NATIONAL LOW INCOME HOUSING COALITION

Memo TO Members

Volume 21, Issue 33
August 22, 2016

In This Issue:

- NLIHC Welcomes Policy Intern Jacob Schmidt

Memo to Members Takes One Week Hiatus

There will be no *Memo to Members* on August 29. *Memo* will be back on September 6.

National Housing Trust Fund

NLIHC Analyzes NHTF Maximum Rents

HUD published maximum allowable rents for the national Housing Trust Fund (HTF) in July (*Memo,* 7/25). An NLIHC analysis reveals that, if HTF rents are set at the maximums allowed, in most counties in the country many extremely low income (ELI) households in HTF-supported homes will be cost burdened, spending more than 30% of their income on housing. NLIHC urges advocates to continue pressing their states to ensure that rents in HTF projects are set at levels that do not cost-burden the lowest income households.

HTF maximum rents are based on a new definition of ELI households. Prior to the change, ELI households were defined as having incomes no greater than 30% of the area median income (AMI). The new ELI definition includes households whose incomes are no greater than the federal poverty guideline or 30% of AMI, whichever is higher. The change broadened eligibility for the HTF to households who live in poverty but whose incomes are greater than 30% of AMI, a change NLIHC supported. HUD's HFT interim rule went a step further and set maximum HTF rents at 30% of either the federal poverty guideline or 30% of AMI, whichever is higher. HTF renters with household incomes at 30% of AMI or less will be cost-burdened whenever rents are set at 30% of the poverty level and where the poverty level exceeds 30% of AMI.

NLIHC's analysis reveals that HTF maximum rents are set at 30% of the poverty level for rental homes with one or more bedrooms in a majority of metropolitan and non-metropolitan counties. Maximum rents are set at 30% of the poverty guideline in 61%, 92%, 96%, and 98% of all counties for one-bedroom, two-bedroom, three-bedroom, and four-bedroom rental homes, respectively. Neither the statute nor the regulations require states to use the maximum rent levels, however, and NLIHC strongly encourages state administering agencies, advocates, developers, and other stakeholders to press for the deepest levels of affordability in HTF-supported units.

Further details of the NLIHC analysis of maximum rents are available on NLIHC's *On the Home Front* blog at http://bit.ly/2bnPRYZ

Key Upcoming Dates Related to States' HTF Allocation Plans

NLIHC provides state-specific information updated regularly related to national Housing Trust Fund (HTF) allocation plans. The state resources can be found at: http://bit.ly/28SEBVd. 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 August 22 through September 3. All times listed are local.

Monday, August 22

- California: Public hearing on draft HTF allocation plan. 2020 West El Camino Avenue, Room 402a; Sacramento, CA. 1:30 to 3:00pm.

- Washington: Public hearing on draft HTF allocation plan. Department of Commerce; 1011 Plum Street SE; Olympia, WA. Building 5, First Floor, Columbia River Room. 10:00am to noon. Call-in option is available by dialing 360-407-3780 and using access code 369727.

Saturday, September 3

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

Congress

Senators Urge HUD to Issue Guidance on How Nuisance Ordinances May Violate Laws

Twenty-nine senators, led by Senator Al Franken (D-MN), sent a letter to HUD Secretary Julián Castro urging HUD to provide written guidance regarding how local nuisance ordinances may violate the Fair Housing Act and the Violence Against Women Act (VAWA). The letter, dated August 17, states, “Nuisance ordinances established by local governments across the nation are penalizing victims for calls requesting police protection or emergency assistance for crimes occurring at their homes. In most cases, landlords are forced to evict tenants who made the call for help or face significant fines, loss of rental permits, or property foreclosure. As an unintended consequence, individuals, particularly those who are victims of crime, are being removed from their homes when they are at their most vulnerable.”

The senators write that nuisance ordinances have a disproportionate impact on victims of domestic violence, increasing their housing insecurity and their likelihood of becoming homeless. “Nuisance ordinances exacerbate the link between homelessness and domestic violence by designating calls for police assistance or criminal activity as nuisances, even when the tenant is the victim,” the Senators write.

According to the letter, “Regardless of whether a locality intended to discriminate against victims of domestic violence, nuisance ordinances run contrary to the Fair Housing Act if they have a disproportionate impact on women. . . . Nuisance ordinances violate VAWA when they require or encourage housing providers to evict or deny housing to survivors of domestic violence.”

