NATIONAL LOW INCOME HOUSING COALITION
Memo to Members

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NLIHC News

September is NLIHC Membership Month

September marks NLIHC Membership Month, which means it is time to thank current NLIHC members and celebrate your involvement and to recruit new NLIHC members from novice and seasoned affordable housing practitioners and advocates and the many other organizations and individuals who care about homelessness and housing poverty. Membership Month is about increasing our collective strength in our work to ensure extremely low income households in America have safe, decent and affordable homes. See NLIHC President and CEO Diane Yentel's brief video message about NLIHC Membership Month at: http://nlihc.org/membership/nmm

Not a member? Now is the time to join.

- Join today and you may be eligible to win some great gifts in our first drawing scheduled for **September 9.** Up to eight will win an NLIHC t-shirt, and one will win two tickets to the Leadership Reception at the 2017 NLIHC Policy Forum (*a $200 value*).

Already a member? Here are a few ways you can help.

- **Recruit Others:** Recommend NLIHC membership to your family, friends and colleagues. All new and renewing members during the month of September may be eligible to win some great gifts**.**

- **Change your Twitter and Facebook Background:** Let everyone in your social media network know that you support NLIHC's work and that membership is important to you.

- **Show Your Support via Social Media:** Use our sample tweets and Facebook posts to encourage folks in your social network to #JoinNLIHC. We would greatly appreciate retweets and posts on social media platforms recommending NLIHC membership to your family, friends and colleagues.

To download membership graphics and to access sample social media messages visit: www.nlihc.org/membership/nmm

Should you need additional assistance, please contact NLIHC's Field team at: outreach@nlihc.org

National Housing Trust Fund

Key Upcoming Dates Related to States' HTF Allocation Plans

NLIHC provides state-specific information related to national Housing Trust Fund (HTF) allocation plans. The state resources, updated regularly, 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 taking place in the coming weeks.

Monday, September 12

- Arkansas: Deadline for written comment to be submitted on draft HTF allocation plan. Comments may be emailed to ben.vankleef@adfa.arkansas.gov.

Wednesday, September 14

- Arkansas: Public hearing on draft HTF allocation plan. 900 West Capitol, Bessie B. Moore Conference Room; Little Rock, AR 72201. 10:00am CT.

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

Budget

House Budget Committee Releases Report on Alternative Approaches to Federal Budgeting

The House Budget Committee released a working paper on possible ways to reform the federal budget process. The paper follows a hearing the Committee held earlier this summer that examined alternative approaches that Congress could adopt to ensure a more efficient and effective budgeting process (see *Memo*, 7/11). Congress has passed a budget resolution only seven times in the last 15 fiscal years.

The paper focuses on four particular methods of budgeting: performance-based budgeting, portfolio budgeting, capital budgeting, and zero-based budgeting.

In the paper's opening, the Committee points to what it perceives as flaws in the current budget process: "The Federal budget today is viewed principally on a cash basis that measures priorities mainly by how much Congress spends on them in the present. It does not contain a systematic means of applying measures of program and agency performance to budgetary decisions. It does not comprehensively evaluate the full range of policies employed to achieve national goals. It does not distinguish between spending for immediate consumption and spending with longer-term benefits. Its process begins by assuming the legitimacy of the previous year's spending levels rather than forcing Congress to justify programs in each budget cycle."

Read the working paper at: http://bit.ly/2bCv3AF

HUD

HUD Notice Implements Family Self Sufficiency for Private Multifamily Housing with Project-Based Section 8

HUD's Notice H-2016-08 implements the policies and procedures applicable to a Family Self Sufficiency (FSS) program in private multifamily projects that have a project-based Section 8 Housing Assistance Payment contract. FSS is a HUD program that links residents to services and educational opportunities that can lead to improved employment and earned income. Owners may voluntarily establish and operate a FSS program, and residents may volunteer to participate.

Under FSS, households establish goals and sign a contract with the owner for up to five years. When a household meets its goals in the FSS contract, it is eligible to receive funds deposited for it in an escrow account. Under the Section 8 program, when a household's income increases the share of their income that goes to rent normally increases, but under FSS that increase is instead put into their escrow account. Once a household completes the FSS program, the amount in their escrow account may be used for any purpose.

