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In This Issue:

Take Action

- One Week Left to Meet with Members of Congress In-District during August Recess
- Urge Your Representative to Cosponsor the “Common Sense Housing Investment Act of 2017”

Disaster Recovery

- Hurricane Harvey’s Devastation

United for Homes

- Join September 13 Webinar on Campus Action and the United for Homes Campaign

Fair Housing

- Court Rules Disparate-Impact Source-of-Income Discrimination Suit Can Proceed

Budget & Appropriations

- House Members File Amendments to FY18 Transportation-HUD Spending Bill

Congress

- Representative Crowley Announces Rent Relief Legislation

HUD

- Residents at PHAs on RAD Waitlist Need to Prepare

Research

- Report Examines Pay-for-Success Model in Housing and Economic Development

Fact of the Week

- U.S. Among OECD Countries with Highest Overburdened Low Income Private Market Renter Households

Resources

- OECD Releases Affordable Housing Database

From the Field

- Minnesota Housing Partnership Releases Report on Community Engagement and Fair Housing

Events

- CHN Hosts Webinar on Using New Poverty, Income, and Health Insurance Census Data, September 7
- NeighborWorks Brings Training Institute to Nation’s Capital, December 11-15

NLIHC News

- NLIHC Seeks Interns for Fall Semester
- Where to Find Us – August 28
- Help NLIHC End Homelessness and Housing Poverty While Shopping on Amazon Smile!

NLIHC in the News

- NLIHC in the News for the Week of August 20

Take Action

One Week Left to Meet with Members of Congress In-District during August Recess

NLIHC urges affordable housing advocates to meet with your members of Congress while they are home in their states and districts this final week of August recess through Labor Day. Schedule an in-district meeting or site visit with your federal lawmakers or attend a town hall meeting to educate your members of Congress about the importance of affordable housing and how potential budget cuts will hurt people with low incomes. Urge them to support the highest level of federal funding possible for affordable housing, homelessness, and community development programs and to oppose harmful amendments (see related article in this *Memo*).

NLIHC has prepared resources that advocates can use, including our Summer/Fall 2017 [Issues Guide](#), outlining the top five affordable housing and related issues before Congress. Other resources are available from the National Housing Week of Action “Our Homes, Our Voices” campaign, including talking points, sample op-eds, tweets, and how-to guides for setting up in-district meetings and site visits. Check out www.TownHallProject.com to see if and when lawmakers are holding town hall meetings you can attend.

NLIHC’s Issue Guide is available at: <http://bit.ly/2vAbjHe>

Our Homes, Our Voices campaign resources are available at: www.ourhomes-ourvoices.org

Sample town hall questions can be found at: <http://bit.ly/2wqxIEk>

Urge Your Representative to Cosponsor the “Common Sense Housing Investment Act of 2017”

Congress continues to work toward tax reform legislation, and the Trump Administration recently has indicated an openness to reforming the mortgage interest deduction (MID). As tax reform discussions move forward, it is essential that advocates work to keep all new revenue from MID reform within housing programs that serve the lowest income people. Tax reform is a unique opportunity for new revenue for affordable housing. Congress can make the tax code fairer for more families, reduce income inequality and racial inequity, and end homelessness and housing poverty once and for all. Tell your U.S. representative to support the “Common Sense Housing Investment Act” (H.R. 948), which provides a common sense solution to homelessness and housing poverty.

The Common Sense Housing Investment Act of 2017, introduced by Representative Keith Ellison (D-MN) on February 7, calls for modest reforms to the MID, a \$70 billion tax expenditure largely benefitting America's highest-income households, that would provide new tax relief to millions of lower income homeowners and would reinvest more than \$241 billion in savings over 10 years into affordable housing for people with the greatest needs.

The bill would boost funding for the national Housing Trust Fund, rental assistance, the Low Income Housing Tax Credit and public housing solutions without adding any costs to the federal government.

The reforms are simple. First, the bill reduces the amount of a mortgage eligible for a tax break from \$1 million to \$500,000. This change would impact fewer than 6% of mortgage holders nationwide, and even those who hold large mortgages would continue to receive tax relief on the first \$500,000 of their mortgage. Second, the bill converts the MID into a tax credit, allowing 25 million more low and moderate income homeowners to receive a much-needed tax break.