The American Civil Liberties Union explains that nuisance ordinances label a property as a nuisance when the property is the site of a certain number of calls for police, for example three times in six months. Nuisance activities can include assault, harassment, stalking, and disorderly conduct. Nuisance ordinances usually apply regardless of whether a resident was a victim of the nuisance activity. Once given a citation, property owners typically are instructed to "abate the nuisance" or face steep penalties. Many landlords respond by evicting the tenant (who can be the victim of the crime), refusing to renew their lease, or instructing tenants not to call 911.

The letter is at: http://bit.ly/2bItAd7

HUD

NLIHC Submits Comments on Proposed Small Area FMR Rule

NLIHC submitted comments regarding HUD’s proposed rule to use Small Area Fair Market Rents (Small Area FMRs or SAFMRs) instead of 50th Percentile FMRs as a means to deconcentrate the use of Housing Choice Vouchers in certain metropolitan areas (see Memo, 6/20). NLIHC has long advocated for SAFMRs as one means to help expand affordable housing choice for voucher households because SAFMRs have the potential to increase the value of a voucher and thus improve the ability of a household to use the voucher in more neighborhoods, particularly in areas of higher opportunity.

Small Area FMRs reflect rents for U.S. Postal ZIP Codes, while traditional FMRs reflect a single rent standard for an entire metropolitan region. The goal is to provide voucher payment standards that are more in line with neighborhood-scale rental markets, resulting in relatively higher subsidies in neighborhoods with higher rents and greater opportunities and lower subsidies in neighborhoods with lower rents and higher concentrations of voucher holders. The proposed rule would use a formula to select a limited number of metropolitan areas (31 as proposed) that would be required to use SAFMRs.

While NLIHC supports changes to the voucher regulations that enable households to use vouchers in areas of higher opportunity, NLIHC notes that many voucher households may choose to stay in their current homes and neighborhoods because of important familial, social, cultural, and other ties to those neighborhoods. In addition, households with children may not want to switch schools or lose affordable, convenient child care, while elderly or disabled households may live close to doctors and essential service providers.

NLIHC expressed concerns about the potential harm to voucher households living in low-cost ZIP codes where the SAFMR is likely to be lower than the metropolitan FMR. This could result in a lower voucher payment standard, one that is below current rents to which landlords are accustomed. If a landlord does not lower the rent when the voucher payment standard declines, which is likely, residents would have to pay more for rent and may become rent-cost-burdened or severely cost-burdened. Analysis by the National Housing Law Project reveals that if current voucher households are not held harmless, 78% (435,000 households) would likely suffer the impact of reduced payment standards in the 31 areas that meet HUD's SAFMR criteria. Consequently, NLIHC recommended that the final rule categorically exempt current voucher households from any reduction in the payment standard as a result of the transition to SAFMRs.

NLIHC is also concerned that many landlords may stop accepting vouchers where payment standards in low-rent neighborhoods decline sharply, adversely impacting households currently relying on vouchers as well as future voucher recipients. In some tight rental markets landlords may be able to obtain the rents they want without vouchers and without having to comply with voucher program requirements. This is particularly true in gentrifying areas.

In order to prevent landlords from exiting the voucher program and thereby reduce the stock available to future and current voucher households, NLIHC recommended that the final rule incrementally limit how far SAFMRs could fall below current metropolitan FMRs. NLIHC proposed that for the first year of implementation, SAFMRs be set no lower than 95% of the metropolitan FMR, no lower than 90% the second year, and so on in 5% increments.

NLIHC also wrote that the proposed rule does not account for tight rental markets. Several of the metropolitan areas on the list of 31 that would be required to comply have very low vacancy rates, little rental turnover, high and rapidly rising rents, and low growth in the rental stock. Consequently there is little or no opportunity for mobility for renters in general and for voucher households in particular. Voucher households often have to return their vouchers unused because they cannot find a place to rent. In higher opportunity neighborhoods where vacancies are scarce, voucher households encounter strong competition from those without vouchers. Therefore, NLIHC recommends that any metropolitan area with a vacancy rate of 5% or less not be required to comply with the SAFMR rule.

Advocates in these areas, particularly in New York City and Oakland, have expressed concerns that implementing SAFMRs could result in cost burdens for residents and landlords exiting the program, leading to displacement. A recent article in the New York Daily News featured concerns of elected officials and advocates in New York City. The entire New York City congressional delegation, led by Representative Nydia Velazquez and Senator Chuck Schumer, sent a letter to HUD detailing their concerns with the proposed rule. The Community Services Society, the Legal Aid Society, and the New York Housing Conference joined the congressional delegation in criticizing the proposed rule.