Although FSS has been available to public housing and voucher households for more than 20 years, participation in FSS for HUD-assisted multifamily housing was only authorized by the "Consolidated Appropriations Act of 2015." While Congress appropriates funds to hire FSS program coordinators in the public housing and voucher programs ($75 million in FY16), it has not appropriated funds for FSS in HUD-assisted multifamily housing. However, private owners of HUD-assisted multifamily housing may now use residual receipts to hire FSS program coordinators.

Owners who volunteer to carry out a FSS program must coordinate services with appropriate local service providers, recruit residents to participate, provide service coordination, case management, or coaching, and create and manage FSS escrow accounts.

The head of a household who volunteers to participate in FSS must seek and maintain employment during the term of the contract. In addition, all household members must become independent of any federal, state, or local welfare assistance at least one year before the contract expires. Contracts may be extended for up to two years if the head of household suffers a serious illness or involuntarily loses a job.

Notice H-2016-08 is at: http://bit.ly/1Ig8b2p

HUD Publishes FY17 Fair Market Rents

HUD announced in the August 26 Federal Register the publication of FY17 Fair Market Rents (FMRs). The "Housing Opportunities Through Modernization Act of 2016" (HOTMA) revised the procedure by which HUD publishes annual FMRs. HUD is no longer required to publish a notice of proposed FMRs in the Federal Register prior to publishing final FMRs. Public housing agencies (PHAs) and other interested parties may comment on the FMRs and request reevaluation within 30 days of their publication. Comments or reevaluation requests must be received by September 26. FY17 FMRs will become effective on October 1.

FMRs are used to determine payment standards for the Housing Choice Vouchers (HCV) program, initial renewals for some expiring project-based Section 8 contracts, and initial rents in the Moderate Rehabilitation Single Room Occupancy program. FMRs also serve as rent ceilings for the HOME Investment Partnerships program, and they are used by HUD in the calculation of flat rents in public housing and in maximum awards for Continuum of Care grantees.

FMRs are typically set at the 40th percentile of gross rents in most metropolitan areas, the top end of the price range that movers could expect to pay for the lowest priced 40% of apartments. In select metropolitan areas where voucher holders are concentrated in certain neighborhoods, FMRs are set at the 50th percentile for a three-year time period. The 50th percentile FMRs are intended to expand the range of housing opportunities available to voucher households, enabling them move out of low opportunity areas. In FY17, there will be 17 50th percentile FMR areas: Albuquerque, Baltimore, Bergen-Passaic, Chicago, Denver, Hartford, Honolulu, Kansas City, Milwaukee, Philadelphia, Riverside, San Diego, Spokane, Tacoma, Virginia Beach, Washington, DC, and West Palm Beach.

HOTMA requires HUD to seek comment on any "material changes" in its methods of FMR estimation. HUD made no changes from FY16 in its methodology for FY17 FMRs. HUD also seeks comments on what the agency should consider "material." For example, what level of potential subsidy redistribution caused by a change in FMR estimation methods should HUD consider in determining whether changes are "material"? Should HUD consider other effects like the number of FMR areas affected or the number of areas where FMRs would change beyond a certain threshold (e.g., 10%)? Should all changes made to the FMR estimation methods rise to the level of a material change? Is that consistent with HOTMA?

Reevaluation requests must be submitted by the end of the comment period. PHAs representing at least half of the voucher tenants in multijurisdictional FMR areas must agree that the reevaluation is necessary. The requestor must be able to supply HUD with data more recent than the 2014 American Community Survey (ACS). On or around October 3, HUD will post a list of areas requesting reevaluations and where FY16 FMRs will remain in effect. Data for reevaluations must be supplied to HUD by Friday, January 6, 2017. HUD will use the data provided to them by January 7 to reevaluate FMRs. The data submission must include a full description of the rental housing survey method used to ensure the data comply with HUD's rental housing survey guidance. HUD will post a list of areas failing to deliver data and make the FY17 FMRs effective in these areas on January 9, 2017.

Comments and requests for reevaluations must be submitted by September 26 through http://www.regulations.gov/ or by mail to HUD at Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street, SW, Room 10276, Washington, DC 20410-0500. HUD encourages electronic submissions.

The FY17 FMRs are available at: http://bit.ly/2bX49my

HUD Proposes Changes to Lead-Based Paint Regulations

HUD's Office of Lead Hazard Control and Healthy Homes proposes to amend the lead-based paint regulations by reducing the blood lead level in a child under the age of six that triggers an environmental intervention if the child lives in federally-owned or federally-assisted housing constructed before 1978. HUD proposes adopting the revised definition of "elevated blood lead levels" established by the Centers for Disease Control (CDC) and establishing more comprehensive testing and evaluation procedures for housing where children live.