The NLIHC-led United for Homes campaign strongly endorses H.R. 948. United for Homes is supported by 2,350 national, state, and local organizations and elected officials including at least one in all 435 congressional districts.

The real estate lobby continues to invest millions of dollars into Capitol Hill efforts to protect the highly regressive and inefficient MID. Despite this pressure, eight representatives have cosponsored H.R. 948: Representatives G.K. Butterfield (D-NC), Barbara Lee (D-CA), Dwight Evans (D-PA), Bobby Scott (D-VA), John Conyers (D-MI), Mark DeSaulnier (D-CA), Yvette Clarke (D-NY), and Darren Soto (D-FL). More cosponsors are needed to show that this proposal is a priority and should be included in all tax reform deliberations.

More information on the “Common Sense Housing Investment Act” is at: <http://bit.ly/2mNMJva>

How You Can Take Action

1. Ask your representative to cosponsor H.R. 948 to help end homelessness and housing poverty in comprehensive tax reform.

[Call Congress Today!](#)

2. Endorse the United for Homes campaign that calls for reforms that mirror Mr. Ellison’s bill. A list of UFH endorsers is available at: <http://bit.ly/2mNYmCr>

[Join The Campaign!](#)

Ask your colleagues, friends, and family to call their representatives today!

Disaster Recovery

Hurricane Harvey’s Devastation

The devastation from Hurricane Harvey and the catastrophic flooding in its aftermath is affecting millions of residents in southeastern Texas, none more than those with extremely low incomes who most frequently reside in the area’s flood plains and who have the fewest resources to recover from such a disaster. Massive dislocation and homelessness are inevitable. The storm will require the White House and Congress to act quickly to approve billions of dollars in rescue and recovery funds. Assisting and re-housing those with the lowest incomes must be a priority.

The region has many subsidized housing complexes and public housing developments within the hurricane’s path and the 100-year floodplain (see [map of HUD-assisted housing threatened by Hurricane Harvey](#)), whose residents are at risk of displacement and buildings are at risk of severe flooding, and thousands of other low income households live in low-lying areas without assistance. As recently as April of this year a storm dumped 15 inches of rain in and around Houston, and images of low income residents of the city’s Arbor Court apartments riding inflatable rafts, sanitation trucks, and a refrigerator served as a small forewarning of Harvey’s impact. Some estimates are that the Houston area will receive 50 inches of rain this week as a result of the storm, and the flooding, already catastrophic, will be historic in its devastation.

The storm arrives as Washington is beset by budget battles for FY18, and Congress has very little time to resolve differences and pass a spending package as the government is funded only through September. President Trump has threatened to partially shut down the government if lawmakers do not approve \$1.6 billion in funding to begin building a wall along the U.S.-Mexico border. Harvey will require the White House and Congress to resolve their differences quickly, as a government shutdown would impact funding to the multiple agencies involved in rescue, relief, and rebuilding efforts.

NLIHC will closely monitor the aftermath of Hurricane Harvey with our members and partners in Texas, including NLIHC state-partner the Texas Low Income Housing Information Service, as well as with Capitol Hill and the administration, and will work to ensure the disaster recovery and long-term housing needs of the lowest income people are met.

United for Homes

Join September 13 Webinar on Campus Action and the United for Homes Campaign

United for Homes endorsers are invited to join a webinar, “Back to School: Campus Activism and the United for Homes Campaign,” on September 13 at 2 pm ET. Presenters from NLIHC and a number of United for Homes endorsing organizations will discuss the importance of connecting with young advocates on college campuses. Economic inequality is an ongoing focus of campus activism, and MID reform must be included in discussions about solutions.

The September 13 webinar will feature a discussion about finding, informing, and mobilizing campus organizations. Webinar attendees will learn some of the key benefits of involving campus activism, especially increasing the energy and urgency around the campaign. Presenters will also discuss how to manage ongoing involvement from young advocates when they frequently cycle through leadership and membership.