The *Daily News* article states that there is a vacancy rate of only 1.8% for "extremely affordable housing" that rents for $800 in New York City and provides examples of the potential rent burden if SAFMRs are implemented in the city. For example, in one South Bronx ZIP code voucher households' rents would increase by $440 per month. Ellen Davidson, a staff attorney at the Legal Aid Society stated, "You'll have over 50,000 voucher holders having to choose between paying more in rent or moving." Ms. Davidson also noted that the time lag in determining fair market rents results in some ZIP codes being deemed high poverty neighborhoods even though they are rapidly gentrifying and rents have skyrocketed.

NLIHC also joined the Center on Budget and Policy Priorities and other groups in recommending changes to the formula requiring which metropolitan areas use SAFMRs. If the alternative formula is adopted, more metropolitan areas with significant concentrations of vouchers in ZIP codes that have racial and ethnic concentrations of poverty would be required to use SAFMRs.

The list of 31 metropolitan areas that would be required to use SAFMRs is at: http://bit.ly/1S9iyoP

NLIHC's comment letter is at: http://bit.ly/2bGZDdd

The *Daily News* article is at: http://nydn.us/2bhiLOw

Representative Velazquez's press release and the text of the New York Congressional delegation's letter to HUD is at: http://bit.ly/2bxjIBx.

Comments submitted by others are at: http://bit.ly/2biGhWN

HUD, HHS, DOJ Remind Service Providers Not to Use Immigration Status to Withhold Vital Services

The U.S. Department of Health and Human Services (HHS), the U.S. Department of Justice (DOJ), and HUD issued a joint letter on August 5 reminding recipients of federal financial funding that they must not withhold certain services based on a person's immigration status when services are necessary to protect life or safety. This is not a new policy but one the Administration deemed important to restate.

The "Personal Responsibility and Work Opportunity Reconciliation Act of 1996" (PRWORA) does restrict access to certain public benefits for non-citizen immigrants. However, it also established exceptions to the restrictions based on a three-pronged test. Programs, services, or assistance may be provided to non-citizen immigrants if the aid is:

1. In-kind service provided at the community level by nonprofit organizations,
2. Not conditioned on a beneficiary's income or resources, and
3. Necessary to protect life or safety.

The joint letter reminds recipients of federal funding that if the three-pronged test is met, benefits must be made available without regard to citizenship, nationality, or immigration status.

In 2001, after consulting with HUD and HHS, the Attorney General issued Attorney General Order No. 2353-2001, specifying seven types of programs, services, or assistance determined to be necessary to protect life or safety. For example, the first two are:

- Crisis counseling and intervention programs; services and assistance relating to child protection, adult protective services, violence and abuse prevention, victims of domestic violence or other criminal activity; or treatment of mental illness or substance abuse.
- Short-term shelter or housing assistance for the homeless, for victims of domestic violence, or for runaway, abused, or abandoned children.

Even if a program does not meet any of the exceptions, PRWORA does not prohibit "qualified aliens," which include battered immigrants and victims of human trafficking, among others, from receiving certain benefits.

In addition to the exceptions described in the Attorney General Order, PRWORA has other exceptions. For instance, Medicaid is available for treatment of an emergency medical condition, including labor and delivery for pregnant women. Public health assistance for immunizations and for testing and treatment of symptoms of communicable diseases can also be provided. Title IV of PRWORA provides that nonprofit organizations are not required to verify the immigration status of applicants for federal, state, or local public benefits.

The joint letter reminds recipients of federal financial assistance that Title VI of the Civil Rights Act of 1964 prohibits discrimination, including discrimination based on national origin. Therefore recipients must take reasonable steps to provide meaningful access to services for people with limited English proficiency.

The joint letter is at: http://bit.ly/2bvA8bG

Notice Implements $5 Million Tenant Protection Voucher Set-Aside

HUD issued a Notice implementing the $5 million set-aside in the "FY16 Appropriations Act" for tenant protection vouchers for low income households who may have to pay more than 30% of their income for rent if they are living certain HUD-assisted multifamily housing in a low-vacancy area. The $5 million is a set-aside from the $130 million FY16 appropriation for all tenant protection vouchers. The Notice is a joint Notice H 2016-7 from the Office of Multifamily Housing Programs and PIH 2016-12 from the Office of Public and Indian Housing.

To be eligible, one of three potential events must have taken place before or during FY16 (which ends on September 30, 2016):

1. The maturation of a HUD-insured, HUD-held, or Section 202 loan that would have required HUD permission prior to loan prepayment. These include Section 236, 221(d)(3) Below Market Interest Rate (BMIR) and Section 202 Direct Loans.