HUD's regulations, referred to as the Lead Safe Housing Rule (LSHR) are at 24 CFR Part 35. The authority for this rule is the "Residential Lead-Based Paint Hazard Reduction Act of 1992," which is Title X of the Housing and Community Development Act of 1992. Lead-based paint was banned for residential use in 1978. Out of about 4.3 million HUD-assisted housing units (public housing, project-based rental assistance, and tenant-based rental assistance) HUD estimates that 450,000 units were built before 1978 and have children under the age of six living in them. Of those units, HUD estimates 57,000 units have lead-based paint hazards.

Until 2012, children were identified by CDC as having a blood lead "level of concern" if testing found 10 or more micrograms per deciliter of lead in the blood (10 µg/dL). In 2012, CDC revised its guidance in response to scientific studies showing that even low blood lead levels can cause lifelong health effects. CDC stopped using the term blood lead "level of concern" and instead began using the term "reference range value" to identify children who have been exposed to lead and who require case management. CDC's current reference range level is 5 µg/dL. With this lower value more children will likely be identified as having lead exposure, allowing parents, doctors, public health officials, and communities to take action earlier to reduce the child's future exposure.

HUD's current LSHR uses the term "environmental intervention blood lead level" (EIBLL), the blood lead level at which an evaluation for lead-based paint hazards and interim controls of any such hazards are to be conducted. HUD has defined EIBLL as "a confirmed concentration of lead in whole blood equal to or greater than 20 µg/dL for a single test or 15-19 µg/dL in two tests taken at least 3 months apart."

HUD's proposed rule would revise the LSHR to adopt CDC's criteria to establishing a child's blood lead level that triggers an environmental intervention. While CDC's trigger is currently the fixed reference range value of 5 µg/dL, HUD's proposed rule would refer to the elevated blood lead level (EBLL) identified in CDC guidance at any point in time. CDC plans to update the reference range value every four years.

In addition, HUD's proposed rule would revise the type of hazard control undertaken when lead-based paint or other hazards are identified. For housing projects with more than one unit, if a lead-based paint hazard is identified in one unit, the proposed rule sets out procedures for addressing other units in which children under the age of six live.

HUD proposes that when a child under age six is living in assisted housing reported to have an EBLL, the owner/public housing agency (the "designated party") must complete an environmental investigation of the child's unit (the "index unit") and common areas servicing the index unit within 15 calendar days of being notified by a public health department or other medical care professional.

If the investigation identifies lead-based paint hazards in these areas, the designated party would be required to conduct interim control of the hazards within 30 calendar days, as in the current rule. Interim controls are measures – like repairs, repainting, temporary containment, and specialized cleaning - designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards.

HUD also proposes that, if a unit with a child under age six is reported to have an EBLL and the unit has been confirmed to have lead-based paint hazards (the index unit), then the occupancy and lead management of other units with a child under age six in the building or property subject to the LSHR would be examined to determine whether the designated party must conduct a risk assessment or visual assessment. If so, and if lead-based paint hazards are found in those other units, then interim controls or paint stabilization must be conducted. Paint stabilization involves repairing any physical defect in the painted surface that is causing paint deterioration, removing loose paint, and applying a new protective coating or paint.

In general, when an index unit has been found to have lead-based paint hazards and a child under age six lives in one or more other assisted units in the building or project, HUD proposes certain actions be undertaken, based on the type of assistance. Specifically, the designated party would be required to:

- Conduct a risk assessment of those other units in public housing and project-based rental assistance multifamily properties receiving $5,000 or more per unit per year in HUD assistance, and

- Conduct a visual assessment for deteriorated paint in those other units in project-based rental assistance properties receiving under $5,000 per unit per year in HUD assistance and in tenant-based rental assistance units.

Comments are due October 31, 2016.

HUD's media release is at: http://bit.ly/2cfgSBp

The proposed rule is at: http://bit.ly/2c7si89

More about lead hazard control and healthy homes is on page 5-6 of NLIHC's *2016 Advocates' Guide* at: http://nlihc.org/library/guides

Criminal Justice

Federal Interagency Reentry Council Releases Report on Recent Progress

The Federal Interagency Reentry Council released their August report focusing on the recent progress and future roadmap to reduce recidivism and improve outcomes for people reentering society after incarceration. The report details actions HUD has taken to ensure people with criminal records have access to affordable housing and outlines future steps by the administration to reduce barriers to housing.