United for Homes webinars highlight best practices for advocacy and provide a broader understanding of how mortgage interest deduction reform can be central to social movements focused on more than just housing. The most recent webinar in July, “Direct Action and the United for Homes Campaign: Disruption and Agitation in the Effort for MID Reform,” provided perspectives from endorsers who have led and studied direct action and its impact on affordable housing in America. Watch the July webinar at: <http://bit.ly/2wv48QR>

Future webinars will feature guest experts, policymakers, advocates, and researchers on topical issues. All UFH webinars are available on the UFH website at: <http://bit.ly/2wv48QR>

If you have not already registered for the monthly UFH endorser webinars, register for the September 13 event at: <http://bit.ly/2irHS2E>. Once you register, you will not need to register again for the monthly UFH endorser webinars.

- If you are not already a UFH endorser, please join the campaign at: <http://bit.ly/2IXytCa>
- If you are not sure if you are a UFH endorser, check the list of current endorsers at: <http://bit.ly/2mNYmCr>

Fair Housing

Court Rules Disparate-Impact Source-of-Income Discrimination Suit Can Proceed

Source-of-income discrimination and disparate impact were the subjects of a law suit filed by the National Fair Housing Alliance (NFHA) against the Travelers Insurance Company. NFHA claims the firm violates the Fair Housing Act by discriminating on the basis of race and sex through its policy of denying insurance to apartment

owners who rent to households with Housing Choice Vouchers (HCVs). NFHA also asserts Travelers violates the District of Columbia’s Human Rights Act because the firm’s policy discriminates against African Americans and women based on source of income (HCVs), because 92% of HCV households in the District are African American and 81% are female-headed households. The U.S. District Court for the District of Columbia ruled that NFHA has standing to bring the discrimination suit and the Court rejected Travelers’ motion to dismiss the suit, holding that NFHA had succeeded in providing a viable disparate impact claim under the Supreme Court’s *Inclusive Communities Project* decision (see *Memo*, [6/29/15](#)).

The District Court noted that NFHA’s claims meet the “robust causality” requirement articulated in *Inclusive Communities* because NFHA sufficiently alleged that Travelers’ policy disproportionately harms the groups most likely to rely on HCVs, African Americans and women, by limiting their housing choices. The Court also held that NFHA adequately alleged that Travelers’ policy violated the D.C. Human Rights Act’s prohibitions on housing discrimination based on source of income.

Source-of-income discrimination generally refers to landlords who refuse to rent to a household based on the type (the source) of income they have to pay the rent, such as a HCV, Social Security, Supplemental Security Income (SSI) received by people with disabilities, veterans’ benefits, alimony or child-support payments from a missing spouse, and Temporary Assistance for Needy Families (TANF).

For more than 45 years, federal circuit courts had recognized two categories of discrimination prohibited under the Fair Housing Act of 1968: acts that are clearly intentional and acts such as policies and practices that might seem neutral but that have a discriminatory effect. Under the disparate impact standard, courts assess discriminatory effect and whether an action perpetuates segregation, whether the discrimination is justified, and whether less discriminatory alternatives exist for the challenged practice.

NFHA’s summary of and link to the decision are at: <http://bit.ly/2g5uq5M>

More about disparate impact is on page 7-1 of NLIHC’s *2017 Advocates’ Guide* at: <http://bit.ly/2vqnZw4>

Budget & Appropriations

House Members File Amendments to FY18 Transportation-HUD Spending Bill

Members of the House of Representatives filed dozens of amendments to the FY18 Transportation-HUD spending bill, which was combined with seven other domestic spending bills to form a larger package. The deadline for submitting amendments was August 25. The House Rules Committee will now decide what amendments will be offered during the House debate and vote on the spending package, which will take place the week of September 4. Several of the amendments would be harmful to fair housing efforts and to the funding of affordable housing programs; others would be beneficial.