2. The expiration of a rental assistance contract for which the tenants are not eligible for enhanced voucher or tenant protection assistance under existing law. These include properties with a Rental Assistance Payment (RAP) contract that expired before FY12 or a property with a Rent Supplement (Rent Supp) contract that expired before FY2000.

3. The expiration of affordability restrictions accompanying a mortgage or preservation program administered by HUD. These include Section 236, Section 221(d)(3) BMIR, or Section 202 Direct Loan mortgages for which permission from HUD is not required, but the underlying affordability restrictions expired with the maturation of the mortgages. This category also includes properties with stand-alone "Affordability Restrictions" that expired or will expire in FY16.

Other key provisions in the Notice include:

- Owners of eligible properties must apply for the assistance for residents.

- Requests from owners will be accepted on a rolling basis until funding has been exhausted. To prevent significant delay in funding of applications in subsequent fiscal years, applications will also be accepted on a rolling basis after September 30, 2016, but will only be funded subject to the availability of appropriations.

- The tenant protection assistance may be either an enhanced voucher or a project-based voucher.

- Public housing agencies (PHAs) must administer the vouchers. A PHA may decline to participate; if so, HUD will attempt to identify an alternative PHA willing to administer the vouchers.

Attachment A of the Notice shows which areas are deemed low-vacancy areas.

The National Housing Law Project (NHLP) recently identified more than 32,274 unassisted units in 314 properties in 45 states at risk of mortgage maturation or the expiration of use restrictions or assistance. Of this total, 16,831 unassisted units in 150 properties are at risk and eligible for tenant protections. A further 15,708 unassisted units in 164 properties are also at risk but are not eligible for tenant protection vouchers because they are not located in HUD-defined low-vacancy areas. NHLP has created a list of these properties along with a Google map of their locations. A memorandum from NHLP also explains how advocates can identify properties that might warrant tenant protection vouchers.

The joint Notice H 2016-7/Notice PIH 2016-12 is at: http://bit.ly/2bpBojd

NHLP's materials are at: http://nhlp.org/node/15844

HOME FAQ on Assisting People at Risk of Losing Housing

HUD issued a frequently asked questions (FAQ) explaining that a participating jurisdiction (PJ) may use HOME Investment Partnerships Program funds for a tenant-based rental assistance (TBRA) program that is limited to or provides a preference for people at risk of losing their homes.

The HOME regulations allow TBRA programs to provide contracts for monthly rental assistance payments for up to 24 months that are renewable beyond the initial 24-month term and may include security deposit grants or loans. When providing security deposit assistance or tenant-based rental assistance, HOME TBRA programs can also provide utility deposit assistance.

The FAQ states that a PJ cannot condition TBRA on the beneficiary remaining in the unit for which they are at risk of being displaced; TBRA recipients must be free to rent any unit they choose. PJs must market a TBRA program limited to or with preference for people at risk of displacement in a manner consistent with its affirmative marketing procedures. The FAQ details the changes that must be made to a PJ's Consolidated Plan and Annual Action Plan if a PJ wants to establish a new HOME TBRA program.

The FAQ is at: http://bit.ly/2bflwLt

More about the HOME program is on page 5-10 of NLIHC's *2016 Advocates' Guide* at: http://bit.ly/2aXY3hF

HUD Announces Next MTW Research Advisory Committee Meetings

The next two-day meeting of the Moving to Work (MTW) Research Advisory Committee (see *Memo*, 7/18) will take place on Thursday, September 1 from 9:00 am to 5:30 pm ET and Friday September 2, from 8:00 am to 4:00 pm at HUD Headquarters. The meeting is open to the public either in person or by phone by advance registration on the MTW Demonstration program's expansion web webpage, http://bit.ly/1WfCQn2.

The public may offer feedback during the meeting if requested in advance. The initial meetings of the Advisory Committee were held on July 26 and 28 (see *Memo*, 6/27). Minutes of those meetings are not yet available, but will be posted eventually on the MTW Demonstration expansion webpage.

The MTW Research Advisory Committee was established on April 16, 2016 to advise HUD on specific policy proposals and methods of research and evaluation related to expansion of the MTW demonstration to an additional 100 high-performing public housing agencies (see *Memo*, 5/9).

The upcoming meetings are scheduled to discuss: simplification of rent calculations; studying MTW public housing agencies' ability to use public housing capital and operating funds for vouchers, and visa versa (called "fungability"); regionalization; work requirements, time limits, and supportive services with and without rent reform; local project-based voucher programs; sponsor-based voucher programs; and landlord incentive programs.

