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POINT OF VIEW – Diane Yentel, President and CEO

Elevating the Affordable Housing Crisis in the Elections

During such a pivotal election year, and at a time when the pervasive lack of affordable housing is gaining more attention among the media and local communities, many of us would like to see the issue elevated within the presidential campaigns. Although it is not being discussed to the degree it should be, both the Democratic and Republican parties have addressed affordable housing more than in any presidential election in recent memory. NLIHC has partnered with a number of local, state and national groups on efforts to ensure the conversation continues.

Back in April, prior to New York’s democratic primary election, [NLIHC joined with a number of local New York City advocates](#), as well as with City Councilmen Ritchie Torres and Brad Lander, to urge all presidential candidates to visit New York City Public Housing Agency (NYCHA) developments, to speak with public housing residents, and to share their affordable housing solutions. While we were disappointed to receive no response from any of the Republican presidential candidates, [both Senator Bernie Sanders and Secretary Hillary Clinton agree to our request](#). They spent time touring NYCHA public housing and hearing from its residents. I can’t recall another presidential campaign when candidates held a campaign stop at a public or other federally assisted housing development.



Senator Bernie Sanders (D-VT)

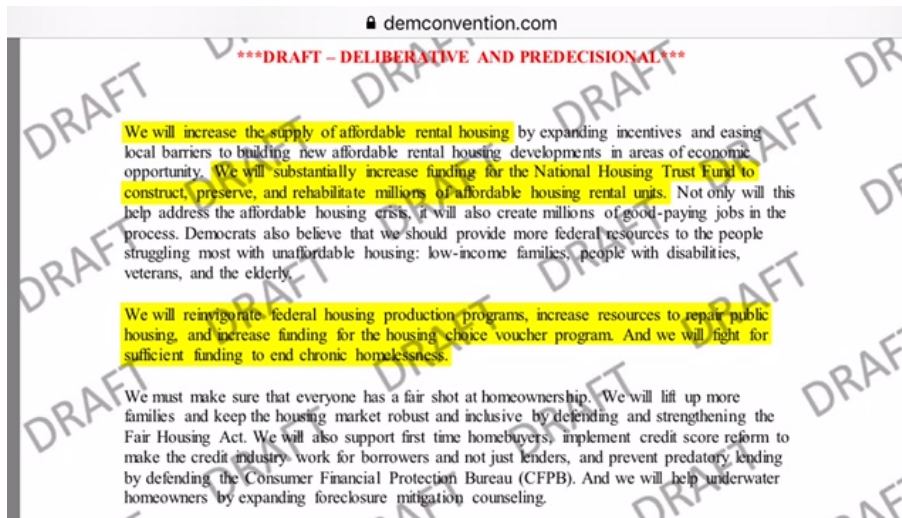


Former Secretary of State Hillary Clinton

Both the Democratic and Republican party platforms include housing planks. The Republican’s platform continues to blame the financial crisis on federal housing policies and calls for scaling back the federal government’s role in housing finance and anti-poverty programs while also limiting fair housing and fair lending regulations, and abolishing the Consumer Financial Protection Bureau. While the platform recognizes that “nearly 12 million families spend more than 50 percent of their incomes just on rent,” the only solutions offered to combat the problem are to increase affordable homeownership and carry out a comprehensive review of federal regulations, “especially those dealing with the environment, that make it harder and more costly for Americans to rent, buy, or sell homes.”

In contrast, Democrats’ Platform commits the party to a number of concrete proposals to combat the rental housing crisis, stating that Democrats “believe we should provide more federal resources to the people struggling most with unaffordable housing.” The platform states the Democrats will preserve and increase the supply of affordable rental housing “by expanding incentives to ease local barriers to building new affordable

rental housing developments in areas of economic opportunity.” The Democrats commit to “substantially increase” funding for the national Housing Trust Fund, as well to “reinvigorate housing production programs, repair public housing, increase funding for the Housing Choice Voucher program and fight for robust funding to end homelessness.”