NLIHC opposes the following amendments and urges members of Congress to vote against them if they are approved by the Rules Committee:

- An amendment offered by Representative Paul Gosar (R-AZ) to prohibit HUD from implementing or enforcing its Affirmatively Furthering Fair Housing (AFFH) rule and assessment tool;
- An amendment offered by Representative Steve Stivers (R-OH) to shift Fair Housing Initiatives Program (FHIP) funding designated for private nonprofit organizations toward state and local governments. Currently, nonprofits use FHIP funds to help enforce fair housing laws and are responsible for addressing 70% of all housing discrimination complaints nationwide. State and local agencies may participate in the Fair Housing Assistance Program (FHAP);

- An amendment offered by Representative Clay Higgins (R-LA) to prohibit Congress from funding unauthorized programs. Congress has failed to reauthorize several HUD programs but continues to fund these programs each year; and
- An amendment offered by Representative Claudia Tenney (R-NY) that would shift funding from the public housing operating fund to the Community Development Block Grant (CDBG) program.

Members also submitted amendments to increase funding for several HUD programs, including Housing Choice Vouchers, public housing, Section 202 Housing for the Elderly, homeless assistance grants, Housing Opportunities for People with HIV/AIDS (HOPWA), the Home Investment Partnerships program (HOME), CDBG, lead hazard control and healthy homes programs, and housing counseling.

Representative Barbara Lee (D-CA) filed an amendment to increase funding for the US Interagency Council on Homelessness and to eliminate the agency’s sunset date. Representative Jacky Rosen (D-NV) filed an amendment to increase funding for NeighborWorks America by \$35 million.

- Read the text of the House spending package at: <http://bit.ly/2v6qx2e>
- Read the text of the filed amendments at: <http://bit.ly/2gcuXCZ>
- Read the NLIHC’s analysis of the House THUD bill at: <http://bit.ly/2sLyR7j>
- Review NLIHC’s budget chart at: <http://bit.ly/1SowzjU>

Congress

Representative Crowley Announces Rent Relief Legislation

Representative Joe Crowley (D-NY) announced on August 21 that he will introduce legislation, the “Rent Relief Act of 2017,” to provide a renters’ tax credit to struggling families and individuals to help them afford to keep a roof over their heads. Mr. Crowley, chair of the House Democratic Caucus, serves on the House Ways and Means Committee, which is tasked with drafting tax reform legislation.

If enacted, the bill would create a new, refundable tax credit to put more money in the pockets of the lowest income families at a time when renters’ wages have flat-lined and housing costs have skyrocketed. Under Mr. Crowley’s bill, renters who pay more than 30% of their income on rent would be eligible for a refundable tax credit, based on the household’s annual income and the total amount it spends annually on rent, capped at 150% of HUD’s Fair Market Rent. Individuals who live in federally subsidized housing would also be able to claim a refundable tax credit for one month’s rent.

“Millions of families – including those with the greatest needs – would no longer be forced to make impossible choices between paying for rent and covering other basic needs like food and healthcare,” stated NLIHC President and CEO Diane Yentel in a press announcement supporting the bill. “By ensuring that the lowest income people have an affordable place to call home, a new tax credit for renters – like the one proposed by Representative Crowley – could transform millions of lives, giving struggling families the stability they need to achieve economic mobility, improve their health, and allow children to do better in school. I applaud Congressman Crowley for his leadership on this innovative, bold proposal.”

NLIHC member and New York Housing Conference Executive Director Rachel Fee spoke at Mr. Crowley’s press conference. “Too many families in New York City are struggling to afford rent each month,” she said. “As rents continue to outpace income, we need federal policy to support affordable rental housing, especially

for low-income families. Congressman Crowley's bill will provide this needed relief to renters in New York and across the country."

- Read NLIHC's press statement at: <http://bit.ly/2ilDDYv>
- Read Representative Crowley's press statement at: <http://bit.ly/2xmeejL>

HUD

Residents at PHAs on RAD Waitlist Need to Prepare

Residents who live in public housing owned and operated by public housing agencies (PHAs) on the Rental Assistance Demonstration (RAD) waitlist need to be prepared to understand the RAD process, demand full and genuine involvement in decision-making, and demand complete, timely, and ongoing access to information. Residents also need to be prepared to be engaged throughout renovation (or demolition and new construction), temporary relocation, and return to the renovated or new property. As authorized by Congress, 40,000 more public housing units will be converted from public housing to project-based vouchers (PBVs) or project-based Section 8 under RAD.