The *Federal Register* notice is at: http://bit.ly/2bxKdXh

USDA

Rural Development Reports $5.6 Billion Needed To Preserve Rural Multifamily Housing

Rural Development (RD) at the U.S. Department of Agriculture released a report outlining the costs to maintain and upgrade the Rural Housing Services' (RHS's) inventory of 14,650 multifamily housing properties. RHS is an agency of RD. *The Comprehensive Property Assessment of the USDA Rural Development Multi-Family Housing Portfolio* reports that over the next 20 years, properties in RHS's Multi-Family Housing program (MFH) will need $5.6 billion more than current funding levels to cover basic capital improvements such as roofs, insulation, accessibility improvements, plumbing, and electrical repairs.

The MFH portfolio includes the Section 515 Rural Rental Housing program, the Section 514 Farm Labor Housing program, the Section 538 Guaranteed Loan program, and the Multi-family Housing Preservation and Revitalization program (MPR).

The report estimates that the Section 515 portfolio alone (384,216 units) has an estimated 20-year replacement reserve deficit of $4.7 billion. A 2004 capital needs assessment estimated that the Section 515 portfolio (434,295 units then) had an estimated 20-year reserve-for-replacement deficit of $2.6 billion ($3.3 billion in 2015 dollars).

The report also provides a framework for RD to collaborate more effectively with partners, policymakers, and lawmakers to preserve affordable housing for low income rural residents who rely on RD to meet their housing needs.

The report is at: http://bit.ly/2bcPjas

More information about RHS multifamily housing programs is on page 4-30 of NLIHC's *2016 Advocates' Guide* at: http://bit.ly/294VglY

Research

Well-Being of Economically Disadvantaged Americans Similar to Poorer Countries

A new paper by Luke Shaefer, Pinghui Wu, and Kathryn Edin titled *Can Poverty in America Be Compared to Conditions in the World's Poorest Countries?* challenges the claim that economically disadvantaged Americans, though poor, enjoy greater well-being than many people around the world. The authors conclude that the well-being of economically disadvantaged Americans is similar to that of people in poorer countries with significantly lower gross domestic product (GDP) per capita.

Low income Americans have higher incomes and greater consumption than the poor in poorer countries, but the researches note income and consumption are inadequate indicators of well-being. The paper analyzes life expectancy, infant mortality, homicide rates, and incarceration rates to compare the well-being between disadvantaged people in the U.S. and people in other countries.

The authors report that life expectancy in the U.S. varies significantly by race and educational attainment. In 2008, African-American men with low levels of education had a life expectancy of 66 years, which was comparable to Pakistan and Mongolia, countries with much lower GDP per capita. Highly educated white males in the U.S., by comparison, had a life expectancy of 80 years, which was comparable to Sweden, Netherlands, and Ireland, countries with GDP per capita similar to the U.S.

Infant mortality rates also varied significantly by race in the U.S. In 2011, the U.S. had an overall infant mortality rate of 5.9 for every 1,000 live births, but the rate among the non-Hispanic black population in the U.S. was 11.5, comparable to poorer countries like Tonga and Grenada.