The Democratic Housing Platform

During the conventions themselves, advocates continue elevating affordable housing issues within the campaigns. Last week, the [Terwilliger Foundation for Housing America's Families](#) hosted an event to raise funds for the [Make Room](#) campaign. Former Senator Scott Brown (R-MA) opened the event by sharing his personal story of growing up in housing insecurity, and Rick Lazio, former chairman of the House Subcommittee on Housing and Community Opportunity, discussed some of its federal policy solutions. Over 1,200 people, mostly Republican delegates from across the country, participated. I was pleased to lend NLIHC's support to the event, and I had an opportunity to discuss housing affordability for the lowest income people with a number of current and former elected officials, including Chairman Pat Tiberi (R-OH) and Senator Kit Bond (R-MO).



NLIHC President and CEO Diane Yentel with Chairman Pat Tiberi (R-OH)

For this week's Democratic National Convention, NLIHC is cosponsoring an event [entitled A New Deal for a New Urban America: Jobs, Wages, Economic Opportunity and the Revitalization of Urban America](#). Other cosponsors of the event include the Center for American Progress, Next City, Pennsylvania Housing Finance Agency, Economic Policy Institute, the Urban League and others. The event will be held on the last day of the convention, attracting hundreds of democratic delegates from across the country.

While we have had some success in elevating affordable housing within the campaigns we must redouble our efforts in the remaining months before the election. NLIHC is joining with the [Make Room](#) campaign, together with many of our partners in [the Campaign for Housing and Community Development Funding](#), to do just that. On August 1, we will launch a campaign to get one million messages to Congress urging them to provide the resources needed to solve the affordable housing crisis. HUD Secretary Castro will join us for a kick-off call (more information coming soon), after which you will all receive a set of tools and talking points to join the

campaign. The NLIHC-led CHCDF is also sending all the Presidential candidates a questionnaire on affordable housing and community development issues. We will share the answers widely.

But as important as these efforts are, none are more so than ensuring that low income renters register and vote. One of the biggest reasons why affordable rental housing is not elevated within campaigns – presidential or otherwise – is because so few low income renters vote. In 2014, 51% of renters voted compared to 70% of homeowners. The breakdown by income is even more stark: while 75% of people with incomes over \$100,000 were registered to vote in 2014 and 53% voted, just 48% of people with incomes below \$20,000 were registered, and only 26% actually voted.

Politicians listen to and create solutions for problems raised by voters. If you are a low income renter, please vote! If you work with low income residents, do what you can to help them get registered and to the polls on Election Day. NLIHC's Voterization project was created to assist with readying your organization to effectively engage traditionally underrepresented people in civic life. We have toolkits, guides and webinars to help you in this effort. Please check it out at: <http://nlihc.org/library/voterization>

Let's continue turning up the volume on the affordable housing crisis and working to ensure that any solutions offered help the lowest income people, those with the greatest need.

Thanks for all your good work,

Diane

National Housing Trust Fund

HUD Posts HTF Maximum Rents and Eligible Income Limits

HUD posted to the HUD Exchange national Housing Trust Fund (HTF) webpage the maximum rents that can be charged to eligible extremely low income (ELI) households occupying HTF-assisted units. HUD also posted ELI income limits.

The interim HTF rule limits the maximum amount in rent and utilities that an ELI household can be charged to be the greater of 30% of the federal poverty line or 30% of the income of a household at 30% of the area median income (AMI), with adjustments for the number of bedrooms. An ELI household is one whose annual income does not exceed 30% of AMI. The interim rule also provides that when there is less than \$1 billion in the HTF, 100% of all assisted households must be ELI households or households with income at or below the poverty line (whichever is greater).

The rent limits are at: <http://bit.ly/2a6GH4K>

The income limits are at: <http://bit.ly/29Zn3WO>

NLIHC's HTF webpages are at: <http://nlihc.org/issues/nhtf>

NLIHC will provide further analysis of the HTF Maximum Rents and Eligible Income Limits in the coming weeks.

Webinar on Financing and Operating Affordable Housing for Extremely Low Income Households

NLIHC will host a webinar for advocates and developers on Monday, August 15 at 12:30 pm ET on options and considerations related to financing and operating affordable housing for extremely low income (ELI) households - those with incomes at or below 30% of the area median income.