HUD published a notice in the *Federal Register* on August 23 formally notifying PHAs on the RAD waitlist that have submitted a Letter of Interest (LOI) that they have 60 days to submit a complete RAD application. There are also a number of PHAs on this waitlist that have already submitted a RAD application and have previously received preliminary approval, called a Commitment to enter into a Housing Assistance Payment (CHAP). See pages 1-8 of the first portion of HUD's [waitlist](#) for these PHAs. Another 48,000 units are on a second portion of the waitlist (pages 9-15) that will be considered after the first 42,000 have been considered.

HUD also issued a sample [Resident Information Notice](#) (RIN) that PHAs may use to provide basic information to residents about a proposed RAD conversion. PHAs must provide a RIN to all residents of a converting project before the first of two meetings that must be held with residents before the PHA submits an application.

Residents and advocates working with residents should ensure that their PHA complies with the resident protections in [RAD law](#), RAD implementation requirements in [Notice PIH-2012-32 REV 3](#), and fair housing and relocation responsibilities in [Notice PIH 2016-17](#). It is important that residents seek more than the two meetings required before a PHA submits a RAD application because RAD is complex and residents deserve adequate opportunities to obtain sufficient information, ask questions, and help guide the redevelopment of their homes. Residents should demand more than the one meeting required after an application has received a CHAP; there ought to be ongoing status meetings so that residents are aware of progress and any changes to RAD plans. Residents should be prepared to ask questions and demand meaningful information throughout the process; assistance from legal services is often necessary.

Residents will want to engage property owners in the development of a required set of House Rules, which owners must submit to HUD before official conversion to RAD. Advocates learned that owners have not been submitting House Rules, and HUD has not sought them. Residents at a number of RAD locations have encountered illegal, conflicting, and unreasonable house rules. Therefore, residents and advocates need to engage owners to ensure that House Rules:

- Have RAD-required language about lease termination, notification, and grievance procedures.
- Are reasonable, fair, and not excessive or extreme.
- Are reasonably related to the safety, care, and cleanliness of the building, or the safety and comfort of the tenants.

- Comply with HUD requirements, such as those pertaining to pet rules, incidental business in a unit, and extended absences.

Ongoing monitoring by residents will be essential to ensure the resident protections in the RAD law and the implementing Notices are being honored. For residents living in a converting public housing property, there must be no involuntary displacement of current residents and there must be a right to return to the property without any rescreening after renovation or new construction. The owner of a converted property must continue to provide \$25 per unit for resident participation activities. The owner must recognize legitimate resident organizations and allow a wide variety of resident participation activities spelled out in Notice PIH-2012 REV3. Also spelled out in the Notice are resident grievance procedures that owners must follow.

- The Federal Register Notice is at: <http://bit.ly/2vv2Fpk>
- NLIHC has an outline of key RAD provisions at: <http://bit.ly/2vvQusb>
- More information about RAD is on page 4-15 of NLIHC's *2017 Advocates' Guide* at: <http://bit.ly/2pVNhjn>
- The National Housing Law Project has a wealth of RAD information at: <http://nhlp.org/RAD>
- HUD's RAD webpage is at: <http://bit.ly/2ht2w2C>

Research

Report Examines Pay-for-Success Model in Housing and Economic Development

A report by Omar Carrillo for the Joint Center for Housing Studies at Harvard University and NeighborWorks America, *Pay for Success: Opportunities and Challenges in Housing and Economic Development*, assesses the costs and benefits of the Pay-for-Success (PFS) model and examines three PFS housing initiatives for the homeless in Denver, CO; Santa Clara County, CA; and Massachusetts.

In the PFS model, a public agency contracts with a private or non-profit organization to provide a public service. The service organization is paid by the agency only if it achieves pre-determined, measurable outcomes. Outside investors, who tend to be foundations, philanthropic intermediaries, commercial banks, and community development financial institutions, cover the service provider's upfront costs and receive back their money, and a potential profit, only if the provider achieves the specified outcome(s). The model gives service providers greater flexibility in determining their approach to providing services. Proponents of PFS suggest this combination of accountability and flexibility can lead to greater innovation and cost-efficiencies in the provision of public services. Moreover, the public sector does not have to pay for public services that fail to produce the required outcomes.