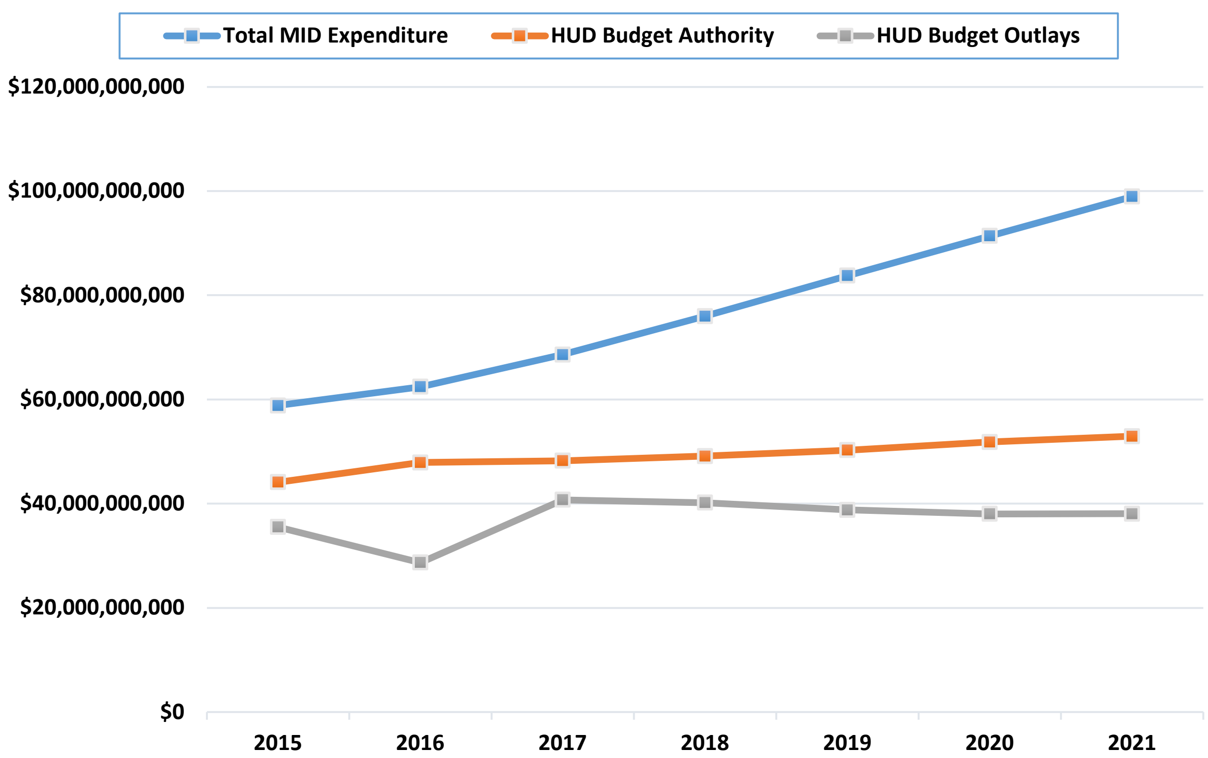
In 2012, the homicide rate in U.S. cities with more than 200,000 residents and a poverty rate of at least 25% was 24.4 deaths per 100,000 people. If these cities were a single country, it would have the 19th highest homicide rate in the world, slightly higher than Rwanda and the Dominican Republic and slightly lower than Colombia and Brazil. The overall homicide rate for the entire U.S. was 4.7 deaths per 100,000 people.

The U.S. has the highest rate of incarceration in the world with 716 prisoners per 100,000 people, far higher than any other country. In 2010, white American males were incarcerated at a rate of 678 per 100,000 people, higher than any other country. African-American males were incarcerated at a rate of 4,347 per 100,000 people. The authors note that “the incarceration rate for African American males has no international comparison.”

Can Poverty in America be Compared to Conditions in the World’s Poorest Countries? Is available at: http://bit.ly/2bkbRXq

Fact of the Week

Projected Mortgage Interest Deduction (MID) Tax Expenditure vs. HUD Budget (2015-2021)



Note: Not in constant dollars.
Sources: MID projections from Table 14-2B in OMB's *Analytical Perspectives* (2015). HUD budget authority and budget outlay data from OMB FY17 historical tables 5.2 and 4.1, respectively.

Housing and Elections

Join "Make Room" Campaign To Make Housing an Election Issue!

The 2016 election campaigns are in high gear. Candidates are making promises and asking for votes. Join forces with the Make Room campaign to ensure affordable housing is a priority on politicians' agenda. NLIHC and organizations across the nation are joining with Make Room to send 1 million messages to Congress to get housing affordability on the agenda by Election Day.

Make Room is a partnership between Enterprise Community Partners, MacArthur Foundation, Ford Foundation, CohnReznick LLP, and others to "give voice to struggling renters and elevate rental housing on the agendas of our nation's leaders. . . , [to advocate] for better policies, and [to tell] the stories of real families who can't make rent today."

Here are three ways you can support the campaign:

1. **Join the campaign.** Sign your organization onto the national letter or sign up as an individual.

2. **Raise the profile of affordable housing issues locally.** The Make Room Advocacy Toolkit includes sample letters to the editor, emails, e-newsletters, social media messages, website promos, and questions to ask members of Congress at town hall meetings. It also features best practices for meeting with your elected officials one-on-one or inviting them to tour affordable housing developments.

3. **Spread the word.** Encourage other national, state, and local organizations, elected officials, and advocates who believe that housing is a critical resource for our communities to join the campaign.

Our nation is facing a housing affordability crisis of record proportions. Too many Americans cannot make rent, and Congress has done little to ease this growing burden. Every day until Election Day, together let's deliver one clear message to Congress: Americans cannot afford places to live and need help.

We hope you will join us. We cannot achieve our ambitious goal of 1 million messages without you.