Developing rental units affordable to ELI households without relying on vouchers can be very challenging. NLIHC's national Housing Trust Fund (HTF) Developer Advisory Group recently published two briefs on strategies for funding ELI housing and on options and considerations related to using operating assistance and operating assistance reserves for HTF projects to achieve 30-year ELI affordability without depending on vouchers.

NLIHC's Ed Gramlich and Paul Kealey will provide an overview of the Advisory Group's papers. Former Homes for America President and CEO Nancy Rase and Community Frameworks Senior Housing and Community Developer Ginger Segel, both members of the HTF Developer Advisory Group, will be on hand to share reflections and answer questions.

The national Housing Trust Fund requires that at least 80% of a state's HTF allocation must be used to produce, rehabilitate, or preserve rental housing, that 100% of a state's allocation in 2016 must benefit ELI households, and that HTF-assisted units must remain affordable for at least 30 years. Learn how this can be accomplished and what the pitfalls are.

Register for this webinar at: <http://bit.ly/29YREE0>

For accessibility accommodations, contact James Saucedo at jsaucedo@nlihc.org or 202-507-7452.

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, available at <http://bit.ly/28SEBVd>, 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 25 through July 31.

Monday, July 25

- Indiana: Deadline for public comments on draft HTF allocation plan.
- Kansas: Deadline for public comments on draft HTF allocation plan.

Tuesday, July 26

- Alaska: Deadline for public comments on draft HTF allocation plan.
- Maryland: Deadline for public comments on draft HTF allocation plan.

Thursday, July 28

- Florida: Deadline for public comments on draft HTF allocation plan.

- West Virginia: Deadline for public comments on draft HTF allocation plan.
- Florida: Public hearing on draft HTF allocation plan – 2:30 pm ET. Rick Seltzer Conference Room, Suite 6000, Florida Housing Finance Corporation, 227 N. Bronough Street, Tallahassee, FL 32301.

Sunday, July 31

- New Jersey: Deadline for public comments on draft HTF allocation plan.

Congress

Representative Renacci Releases Tax Reform Plan, Reduces MID to First \$500,000 of a Mortgage

Weeks after the House GOP released its blueprint for tax reform (See *Memo*, [6/27](#)), Representative Jim Renacci (R-OH) released his own on July 14 in a white paper titled “Simplifying America’s Tax System (SATS).” Among the proposals is one to reform the mortgage interest deduction (MID) by reducing the amount of mortgage against which the MID can be claimed from \$1 million to \$500,000.

The SATS blueprint mirrors the House plan in terms of the size of tax cuts but proposes alternate means to recoup lost revenue. Representative Renacci would do away with the corporate income tax in its entirety instead of reducing it to 20% as called for under the House Republican plan. The SATS plan would offset that lost revenue by implementing a new 7% value-added tax (VAT). The VAT would apply to the federal government and all private businesses, but would exempt state and local governments and non-profit organizations.

The plan also calls for changes to individual income tax rates. SATS would consolidate the current seven tax brackets into three, with a top marginal tax rate of 35%, and would tax capital gains as ordinary income. The blueprint increases standard deductions for both single and joint filers and significantly expands the Earned Income Tax Credit. The Renacci plan also lowers the cap on the MID to the first \$500,000 of acquisition debt, down from \$1 million today. The NLIHC-led [United for Homes](#) campaign calls for lowering the portion of a mortgage against which tax relief can be claimed to \$500,000, converting the deduction to a nonrefundable credit, and investing the savings into ending homelessness in America.

See Representative Renacci’s tax reform plan at: <http://bit.ly/29Tk2en>

Senator Wyden Introduces Bill Assisting First-Time Homebuyers

Senate Finance Committee Ranking Member Ron Wyden (D-OR) introduced the “First-Time Homebuyer Credit Act of 2016” (S. 3175) on July 13. S. 3175 would allow first time buyers to receive a refundable tax credit up to a \$10,000, or the equivalent of 2.5% of the purchase price of the home. The maximum amount refundable would be reached for homes selling at \$400,000, and the credit would be available to individuals earning up to \$80,000 and married couples earning up to \$160,000.