The report states, "A place to live is one of the most fundamental building blocks of a stable life. Stable housing is particularly critical for people returning from prison and jail, who face a myriad of challenges while reestablishing themselves in their communities. Yet significant barriers to stable housing for reentering individuals exist. Across the country, over 10 percent of persons released from prisons and jails face homelessness upon reentry – a percentage that could be as high as 50 percent in large, urban areas. The lack of stable housing increases the likelihood of contact with the justice system."

The report highlights HUD's development and release of guidance earlier this year clarifying rules related to screening and eviction policies based on criminal records. HUD's guidance "makes clear that blanket bans on renting or selling to anyone with a criminal record may have an unjustified effect or disparate impact in violation of the Fair Housing Act."

The report also discusses the Department of Justice (DOJ) and HUD's recent launch of programs aimed at combating homelessness and recidivism. Together they funded the Juvenile Re-entry Assistance Program (JRAP) that partners with public housing authorities and nonprofit legal organizations to expunge, seal, or correct juvenile and criminal records for citizens under twenty-five. DOJ and HUD have also launched an $8.2 million demonstration grant that establishes Pay for Success (PFS) and Permanent Supportive Housing (PSH) programs. These programs research and implement the most cost-effective methods to prevent individuals from cycling between criminal corrections and homelessness by providing them with permanent supportive housing.

To ensure local and regional housing officials are aware of and understand the latest guidance regarding housing for justice-involved individuals, HUD will establish a network of field office points of contact who can respond to questions from public housing agencies and other stakeholders. HUD will hold quarterly calls with these points of contact.

The U.S. Interagency Council on Homelessness (USICH) and agency partners will release guidance detailing ways to assess whether an individual in a correction facility is at risk of experiencing homelessness and providing best practices for ensuring housing stability is a focus of discharge planning.

The Reentry Council will continue to dispel misconceptions regarding HUD policies and share best practices with local stakeholders. The Reentry Council will also look closely at innovative pilot programs like JRAP to inform future policy and funding decisions. HUD, DOJ, and USICH will "elevate effective program models and technical assistance strategies so that local jurisdictions can learn from their peers around the country and scale promising and best practices."

Read the Federal Interagency Reentry Council report at: http://bit.ly/2cfjEqu

Fair Housing

Federal District Court Dismisses Fair Housing Disparate Impact Claim

The U.S. District Court for the Northern District of Texas dismissed the fair housing disparate impact suit filed by the Inclusive Communities Project (ICP) against the Texas Department of Housing and Community Affairs (TDHCA). Using the disparate impact theory, ICP claimed that TDHCA violated the Fair Housing Act because the discretion TDHCA used to allocate Low Income Housing Tax Credits (LIHTCs) in the Dallas metropolitan area, while seemingly neutral, had a discriminatory effect. ICP charged that between 1999 and 2008, 94% of LIHTC units in the City of Dallas and 74% of LIHTC units in the metropolitan area were located in areas primarily occupied by racial minorities.

ICP won a major Supreme Court decision on June 25, 2015 that upheld the disparate impact standard in housing discrimination (see *Memo*, 6/29/15). However, the Supreme Court cautioned that disparate impact should not be established solely based on a showing of statistical disparity, stating that a plaintiff must point to a defendant's policy or practice causing a disparity. The Supreme Court also explained that disparate impact claims must seek to remove artificial, arbitrary, and unnecessary barriers. Consequently, the Supreme Court questioned whether ICP could prove disparate impact in this case and sent the case back to the lower courts to decide whether ICP's claim met disparate impact standards.

The District Court noted that the Supreme Court did not disturb and essentially upheld the Fifth Circuit Court's earlier adoption of the three-step "burden-shifting" test used by a majority of federal appeals courts and codified in HUD regulations on February 15, 2013 (see *Memo*, 2/8/13). The three steps are:

- First, the party complaining that there is a discriminatory effect has the burden of proving that a policy or practice caused, or predictably will cause, a discriminatory effect.

- Second, if the complaining party makes a convincing argument, then the burden of proof shifts to the defending party, which must show that the policy or practice has a "legally sufficient justification," meaning it is necessary to achieve a substantial, legitimate, nondiscriminatory interest that cannot be served by another practice that has a less discriminatory effect.

- Third, if the defending party is successful, the complaining party can still succeed by demonstrating that the defending party's substantial, legitimate, nondiscriminatory interest could be served by another practice that has a less discriminatory effect.

