first 6,000 supportive housing units but left the details of how to allocate that funding to an MOU to be agreed upon between the governor and State Legislature at a later date. Campaign 4NY/NY Housing advocates pressed throughout the spring for leaders at the state capitol to negotiate an MOU.

The MOU announced in June allocated only \$150 million of the \$1.97 billion appropriated in the state budget. That funding will help build 1,200 supportive housing units in the first year. The remaining \$1.82 billion in housing funding is unallocated and subject to a future MOU. With the State Legislature now adjourned until 2017, there currently is no timeline for a more comprehensive MOU, to the dismay of many New York housing advocates.

The Campaign 4NY/NY Housing issued a statement following the release of the MOU that read, in part, “This single year allocation of \$150 million is a far cry from the 6,000 units over five years that was announced during [Gov. Cuomo’s] final budget presentation and certainly not the 20,000 units the Governor promised in January. The Governor’s failure to keep his promise means we will be right back where we started in January of 2014, 2015 and 2016: fighting for money that has already been promised as the homelessness crisis gets worse and worse.” (See the full response at: <http://bit.ly/29Gmp3p>)

In a survey of developers and housing agencies, the New York State Association for Affordable Housing (NYSFAFH) found that 2,935 units of affordable housing currently on the drawing board have been placed in



limbo by the inability of the governor and lawmakers to reach a deal on how to allocate the remaining \$1.82 billion before the Legislature's session ended.

An eight-member coalition of housing advocates and stakeholders urged state leaders to sign the MOU for the full \$1.97 billion. The coalition includes the Center for NYC Neighborhoods, the Community Preservation Corporation, Enterprise Community Partners, LeadingAge New York, LISC New York City, New York Housing Conference, NYSFAFH and the Supportive Housing Network of New York.

In a joint statement, the coalition said: “Our state leaders must recognize the disastrous impacts of their failure to sign the MOU. NYSFAFH’s survey reveals the immediate effect on many low- and middle-income housing developments, but that is just the tip of the iceberg. New York is in the midst of an affordable housing crisis, and we need our leaders to release the resources they promised to help working families, the homeless, and seniors living on the brink, struggling homeowners, and communities across the state.”

## **Resources**

### **NLIHC Publishes Updated Congressional District and State Housing Profiles**

NLIHC has updated its Congressional District and State Housing Profiles with *Out of Reach 2016* data. The profiles are one-page snapshots of affordable rental housing and affordability in each of the 435 Congressional Districts, the 50 states, and the District of Columbia.

The Congressional District Profiles include the housing wage for Fair Market Rent (FMR) areas in each District. The one-bedroom or two-bedroom housing wage is the wage a full-time worker must earn in order to afford a one-bedroom or two-bedroom apartment at the FMR without spending more than 30% of his or her income on rent. The Congressional District Profiles also include the number of hours a person needs to work at minimum wage in order to afford a FMR two-bedroom apartment.

The Congressional District Profiles include information on housing cost burdens and the shortage of affordable and available rental units by income group, using Comprehensive Housing Affordability Strategy (CHAS) data. CHAS provides custom tabulations of Census data focusing on housing needs and problems.

The State Profiles include similar information on the shortage of affordable rental units and cost burdens by income group, as well as the state housing wage for a two-bedroom FMR apartment.

NLIHC’s Congressional District Profiles are found at <http://nlihc.org/library/CDP>

NLIHC’s State Profiles are located at <http://nlihc.org/library/SHP>

## **Event**

### **Tele-Briefing on Proposed Small Area FMR Rule**

NLIHC, the National Fair Housing Alliance, the Poverty & Race Research Action Council and the National Community Reinvestment Coalition will host a tele-briefing to provide an overview of HUD’s proposal to require public housing agencies (PHAs) in certain areas to use ZIP-code-based Small Area Fair Market Rents (SAFMRs) in the Housing Choice Voucher program (see *Memo*, [6/20](#)). Advocates have long urged HUD to switch from metropolitan-wide Fair Market Rents (FMRs) to Small Area FMRs as a fair housing tool that can improve the ability of households to use vouchers in communities that offer greater opportunities and that do not have concentrations of low income households.

The tele-briefing will provide an overview of HUD's proposal and present critical questions for advocates to consider such as:

- What are the fair housing issues that led HUD to propose this change in the way rents are set in the voucher program?
- How might tenants who already have vouchers be affected?
- How will HUD determine the mandatory SAFMR regions?
- What does it mean that other PHAs can "opt in"?
- What improvements are advocates recommending in upcoming public comments on the rule?

The tele-briefing will be held on Monday, July 25 from 1:00 pm to 2:30 pm ET.

Presenters:

Amber Lee, National Community Reinvestment Coalition

Debby Goldberg, National Fair Housing Alliance

Ed Gramlich, National Low Income Housing Coalition

Kristina Musante, National Community Reinvestment Coalition

Jorge Andres Soto, National Fair Housing Alliance

Phil Tegeler, Poverty & Race Research Action Council

Register at <http://bit.ly/29y0wIE>

Closed-captioning is available. The link to access the captions will be included in the registration confirmation email and the reminder emails you receive before the webinar.

## **NLIHC News**

### **NLIHC Accepting Applications for Fall Internships**

NLIHC is accepting resumes for fall 2016 internship positions. 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:

**Policy Intern.** Tracks new legislation, attends and summarizes Congressional hearings for the *Memo to Members* newsletter, participates in visits to Congressional offices, develops materials for use in lobbying the House and Senate to achieve NLIHC's policy agenda, and updates the NLIHC Congressional database.

**Organizing Intern.** Assists with grassroots organizing efforts for the United for Homes campaign and other legislative efforts. Assists with membership recruitment/retention efforts and internal database upkeep.

**Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.

**Communications/Media Intern.** Prepares and distributes press materials, assists with media research and outreach for publication releases, and works on social media projects. Maintains the media database and tracks press hits.

**Graphic Design Intern.** Assists with revising collateral print material such as brochures, flyers, factsheets using Adobe Creative Suite; updating content on the NLIHC website; and posting information on the Coalition's social media sites and blog. *Please include 3-5 design samples and/or link to online portfolio.*

These positions begin in September and run until December and are at least 20-30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

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 a fall 2016 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](mailto:pkealey@nlihc.org).

## **Staff**

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Andrew Aurand, Vice President for Research, x245  
Ariel Chu, Graphic Design Intern, x250  
Josephine Clarke, Executive Assistant, x226  
Dan Emmanuel, Research Analyst, x316  
Ellen Errico, Graphic Design and Web Manager, x246  
Ed Gramlich, Senior Advisor, x314  
Isaac Harris, Field Intern, x249  
Sarah Jemison, Housing Advocacy Organizer, x244  
Sarah Mickelson, Director of Public Policy, x228  
Paul Kealey, Chief Operating Officer, x232  
Christina Libre, Policy Intern, x241  
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222  
Madeline McHale, Field Intern, x230  
Khara Norris, Director of Administration, x242  
Julia Rapp, Communications Intern, x252  
James Saucedo, Housing Advocacy Organizer, x233  
Christina Sin, Development Coordinator, x234  
Elayne Weiss, Senior Housing Policy Analyst, x243  
Renee Willis, Vice President for Field and Communications, x247  
Diane Yentel, President and CEO, x228