S. 3175 includes the caveat that anyone claiming the credit who moves within five years of the original purchase would have to pay back part of the credit. Special circumstances, including military deployment or job relocation, could provide exceptions to this stipulation.

“Our country’s housing policy needs a remodel,” said Senator Wyden. “We have too many people working hard to support their families who can’t afford rent much less even think about buying their first home. The federal government needs to do more to repair the housing crisis at all levels, working closely with state and local governments. That includes making sure we are adequately funding effective programs to help people experiencing homelessness, getting low-income families access to quality housing, and making sure middle class Americans can afford rent or their first home.”

See S. 3175 at: <http://bit.ly/29ZxdLc>

HUD

HUD Secretary Castro Discusses Lead Exposure in Low Income Communities

The Center for American Progress (CAP) hosted a discussion on July 20 on the impacts of lead exposure in low income communities across the U.S. and on federal and local solutions to the problem. Panel participants, including HUD Secretary Julián Castro, framed the issue as not just an environmental or health problem, but as a housing problem and one that disproportionately impacts low income communities and people of color.

According to the Green and Healthy Homes Initiative (GHHI), lead poisoning impacts more than 535,000 children each year. Children exposed to lead through paint or contaminated water may suffer speech delays, hearing loss, and kidney and heart problems and often exhibit aggressive behaviors. They struggle with diminished learning ability and tend to drop out of school at a rate seven times greater than their unaffected peers. GHHI President and CEO Ruth Ann Norton described the extensive, long-term consequences of lead exposure beyond immediate health problems, including diminished educational attainment and increased likelihood of involvement in the criminal justice system later on in life.

CAP president Neera Tanden moderated the panel, asking panelists why lead exposure, an issue that “feels like a problem of... many years ago” hadn’t been resolved long before the crisis in Flint, Michigan, brought the issue into the national spotlight. Secretary Castro responded that communities may simply be unaware of the existence of local environmental hazards. When they are aware, he said, they often do not have the resources to test for lead, much less remediate its existence. Secretary Castro expressed that there is a “very strong need for... resources” for local and federal programs that provide communities with healthier infrastructure.

Secretary Castro also noted that lead assessment in federally-assisted housing needed to be conducted with greater rigor. He stated that “right now Section 8 relies on a visual assessment of homes,” a woefully inadequate method of evaluating environmental health hazards in a significant share of the nation’s affordable housing stock.

Panelists emphasized that, with the necessary political will and community engagement, lead exposure is a finite, fixable problem. Minneapolis Mayor Betsy Hodges stressed that solutions “must be proactive,” eliminating environmental hazards from communities before children and families experience their consequences. Panelists emphasized that investing in solutions now would not only save money for taxpayers later, but would eliminate one more barrier to health and opportunity for many of our nation’s most vulnerable communities.

HUD Announces New AFFH Listserv

The HUD Exchange now includes an Affirmatively Furthering Fair Housing (AFFH) listserv among its email lists. By signing up for the AFFH mailing list, stakeholders receive email notifications about AFFH updates and new resources. Subscribe at: <http://bit.ly/29WqoEM>

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

NLIHC’s AFFH webpage is at: <http://nlihc.org/issues/affh>

Research

Scarcity of Accessible Housing for an Aging Population

A study published in *Housing Policy Debate* titled “Housing for an Aging Population” by Sewin Chan and Ingrid Gould Ellen at New York University’s Robert F. Wagner School of Public Service finds a scarcity of accessible housing for the nation’s growing senior population.

Accessible housing allows seniors, who are more likely to develop mobility impairments as they age, to remain in their homes and receive community-based care instead of becoming institutionalized. Accessibility features also prevent accidents, like falls, that cause future mobility impairment. Demand for accessible housing is expected to grow significantly by 2040 when seniors will account for 21% of the U.S. population.