Sign onto the Make Room national letter at: http://bit.ly/2aWFQGs

Join the campaign as an individual at: http://bit.ly/2aympnq

See the Make Room Advocacy Toolkit at: http://bit.ly/2aRqoaJ

Five Ways to Take Action this Election Season, Webinar

Over the next few months, affordable housing and community development organizations have an opportunity to influence a number of critical issues before Congress and to help break through the noise of the Presidential campaigns to make affordable housing an election issue.

Join us for a discussion with NLIHC staff on our Summer/Fall Issues Guide and Sample Candidate Questionnaire on Wednesday, September 7 at 2:30 pm EST. The webinar will review five ways you can take action between now and the November elections to advocate for the issues that are most important to your mission, the people you serve, and your community.

Speakers include: NLIHC Public Policy Director Sarah Mickelson, NLIHC Senior Policy Analyst Elayne Weiss, and NLIHC Senior Organizer for Housing Advocacy Joseph Lindstrom.

RSVP to the Housing and the Election: 5 Ways You Can Take Action at: http://bit.ly/2b3vZf8

See NLIHC's Summer/Fall Advocacy Guide at: http://bit.ly/2aUc0yZ

See NLIHC's Sample Candidate Questionnaire at: http://bit.ly/2bm5Esk

For more information and best practices on how nonprofit organizations and individuals can lobby their elected officials, see the Lobbying: Individual and 501(c)(3) Organizations chapter in NLIHC's 2016 *Advocates' Guide* at: http://bit.ly/2azsrTX

From the Field

Nashville Advocates Push Mayor, Council for More Affordable Housing

As Nashville, TN faces a growing population and housing shortage, advocates seek more affordable housing for the city's most vulnerable. Between 2010 and 2015, the Nashville metro area added an average of 30,875 people each year, a growth rate more than double the national rate in 2015. The production of housing has not kept up, driving up housing prices and tightening the rental market. Extremely low income renters, those with incomes at or below 30% of the area median income (AMI), have suffered the most. Advocates are calling for increased investments in the city's housing trust fund and new legislation to provide additional affordable homes.

In 2013, the city of Nashville established the Barnes Affordable Housing Trust Fund, named for longtime affordable housing advocate and NLIHC member, Reverend Bill Barnes. City officials set aside $2 million for the fund in its first year. Neighbors Organized for Action and Hope (NOAH), A VOICE for the Reduction of Poverty, Open Table Nashville, and other advocates who had lobbied for the creation of the Barnes Fund, shifted their attention to its expansion and for additional housing legislation aimed at increasing the city's affordable housing stock. At their February 2015 mayoral candidate forum, NOAH asked the seven candidates to endorse a platform that included within its housing plank, "[To] preserve and produce affordable housing through reoccurring funding for the Barnes Housing Trust Fund, inclusionary housing policies, and creative uses of federal, state and local funds." Megan Barry, the then-councilmember and now mayor, endorsed the platform and made affordable housing a cornerstone of her campaign.

Since Mayor Barry's inauguration, advocates have worked to hold her to her commitments. In 2016, Mayor Barry included $15 million in the FY 2016-2017 budget for the Barnes Fund, which is projected to create 300 homes affordable to those at 80% AMI or less, a significant increase from previous years. Advocates at NOAH support the mayor's actions while pushing for the establishment of an office of affordable housing within the mayor's office, the creation of an early warning system for properties nearing the end of their mandatory affordability periods, and the rehabilitation of existing homes.

NOAH, A VOICE, and Open Table Nashville are also advocating for the creation of an inclusionary zoning policy affecting developers seeking exemptions from the city's zoning laws. A newly introduced bill, BL 133, would require developers seeking an exemption for a new property exceeding density requirements to set aside units for workforce housing or to contribute to the Barnes Housing Trust Fund. Advocates understand this bill not as an ultimate solution but rather the first step in shifting the city's approach to affordable housing and hope to secure additional funding for homes affordable for extremely low income (ELI) residents.

The bill experienced a setback in April when the Tennessee legislature passed a new bill prohibiting local governments from enacting inclusionary zoning policies, in direct response to those proposed in Nashville. Still, advocates see a way forward for BL133, as the legislation would apply only to developers seeking exemptions to zoning laws. Many attended an August 2 Metro Council public hearing on the bill, testifying in support of the legislation and for additional affordable housing resources. Nashville advocates will continue to urge the mayor's office, the Metro Council, and developers to make decent homes affordable for all Nashvillians.