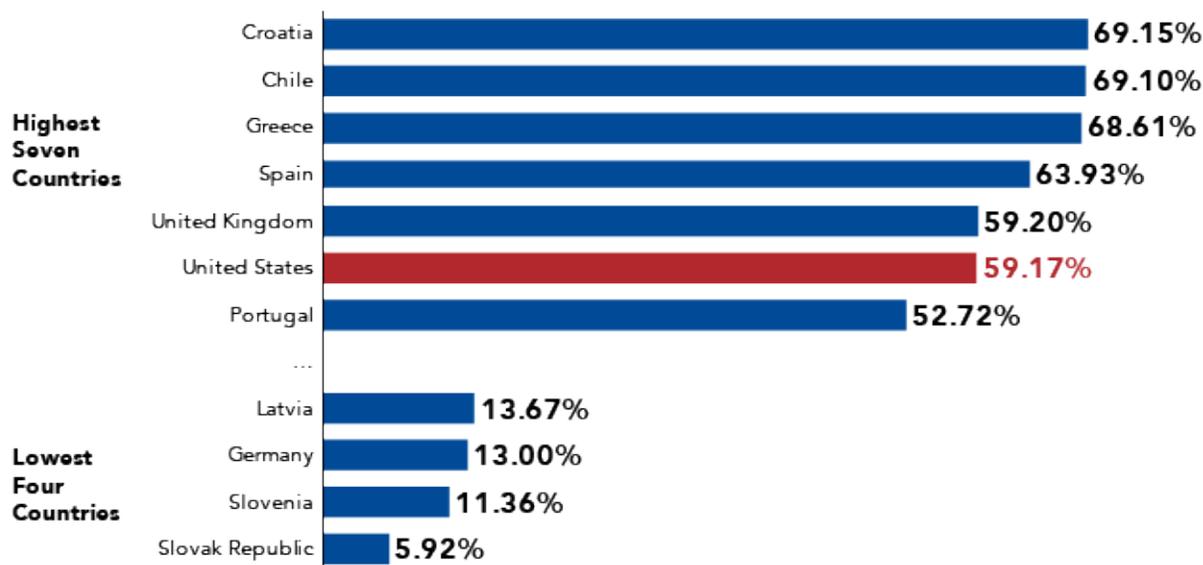
A benefit of the PFS model is that its evaluation needs provide an incentive to develop reliable sources of data and to use such data to measure outcomes. PFS projects, however, have significant transaction costs because of the complex financial arrangements and intensive evaluation necessary to determine whether the measurable outcomes are met. The report finds that it is not clear whether PFS improves the efficiency of social spending given the complex structure of the PFS model, the time needed for program development, and financing costs. Also not clear is whether the private sector is willing to fund untested innovations and new ideas or take on more high-risk outcomes, like reducing the number of jail-days for homeless individuals frequently in prison, as opposed to low-risk outcomes. In short, the report finds that the benefits of PFS may not outweigh its costs. PFS, however, has pushed public agencies to give more attention to measurable outcomes and to consider cross-sector collaboration.

Pay for Success: Opportunities and Challenges in Housing and Economic Development is available at: <http://bit.ly/2vmJHll>

Fact of the Week

U.S. Among OECD Countries with Highest Overburdened Low Income Private Market Renter Households

OECD Countries with the Highest and Lowest Proportions of Overburdened* Low Income, Private Market Renter Households



Source: OECD Affordable Housing Database, 2017

*Note: OECD defines "overburdened" as spending more than 40% of disposable income on rent. Low income renter households are in the bottom 20% of a country's income distribution.

Source:

Organization for Economic Cooperation and Development (OECD) Affordable Housing Database, 2017. OECD countries have high income, developed economies.

Resources

OECD Releases Affordable Housing Database

The Organization for Economic Cooperation and Development (OECD) released the Affordable Housing Database (AHD), which provides data on key housing and homelessness indicators for OECD countries. The AHD's indicators include housing affordability, housing conditions, homelessness, and affordable housing spending. The AHD, which includes extensive documentation of methodology, data sources, and data comparability, is a useful resource for those interested in comparative housing policy.