The District Court concluded that ICP did not meet the first step and therefore dismissed the case. The District Court decided that ICP did not identify a specific policy or practice that caused the disparity in the location of LIHTC units. In addition, the Court stated that ICP did not prove facts demonstrating a causal link between a challenged policy or practice of TDHCA and a statistical disparity, and that ICP failed to demonstrate that local zoning rules, community preferences, or developers' choices did not contribute to the statistical disparity. The District Court also concluded that ICP did not identify any barriers to housing that the court could remove.

The District Court decision, issued on August 26, is at: http://bit.ly/2bRN1jk

A brief ICP media release is at: http://bit.ly/2c3x9Ja

Disability Rights Organizations Settle $200 Million Accessible Housing Suit with Los Angeles

Three disability rights organizations secured a legal settlement with the City of Los Angeles that will ensure that affordable housing units assisted by the City will meet accessibility standards required by federal and state law. The City agreed to devote a minimum of $20 million per year over the next ten years in order to make at least 4,000 affordable units comply with accessibility laws.

The Independent Living Center of Southern California, Communities Actively Living Independent and Free, and the Fair Housing Council of San Fernando Valley brought suit against the City of Los Angeles in January, 2012, alleging that the City discriminated against people with disabilities by failing to ensure that multifamily housing funded, developed, or significantly assisted by the City is accessible and made meaningfully available to people with disabilities. The plaintiffs claimed the City violated Title II of the "Americans with Disabilities Act" (ADA), Section 504 of the "Rehabilitation Act of 1973," and California law that requires housing built with federal and state financial assistance to meet specific accessibility requirements.

The suit cited the 2008-2013 Consolidated Plan, which indicated that in 2000, 20.4% of the population of Los Angeles five years old and older had a disability and 45% of the population 65 years old and older had a disability. Nearly 25% of disabled adults and 66% of adults over the age of 65 had physical limitations, and 24% of the people with disabilities had vision or hearing limitations.

The plaintiffs listed 61 multifamily projects consisting of 4,140 units for which the City (and the now defunct Community Redevelopment Agency) provided CDBG, HOME, and/or Affordable Housing Trust Fund resources to support new construction or substantial alteration. The plaintiffs alleged that none of these projects contained units accessible to people with mobility and/or auditory or visual impairments in sufficient numbers, sizes, and locations to provide people with disabilities meaningful access.

For housing newly constructed or substantially rehabilitated after April 12, 2016, the City agreed to require developers to make at least 10% of the units comply with the Uniform Federal Accessibility Standards (UFAS) for mobility accessibility and an additional 4% of the units comply with UFAS requirements for sensory accessibility. These units are to be affordable for households with incomes at 30%, 50%, and 80% of the area median income. The City may count toward the 4,000-unit obligation up to 20% of the units in a single development that meet UFAS requirements, provided that no more than 5% of these units are designed for sensory accessibility.

The City also agreed to inspect housing developments previously assisted by the City to determine their compliance and to require that their owners, to the extent possible, carry out construction to remedy non-compliance.

The settlement agreement and other information is at: http://bit.ly/2bSpgWt

Research

HAC Examines Maturing Mortgages in the USDA's Section 515 Rural Rental Housing Loan Program

The Housing Assistance Council (HAC) published a research brief and an interactive map on maturing mortgages in the USDA's Section 515 Rural Rental Housing loan program. Since 1963, Section 515 mortgages have financed nearly 28,000 properties consisting of more than 533,000 affordable rental homes, often occupied by very low income households. When Section 515 mortgages mature or in some cases are paid off, owners are under no obligation to maintain the properties as affordable housing.

As of March 2016, there were approximately 13,830 remaining properties in the Section 515 program, consisting of more than 416,000 affordable rental units. HAC estimates that an average of 1,788 affordable rental units per year will exit the Section 515 program from 2016 to 2027. From 2028 to 2032, the number of units exiting the program will increase to an average of 16,364 per year. From 2033 to 2040, the number will increase to an average of 22,600 per year.

HAC provides an interactive map of Section 515 properties by expected program exit date.