Little research has examined how well the nation’s housing stock is prepared for the current and growing demand for accessible housing. The authors utilized the 2011 American Housing Survey to develop a cumulative, three-level scale of accessibility for individual homes. They identified homes as:

- *Level 1: Potentially Modifiable* - “homes that are not yet accessible but have essential structural elements that make them potentially modifiable;”
- *Level 2: Livable* - “homes that are appropriate for individuals with moderate mobility difficulties;” and
- *Level 3: Wheelchair Accessible* - “homes that are accessible to wheelchair users.”

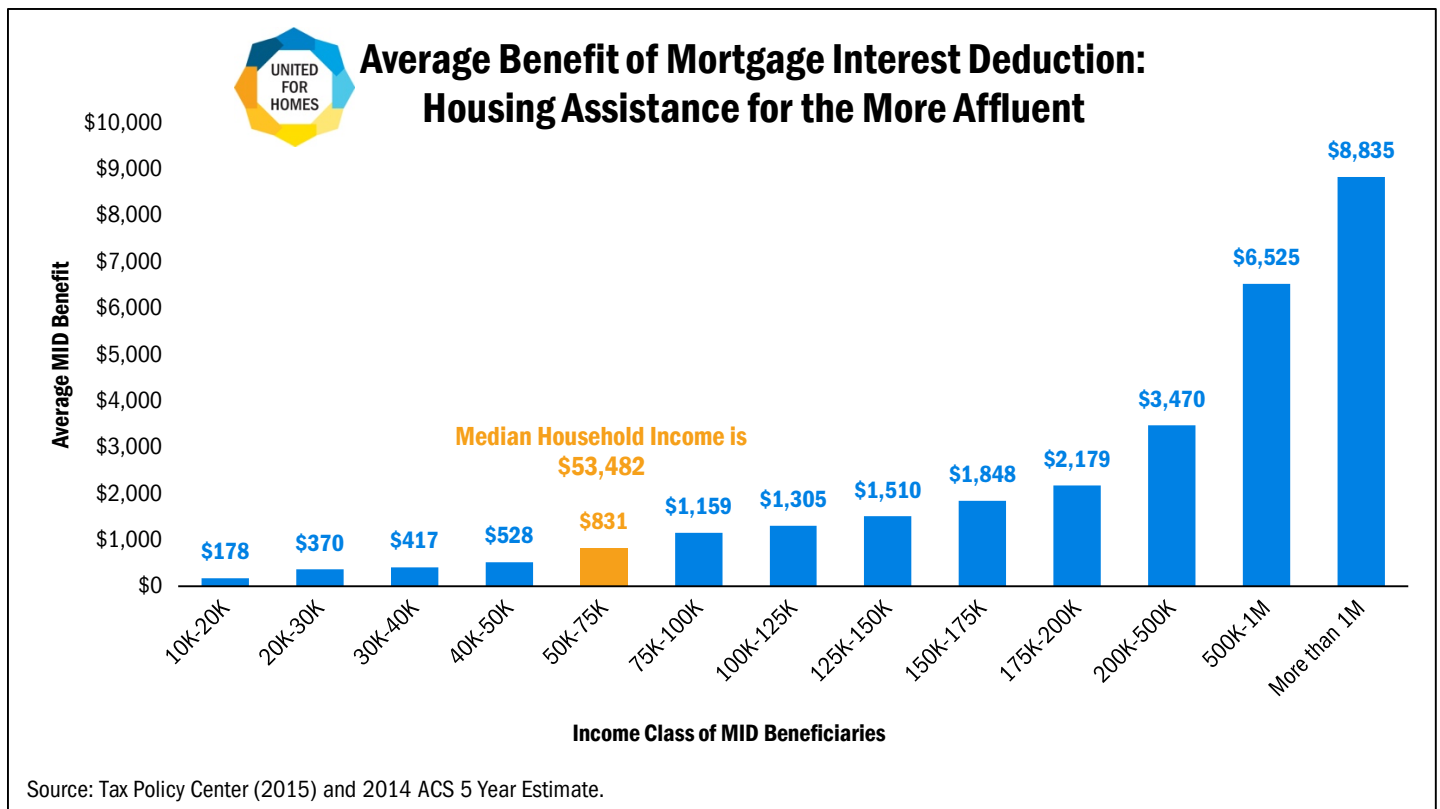
The authors found that 33% of all units nationwide were potentially modifiable (level 1), but fewer than 4% were livable (level 2) and less than 0.2% were wheelchair accessible (level 3). When controlling for other factors, like building age, type, and unit size, renter-occupied and owner-occupied units were equally likely to be accessible. Publicly subsidized rental units were more likely to be accessible. Public housing and privately-owned subsidized rental units were 2.5 times more likely than owner-occupied units to be livable (level 2). Privately-owned subsidized units were 3 times more likely than owner-occupied units to be wheelchair accessible (level 3).