The OECD is an intergovernmental economic organization, founded in 1960 to stimulate economic progress and world trade, with 35 member countries. Most OECD members have high income economies with high Human Development Indices.

The OECD Affordable Housing Database is available at: <http://bit.ly/2kBJV2P>

From the Field

Minnesota Housing Partnership Releases Report on Community Engagement and Fair Housing

Housing advocates in Minnesota released a new report on best practices for community engagement in fair housing planning. The report, *A New Approach to Fair Housing Community Engagement*, outlines the recent work of a fair housing advisory committee in the Twin Cities that pursued more effective ways to involve community members, particularly people of color, in the planning process for expanding mixed-income neighborhoods. Produced by Minnesota Housing Partnership (MHP), an NLIHC state partner, the report provides lessons that can be used in other jurisdictions. MHP's model for community engagement can prove helpful to communities who must change their approach to fair housing planning in order to comply with new fair housing regulations.

Clarifying the role of local jurisdictions in achieving the goals of the Fair Housing Act of 1968, HUD's 2015 Affirmatively Furthering Fair Housing (AFFH) rule provides new instructions and assessment tools for community planning. Some grantees of HUD funding have started to use the Assessment of Fair Housing (AFH) reporting tool, and all states, urban counties, cities, and PHAs will be using the AFH soon. The AFH replaces the Analysis of Impediments (AI) that has been used by recipients of community development funds for decades. The new rule emphasizes the importance of planning that facilitates neighborhood diversity and housing choices in high-opportunity areas through the use of federal funds like Community Development Block Grants.

The planning process in the Twin Cities began as a requirement to settle a legal complaint alleging that both Minneapolis and St. Paul had violated federal law by using federal affordable housing funding in ways that worsened segregation. HUD contracted with MHP to convene and guide a new advisory committee representing both government and community stakeholders in a process involving a consultant and impacted communities to create an addendum to the 2014 Analysis of Impediments (AI).

Part of the AI addendum process included the establishment of a community engagement micro-grant program. Funding was provided to community organizations with close ties to people of color or residents in neighborhoods with large low income populations. The micro-grant program was crucial in gaining the expertise of communities with concerns about displacement, housing choice, and discrimination. The micro-grant program was found to greatly exceed in both depth and breadth previous efforts that relied solely on public hearings and surveys without micro-grants.

The report underscores two key aspects of the community engagement process: a sustained and staff-resourced group of diverse stakeholders, and a funded, community-led outreach effort to gain resident input. The report shows that the best community engagement is driven by community expertise rather than just outside consultants and that ongoing relationships and accountability are vital. The report shares essential tasks for consultants assisting in community engagement and includes considerations on how to best support people of color and low income people in the public participation process.

"We are delighted to have seen such a strong and inclusive process unfold to inform the future of fair housing in the Twin Cities," said Chip Halbach, executive director of MHP. "We hope that other communities can benefit from this example and see the value of devoting time and funding to effective community engagement."

For more information about *A New Approach to Fair Housing Community Engagement*, contact Carolyn Szczepanski, Minnesota Housing Partnership's director of communications and research, at: carolyn.szczepanski@mhponline.org

Read *A New Approach to Fair Housing Community Engagement* at: <http://bit.ly/2v73Hbq>

Events

CHN Hosts Webinar on Using New Poverty, Income, and Health Insurance Census Data, September 7

The U.S. Census Bureau will release its annual poverty and income data in mid-September. The Coalition on Human Needs (CHN) will host a webinar, “Using the New Poverty, Income, and Health Insurance Data: A Practical Guide,” on September 7 from 3:00 pm to 4:30 pm ET. The webinar will help advocates use these Census data to make the case for public investments in vital programs at the state and national level. Whether advocates want to comment on the findings at the time of their release or use the data throughout the year, this webinar will give advocates the tools they need.