Maturing USDA Rural Rental Housing Loans: An Update is available at: http://bit.ly/2bRAQOS

The interactive map is available at: http://arcg.is/2bT0Goq

Urban Institute Releases Case Studies on Affordable Housing Preservation

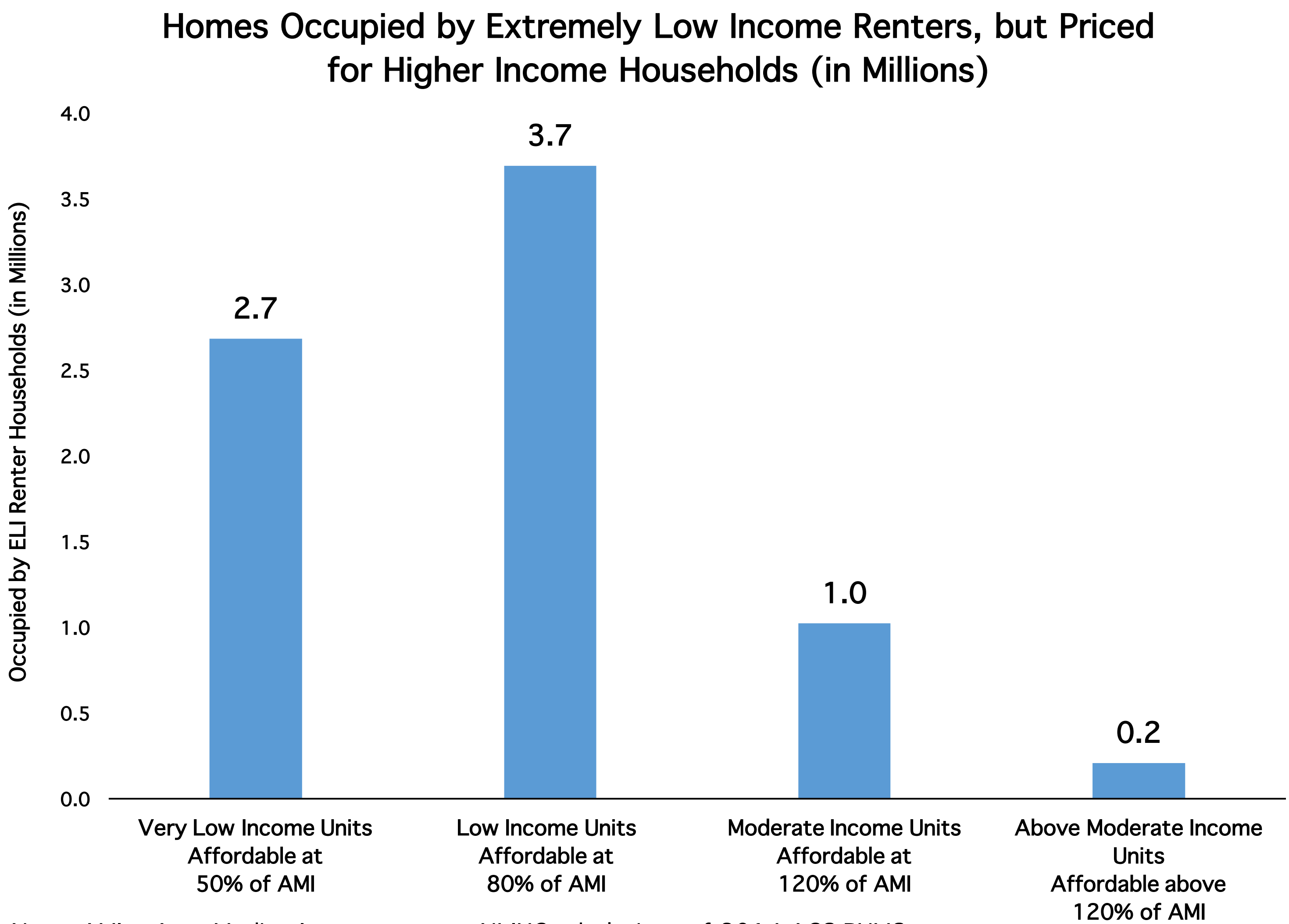
Case studies by the Urban Institute titled *Anatomy of a Preservation Deal: Innovations in Preserving Affordable Housing from around the United States* provide important lessons for preserving affordable housing and preventing its loss to expiring subsidies, deterioration, or redevelopment.

Five lessons from the case studies are the importance of: 1) state and local resources to match federal funding; 2) developer capacity to coordinate multiple funding streams and complete complex deals; 3) collaborative relationships between buyers and sellers; 4) a local policy context that facilitates preservation, such as the District of Columbia's requirement that owners planning to sell their property provide tenants the opportunity to purchase their residences, or Massachusetts's 40T expiring use preservation law that gives the state's Department of Housing and Community Development an opportunity to match purchase offers when subsidized properties are for sale; and 5) policy networks to communicate preservation models, successes, and challenges to interested parties.