The study also examined the housing stock occupied by seniors. Fifteen percent of households with a disabled senior resided in housing that was livable to someone with moderate mobility impairment. Fewer than 1% of such households lived in units that were wheelchair accessible. Although the senior population is on the rise, the market does not appear to be responding to the growing need for accessible housing. The authors conclude that there is a “startling scarcity of units in the U.S. housing stock that are suitable for aging” and that further research is needed to understand the precise reasons for this.

Housing for an Aging Population is available at: <http://bit.ly/2acg9zq>

Fact of the Week

Mortgage Interest Deduction Skewed Heavily toward Most Affluent



Source: Tax Policy Center (2015) and ACS 5 Year Estimate.

Housing and Elections

Republican Platform Calls for Housing, Anti-Poverty, and Consumer Protection Reforms

On the first day of the Republican National Convention (RNC) in Cleveland, July 18, the party formally adopted its 2016 platform, including several proposals impacting federal housing policy. The platform criticizes President Obama's response to the financial crisis for overlooking what they argue was the true cause of the crisis - federal housing policies. To restore economic growth and strengthen the housing market, the platform calls for scaling back the federal government's role in housing finance, reforming anti-poverty programs, limiting fair housing and fair lending regulations, and abolishing the Consumer Financial Protection Bureau (CFPB).

Housing Finance Reform

The Republican platform calls for the federal government to scale back its involvement in the housing finance system, including Fannie Mae, Freddie Mac, and the Federal Housing Administration (FHA).

The platform states that the next Administration should "reconsider the utility" of the government-sponsored entities (GSEs) Fannie Mae and Freddie Mac, alleging that their current business model is corrupt because taxpayers are liable for losses while shareholders and executives benefit from profits. The platform calls for reforming the FHA so that it no longer guarantees mortgages for higher-income households.

The platform states that the Republican party “will end the government mandates that required Fannie Mae, Freddie Mac, and federally insured banks to satisfy lending quotas to specific groups,” contending that agencies’ affordable housing goals amount to discrimination.

Anti-Poverty Measures

Like the House Republican’s anti-poverty plan that was released in June, the party platform focuses on what Republicans see as the failures of the War on Poverty. Both proposals claim that instead of lifting families out of poverty, federal programs actually keep families dependent on the government. At the heart of both proposals is the idea that the War on Poverty has failed and wasted billions of dollars.

Both proposals hold up the 1994 welfare reform legislation as a model for future federal assistance. The platform emphasizes the need for “the dynamic compassion of work requirements,” arguing that “opportunity” should replace “handouts.”

Fair Housing and Fair Lending

The platform criticizes federal fair housing and fair lending laws. It argues that HUD’s Affirmatively Furthering Fair Housing (AFFH) regulations amount to “social engineering,” and has “nothing to do with proven or alleged discrimination and everything to do with hostility to the self-government of citizens.”

The Republican platform also states that the party will “end the government’s use of disparate impact theory in enforcing anti-discrimination laws with regard to lending,” without providing further explanation.

Consumer Financial Protection Bureau (CFPB)

The Republican platform calls for the CFPB to be abolished. If Republicans are unable to eliminate the agency, the platform calls for the CFPB to be funded through the Congressional appropriations process. The agency’s funding was designed to be insulated from politics and is currently funded from the Federal Reserve.

The platform criticizes CFPB’s role in directing settlement funds to third-party organizations. It argues that, beyond making consumers whole, settlement funds should go directly to the Treasury and the diversion of settlement funds to third parties should be a criminal offense.

Democrats will vote this week on their party platform at the Democratic National Convention in Philadelphia.