Jared Bernstein, senior fellow at the Center on Budget and Policy Priorities whose work is often featured on MSNBC, *The New York Times*, *The Washington Post*, and his blog *On the Economy*, will preview what the data are likely to show and the policy implications. Deborah Weinstein, executive director of the Coalition on Human Needs, will provide practical information about how to get the information you need from the Census data and how to use it to advocate for key federal programs and to fight proposed cuts. Ellen Teller, director of government relations at the Food Research and Action Center, will be the moderator.

Register for the CHN webinar at: <http://bit.ly/2vjJvn1>

NeighborWorks Brings Training Institute to Nation’s Capital, December 11-15

The next NeighborWorks Training Institute (NTI) will take place in Washington, DC the week of December 11-15. The NTI offers more than 100 course offerings in affordable housing development and financing; housing asset management; community engagement; community revitalization; community economic development; housing construction and rehabilitation; financial capability and homeownership education, coaching, and counseling; nonprofit management and leadership; and single-family and small business lending. In addition to taking training courses throughout the week, participants can attend a mid-week symposium, “[Pathways Out of Poverty: Investing In Independence, Keeping the Pathways Open](#)” on December 13.

More information about the NTI is at: <http://www.neighborworks.org/dc2017>

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

Other NLIHC News

NLIHC Seeks Interns for Fall Semester

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

The available positions are:

- **Research Intern.** Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for NLIHC’s weekly *Memo to Members and Partners* newsletter, attends briefings, and responds to research inquiries. Quantitative skills and experience with SPSS a plus.
- **Policy Intern.** Tracks new legislation, attends and summarizes Congressional hearings for the *Memo to Members and Partners* 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.

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

Where to Find Us – August 28

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

- The [Hudson Valley Pattern for Progress Event](#) in Newburgh, NY on September 14
- [New York Association on Independent Living statewide conference](#) in Troy, NY, September 18-19
- [Tennessee Housing Development Agency Conference](#) in Nashville, TN, on September 21
- [Connecticut Housing Coalition's Annual Conference](#), Keynote, Cromwell, CT, on September 26
- The Housing Washington 2017 "[24th Annual Affordable Housing Conference](#)" in Spokane, WA, October 2-4
- [Empower Missouri](#) annual conference in St. Louis, MO, October 5-6
- [Grounded Solutions Intersections 2017](#) in Oakland, CA, October 9-12
- [NALCAB's 2017 National Conference](#) in Ft. Lauderdale, FL, on October 11
- [Alaska Coalition on Housing and Homelessness](#) Conference, Fairbanks, AK, October 23-24
- [Maryland Affordable Housing Coalition Annual Meeting](#), Baltimore, MD, on November 6
- [Ohio Housing Conference](#), Columbus, OH, on November 7
- [ReFrame Association Conference: Home, Health, and Hope](#) in Kingsport, TN on November 9
- [Low Income Housing Coalition of Alabama 2017 Housing Works! Conference](#) in Orange Beach, Alabama, November 15-17
- Yale University event in New Haven, CT on November 28

Help NLIHC End Homelessness and Housing Poverty While Shopping on Amazon Smile!

Show your support for NLIHC and our mission to ensure that the lowest income households in America have access to affordable and decent homes while shopping on [Amazon Smile](#). With every Amazon Smile purchase, Amazon will donate a portion of the purchase price to NLIHC at no additional cost to you!

Click [here](#) to support NLIHC's work while shopping.

Thank you for your support!

NLIHC in the News

NLIHC in the News for the Week of August 20

The following are some of the news stories that NLIHC contributed to during the week of August 20:

- "Affordable housing shortage leaves hundreds calling hotels along Jeff Davis home," *Richmond Times-Dispatch*, August 20, at: <http://bit.ly/2wEaluh>
- "New bill could bring tax relief to renters struggling with affordability," *HousingWire*, August 21, at: <http://bit.ly/2x92Fgl>
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 Ed Gramlich, Senior Advisor, x314
 Sarah Jemison, Housing Advocacy Organizer, x244
 Paul Kealey, Chief Operating Officer, x232
 Joseph Lindstrom, Manager, Field Organizing, x222
 Lisa Marlow, Communications Specialist, x239
 Sarah Mickelson, Director of Public Policy, x228
 Khara Norris, Director of Administration, x242
 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