Anatomy of a Preservation Deal: Innovations in Preserving Affordable Housing from around the United States is available at: http://www.urban.org/preservation

Fact of the Week

Extremely Low Income Households Occupy Higher-Priced Rentals



Note: AMI = Area Median Income   Source: NLIHC tabulations of 2014 ACS PUMS

Housing and Elections

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

Getting Out the Vote, Voterization Webinar

The 2016 presidential election is fast approaching. Despite all the election coverage in the media, it is likely that fewer than half of voting-eligible renters will vote on or before November 8. The presidential elections of 2008 and 2012 were considered to have had high-turnout rates, achieving 62% and 59% voter participation, respectively. For renters, however, turnout rates for those elections were only 42% and 40%, according to the U.S. Census Bureau's Current Population Survey.

NLIHC's Voterization efforts inform organizations and community groups interested in registering voters, engaging with candidates, and getting voters to the polls. The final presentation in the 2016 Voterization webinar series will be "Mobilization: Getting Out the Vote," on Thursday, September 15, at 2:00pm ET.

The webinar will cover producing strong get-out-the-vote (GOTV) materials, using voter registration lists to conduct phone banks leading up to Election Day, and coordinating rides to the polls for people with disabilities or with transit access issues. Attendees will also learn about common challenges voters face related to ID requirements and voting without a permanent residence. The presentation will also discuss key considerations for states that allow early voting and voting by mail.

In case you missed them, PowerPoint slides and recordings of our first two webinars—"Understanding and Overcoming the Challenges of Voter Registration" and "Voter Education and Candidate Engagement"—can be viewed online at http://nlihc.org/library/voterization. NLIHC also offers its Voterization Plan and Voterization Narrative Guide as resources to support the work of housing organizations engaged in nonpartisan electoral activities.

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

By-Right Development Proposal Dies in California Legislature, Governor Withholds $400 Million for Affordable Housing

California lawmakers spent much of 2016 working on solutions to the state's escalating affordability problems, but the final days of the legislative session concluded with many significant proposals stalled. Most significantly, Governor Jerry Brown's (D) proposal to increase production of rental housing by streamlining approval timelines failed to get through the legislature due to strong opposition from tenants' organizations, environmental protection groups, and labor unions (see *Memo*, 6/13/2016).

Mr. Brown had previously struck a deal with legislative leaders to allocate $400 million for affordable housing in the state budget if the “Streamlining Affordable Housing Approvals" – also called “by-right” development - passed. While the Democratic caucus initially supported the deal, Assembly Speaker Anthony Rendon (D) declared the “by-right” development proposal dead on August 18. The $400 million for affordable housing still sits in the state budget signed by Mr. Brown on June 27, but the funds needed to be allocated by the governor to specific housing programs. Housing California, an NLIHC state partner, joined with other housing development organizations to advocate for the release of the $400 million without the Streamlining Affordable Housing Approvals legislation. Organizers were using #freethe400 in their advocacy efforts. The legislature adjourned with no further action taken on this funding measure.

Streamlining Affordable Housing Approvals met opposition from various fronts after it was proposed in May. Many organizations promoting affordable housing development were willing to support the initiative if it were expanded to include more affordable housing for all “by-right” approvals. Under the proposal, 20% of units developed through the streamlined approval process would be required to be affordable to low income households, those with incomes at 80% or less of area median income (AMI). For developments in Transit Priority Areas (TPA), either 10% of housing units would be required to be affordable to low income households or 5% would be required to be affordable to very low income (VLI) households with incomes at 50% or less of AMI. A “support if amended” letter from affordable housing groups earned significant changes to Mr. Brown’s proposal, but some key changes, such as extending the required affordability period for all new affordable housing, were not included.

Among the opponents to Streamlining Affordable Housing Approvals were organizations working on behalf of renters and communities of color. These groups argued that “by-right” development would severely reduce the public input processes that are often the only means by which neighborhood advocates can forestall developments that rapidly increase property values, drive up rents, and lead to displacement. These groups, more than 60 grassroots organizations throughout the state, came together to form Californians for Affordable Housing. The coalition contended that “by-right” development would overwhelmingly lead to the expansion of primarily market-rate or luxury rental housing and would not provide an acceptable proportion of deeply affordable rental homes.