See the Republican platform: <http://bit.ly/29W85IX>

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

From the Field

New Jersey Advocates Tell Congress “No Housing Cuts”

More than 350 advocates from New Jersey traveled to Washington, DC on July 13 for NJ Hill Day to meet with their congressional delegations at a reception hosted by the Housing and Community Development Network of New Jersey (HCDNNJ), an NLIHC state partner, Monarch Housing Associates, a longtime NLIHC member, and their statewide sponsors. Advocates lobbied in support of the HCDNNJ and Monarch Housing “No Housing Cuts” campaign, which urges Congress to sustain current funding for vital federal affordable housing and homelessness prevention programs. The reception included addresses by Senators Cory Booker (D) and Robert Menendez (D) and by Representatives or staff members from 11 of New Jersey’s 12 congressional districts.

Advocates convened in the Dirksen Senate Office Building where local policy experts and constituents from each of New Jersey’s 12 congressional districts who have experienced homelessness spoke about the critical need for affordable housing and shared their personal stories. Among the many who shared their experiences was Theresa Pringle, who has been homeless for a year and lives in a shelter in Newark in the district of Congressman Donald Payne, Jr. (D-10). In April, she had to leave the shelter where she was staying at the time and was forced to live on the street and along the river, moving from place to place. She then became part of an “underground” group of people staying in Newark’s Penn Station. The mother of six children, Ms. Pringle said, “I don’t wish [what I’ve experienced] on anybody.” Congressman Payne thanked Ms. Pringle for her moving testimony and affirmed his strong support for affordable housing.

Senators Menendez and Booker both assured the group of their commitment to expand funding for affordable housing programs. Senator Menendez shared his personal experience growing up in a tenement in northern New Jersey, which drives his commitment to expanding fair housing for all. Senator Booker spoke of his early years directing a legal aid organization to assist families with fair housing issues and how that experience influences his strong support for increasing affordable housing.

The “No Housing Cuts” policy priorities include:

- Supporting a \$414 million increase to \$2.644B for HUD’s McKinney-Vento Homeless Assistance program;
- Restoring funding for the HOME Investment Partnerships program (HOME) to \$1.2 billion;
- Supporting \$20.9 billion for Housing Choice vouchers to help reduce family homelessness;

- Ensuring adequate funding for the national Housing Trust Fund (HTF);
- Expanding the Low Income Housing Tax Credit (LIHTC); and
- Pushing for stricter lead standards in affordable housing.

With HCDNNJ and Monarch Housing Associates' collaboration and the support of organizations and advocates from across the state, NJ Hill Day provided New Jerseyans with the opportunity to express to their Congressional delegations the importance of affordable housing and the need for sustained federal funding.

“New Jersey has an affordable homes crisis that is causing more families to double up, and many are falling through the cracks and becoming homeless,” said Richard W. Brown, CEO of Monarch Housing Associates. “It is time to have No Housing Cuts to make sure everyone has a safe, affordable place to call home.”

“New Jersey’s economy has languished after Sandy and the economic downturn. Too many New Jersey residents struggle to pay their rent or mortgage,” said Staci Berger, president and CEO of the HCDNNJ. “We need our representatives in Congress to put resources into making more homes affordable for more people. Now is not the time to cut housing resources in their budgets.”

For more information about NJ Hill Day 2016, contact Arnold Cohen, senior policy coordinator at HCDNNJ, at acohen@hcdnnj.org, or Richard Brown, CEO of Monarch Housing Associates, at rbrown@monarchhousing.org.

For a description of the NJ Hill Day 2016, see Kate Kelly’s [post on the Monarch Housing Associates blog](#).

Resources

CBPP Releases New State Fact Sheets on Federal Rental Assistance and Vouchers

The Center for Budget and Policy Priorities (CBPP) posted new state fact sheets on federal rental assistance generally and specifically on the Housing Choice Voucher (HCV) program. The details vary from state to state, but one consistent finding is that many eligible households that need assistance do not receive it due to inadequate funding. Of the households that are served by these programs, roughly 60% are elderly or disabled and 30% are families with children.