Events

Terwilliger Foundation Forum on Housing America's Families

The J. Ronald Terwilliger Foundation for Housing America's Families will host a day-long national Housing Forum at the George W. Bush Institute in Dallas, Texas on Friday, November 18, 2016. This post-election forum is designed to ensure that housing is a national priority as the 115th Congress and the new Administration develop their policy agendas for 2017. Speakers at the Forum will include Congressional leaders, individuals likely to play prominent roles in the presidential transition process and the incoming Administration, and key housing industry leaders, researchers and practitioners.

Speakers and panelists include:

- Matthew Desmond, Harvard professor and author of *Evicted: Poverty and Profit in the American City;*
- Gary Acosta, co-founder and CEO, NAHREP;
- Lynn Fischer, vice president for research and economics, Mortgage Bankers Association;
- Jim Parrott, senior fellow, Urban Institute;
- James Lockhart, vice chairman, WL Ross & Co., LLC;
- Megan Sandel, pediatrician, Boston University School of Medicine;
- David Brickman, vice president head of multifamily, Freddie Mac;
- Renee Lewis Glover, founder and managing member, The Catalyst Group, LLC;
- Michael Stegman, fellow, Bipartisan Policy Center;
- Barry Zigas, director of housing, Consumer Federation of America;
- Diane Yentel, president and CEO, NLIHC;
- Chris Herbert, managing director, Joint Center for Housing Studies, Harvard University;
- Erika Poethig, director of urban policy initiatives, Urban Institute;
- And others.

Register for the event at: http://bit.ly/2aAQKR9

NLIHC News

NLIHC Seeking Communications Specialist

NLIHC is accepting applications for a Communications Specialist who will develop and implement NLIHC's media and public relations strategies. Responsibilities include:

- Developing and maintaining strong relationships with media contacts.
- Pitching stories and securing regular interviews and editorial board meetings.
- Assisting in the development of messaging and in implementing messaging strategies.
- Preparing and releasing press releases and media alerts.
- Coordinating press events for NLIHC and our state coalition partners.
- Drafting op-eds, letters-to-the-editor, blogs, articles, and other opinion pieces, and getting them placed in relevant publications.
- Developing and implementing a comprehensive strategy for using social media.
- Monitoring all media coverage of NLIHC, its campaigns, and its policy priorities.
- Maintaining records of all media work and producing analytic metrics and monthly reports.
- Assisting in content development, writing, and editing of NLIHC's *Advocates' Guide*, Annual Report, and other publications.
- Assisting state coalition partners in developing media strategies.

- Developing and implementing webinars, workshops, and written materials to aid NLIHC members in the use of social media and press strategies.
- Helping to recruit and supervise communication interns.

Qualified applicants will have a bachelor's degree (master's degree preferred). A degree in communications, marketing, public relations, or related areas is a plus. Applicants must have two years of experience in media and social media communications, public affairs, and/or marketing. Applicants with knowledge of the fundamentals of housing poverty, homelessness, affordable housing policy, affordable housing development, or social service delivery are preferred. Applicants should also be proficient in the Microsoft Office suite and social media platforms.

All candidates must have strong writing and editing, oral and interpersonal communications, and organizational skills, as well as a commitment to social justice.

NLIHC is an affirmative action, equal opportunity employer, and offers a competitive salary and benefits package. This is a full-time position located in Washington, DC. NLIHC is seeking to fill the position as soon as possible.

Interested candidates should send a cover letter with salary requirements, a resume, and two recent writing samples to Paul Kealey, chief operating officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 at pkealey@nlihc.org.

NLIHC Accepting Applications for Fall Research Internship

NLIHC is accepting applications for the fall 2016 research internship position. 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, and preferably with quantitative research experience.

The NLIHC 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.

This position begins in September and runs until December and is 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 indicate that you are applying for the fall 2016 research 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 Policy Intern Jacob Schmidt

NLIHC welcomes Jacob Schmidt as the policy intern for the fall 2016 semester. Jacob is a senior at American University studying International Development and Gender, Race, and Culture. In his hometown of St. Louis, MO, Jacob founded a community beautification mural program that softens a tense relationship between muralists and city officials. Through bridging ideological gaps and navigating city bureaucracy, Jacob found his passion for social policy influence. Jacob is excited to work with the NLIHC, learning how to influence national policy at the intersection of low-income housing and criminal justice reform. Please join us in welcoming Jacob to the NLIHC team!

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Graphic Design and Web Manager, x246
Ed Gramlich, Senior Advisor, x314
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Joseph Lindstrom, Senior Organizer for Housing Advocacy, x222
Sarah Mickelson, Director of Public Policy, x228
Khara Norris, Director of Administration, x242
James Saucedo, Housing Advocacy Organizer, x233
Jacob Schmidt, Policy Intern, x241
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, x225