The most effective opponents to Mr. Brown’s proposal were politically powerful labor unions who expressed concerns that expedited development approvals would provide little opportunity to negotiate higher wages for members of the building trades. Environmental organizations also fought against the streamlining initiative because of the ways it would limit challenges to developments under the “California Environmental Quality Act.”

Opponents to Streamlining Affordable Housing Approvals succeeded in draining support among Democratic legislators from the May agreement. Leaders and advocates throughout state who recognize the desperate need for the additional $400 million for affordable housing and for expanded market-rate housing to ease inflationary pressures in the rental housing market are frustrated by the delay in getting the funds allocated.

Among the programs threatened by the withholding of the $400 million is the “Housing for a Healthy California” program created by Assembly Bill 2821, under which Medi-Cal revenue would be used to link supportive housing programs to Medi-Cal beneficiaries experiencing homelessness. The supportive housing is expected to reduce state spending on Medi-Cal overall. Advocates are concerned that Mr. Brown may not sign AB 2821 because of the failure of the “by-right” development agreement.

The legislative session closed with several positive achievements, including the creation of the “No Place Like Home” initiative to build new housing serving homeless persons with mental illness. The program will be funded by borrowing against revenue raised through the “Mental Health Services Act,” approved by voters in 2004, which imposes a statewide tax on millionaires. Also heading to the governor’s desk for signature will be the “Teacher Housing Act of 2016” (SB 1413), which will allow school districts to use their property for the development of housing for teachers and other school staff.

Many advocates lament the unfinished business from the 2016 legislative session. Housing California Executive Director Shamus Roller stated, “A year that started with new hope ended with the most vulnerable being held hostage to political gamesmanship of powerful interests.”

For more information about housing advocacy related to the 2016 California legislative session, contact Joe Boniwell, policy director for homelessness at Housing California, at jboniwell@housingca.org.

More NLIHC News

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1. Go to smile.amazon.com;
2. Login with your Amazon account information;
3. Search for the “National Low Income Housing Coalition;”
4. Designate NLIHC to receive donations from the Amazon Foundation;
5. Start shopping!

In order for purchases to be eligible they must be made through www.smile.amazon.com

Celebrate Louis Dolbeare’s 100th Birthday!

Friends and family of Louis Dolbeare, spouse of NLIHC’s founder Cushing Dolbeare and longtime supporter of the Coalition, will be celebrating his 100th birthday on September 10! They are soliciting “memories, poems, photos, artwork, blessings, good wishes, and praises - and more . . . In short, whatever can fit in a book,” for Louis’s birthday celebration.

Please send your contributions to Mary Oak, 1152 N. 76th Street, Seattle, WA 98103 by September 8.

NLIHC Seeks 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 Field Intern/MSW Practicum Fellow Stephanie Hall

NLIHC welcomes Stephanie Hall to the team as the new Field Intern and MSW practicum fellow. Stephanie is a graduate student at George Mason University, studying Social Work with a concentration in Social Change. Stephanie received her Bachelors in Social Work from Virginia Commonwealth University. During her undergrad, she interned at Pulliam Innovative Consulting where she engaged in short term interventions for the underserved and individuals experiencing homelessness. In addition, she participated in VCU’s 2016 Federal Policy Fellows program in which she engaged in affordable housing advocacy. Stephanie is eager to work with NLIHC, expanding her knowledge and experience related to engaging, organizing, and advocating for social justice.

NLIHC Welcomes Graphic Design Intern Youness Mou

NLIHC welcomes Youness Mou as the Graphic Design intern for the fall 2016 semester. Youness is pursuing his bachelor degree in Graphic Design and a minor in Anthropology at Brockport State University of New York. He was born and raised in Errachidia, Morocco. His travels in Africa, Europe and North America have influenced the way he sees the world politically and culturally, which in return influences his artwork. Youness believes that having a wide range of skills makes his artwork unique.

NLIHC Welcomes Communications Intern Pia Shah

NLIHC welcomes Pia Shah as the Communications Intern for the fall 2016 semester. Pia is a junior at American University studying Public Relations and Strategic Communications and Marketing. Growing up and studying in India, Pia gained an understanding of how communications is such an important – and ever-changing - tool in virtually every endeavor. Pia is excited to work with the NLIHC staff to learn how to shape public opinion on low income housing issues.

Please join us in welcoming Stephanie, Youness, and Pia to the NLIHC team!

NLIHC Staff

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