CBPP found that more than two-thirds of adults who were neither elderly nor disabled were working in 2015 or had worked recently, and in half of the states this share was higher. These fact sheets also reveal that in 42 states Housing Choice vouchers are the most common form of rental assistance. Each fact sheet includes data on how many previously homeless veterans have benefitted from HUD-Veterans Supportive Housing Program (VASH) vouchers and on homeless rates for different demographics within the state.

The state fact sheets are at: <http://bit.ly/2a0ZPgQ>

Events

Tele-Briefing on Proposed Small Area FMR Rule Today!

NLIHC, the National Fair Housing Alliance, the Poverty & Race Research Action Council, the Center on Budget and Policy Priorities, and the National Community Reinvestment Coalition will host a tele-briefing today, July 25, 1:00-2:30 pm ET, on 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?

Presenters are:

- Ed Gramlich, National Low Income Housing Coalition
- Debby Goldberg, National Fair Housing Alliance
- Amber Lee, National Community Reinvestment Coalition
- Kristina Musante, National Community Reinvestment Coalition
- Barbara Sard, Center on Budget and Policy Priorities
- Jorge Andres Soto, National Fair Housing Alliance
- Phil Tegeler, Poverty & Race Research Action Council

Register at <http://bit.ly/29y0w1E>

Closed-captioning is available. The link to access the captions will be included in the registration confirmation email.

NLIHC News

Last Call to Give Us Your Feedback on the NLIHC Website

NLIHC is in the process of redesigning our website, and before we proceed, we would appreciate your feedback. This will ensure that we are providing the information you need, when you need it, and how you want it. The deadline to complete the survey is **August 5, 2016**.

The survey will take a few minutes to complete and all responses are confidential.

If you would like to be further involved with this process, you can also provide your name and email information to be a part of our online Web Focus Group when we do a "soft launch" of the website.

Complete the survey at: <http://nlihc.org/website-redesign>

If you have questions or comments, please email Ellen Errico, NLIHC Graphic and Web Manager at eerrico@nlihc.org.

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:

Field Intern. Assists the NLIHC Field team in creating email campaigns focused on important federal policies, writing blogs, managing our database of membership records, mobilizing the field for the legislative efforts, and reaching out to new and existing members.

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.

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.

NLIHC Welcomes 37 New Members

NLIHC welcomed 37 new individual and organizational members to the Coalition in the second quarter of 2016:

New Individual Members:

- Crystal Allen, Cincinnati, OH
- Daniel Barbanell, Boston, MA
- Daniel Barber, Bronx, NY
- Kimberly Bell, Helendale, CA
- Diane Blackwell, New York, NY
- Michael Carney, Columbia, MO
- Marcus Cobb, Detroit, MI
- Evelyn Craig, Kansas City, MO
- Diana Deng, Hartford, CT
- Elizabeth Dunn, Brunswick, GA
- Toby Edlin, Portland, OR
- Blaine Getachew, Baltimore, MD
- Armonie Grant, Louisville, KY
- Michael Green, Nashville, TN
- Teresa James, Syracuse, NY
- John Johnson, Bronx, NY
- Nancy Lewis, Los Angeles, CA
- Allison Logan, Oakland, CA
- Emery Moore, Detroit, MI
- Allen Mortensen, Sacramento, CA
- Patricia Mullahy Fugere, Washington, DC
- Joshua Odetunde, Louisville, KY

- Bryttnee Parris, Brooklyn, NY
- Jennifer Ryan, Lakewood, WA
- Liz Sherwin, Rock Island, IL
- Caitlin Singleton, Middleton, WI
- Mark E. Smith, San Diego, CA
- Julia Solo, New York, NY
- Howard Stanback, Hedgesville, WV
- Robert Tobin, Walnut Creek, CA
- Aixa Torres, New York, NY
- Luis Torres, New York, NY
- Emmer Travis, Detroit, MI
- Terri Wheeler, Rosamond, CA
- Alex Williams, Arlington, VA

New Organization Members:

- **Accessible Housing Resources, Corpus Christi, TX**
- **Hamilton County Area Neighborhood Development, Noblesville, IN**

Staff

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