NATIONAL LOW INCOME HOUSING COALITION

Memo to Members

Volume 21, Issue 47
December 12, 2016

In This Issue:

Take Action

December 15 Deadline to Submit Affordable Housing Success Stories to Share with Congress

December 15 is the deadline for submitting affordable housing success stories for a national report on the broad, positive impacts of HUD and USDA affordable housing programs to share with Members of Congress. The report is being prepared by NLIHC and the Campaign for Housing and Community Development Funding (CHCDF).

Affordable housing advocates have our work cut out for us in the coming years. Threats to critical affordable housing programs that serve the poorest households are real and significant. President-elect Donald Trump has proposed cutting federal spending for everything but defense over the next ten years—a plan that could decimate affordable housing programs and increase housing poverty and homelessness. It is more important than ever for advocates to ensure the voices of those with the lowest incomes in our communities are heard.

NLIHC and CHCDF intend for the report to feature a wide range of success stories to demonstrate how these programs have helped low income families living in rural, suburban, and urban communities nationwide. The report is slated for publication in early 2017.

We encourage state and local organizations, as well as concerned individuals, to submit a success story to include in this publication. Please submit only one success story per organization.

It is important that we collect stories from across the country—especially if they are on our target list for the House and Senate. See the target list at: http://bit.ly/2fVEt9o

Submit a success story by December 15, 2016 at: http://bit.ly/2gzcrjR

Join SAVE for All Letter Urging President and Congress to Protect and Assist Low Income People

The Strengthening America's Value and Economy (SAVE) for All Campaign is circulating a coalition letter urging Congress and President-elect Donald Trump to support policies that protect and assist low income and vulnerable people, invest in broadly shared economic growth and jobs, increase revenues from fair sources, and seek savings by reducing waste in defense spending and elsewhere.

The letter reads in part:

"We call upon you to make investments of proven effectiveness . . . and to reject policies and language that demean and discriminate against race, gender, immigrant status, disability or religion. . . .We also call upon you to make the economy work for all by investing in our infrastructure and our people. We must invest in the work of rebuilding public housing and schools, roads, water systems, and public transit that protect health and safety and meet the needs of a modern economy. Further, we should give priority to low-income communities most in need, including communities of color, and hire from those communities. . . . We strongly urge you to choose shared prosperity and fairness and to reject cuts that leave millions of Americans behind. We stand ready to support actions consistent with the SAVE for All principles and to oppose proposals that worsen inequality and harm low-income people."

SAVE for All is a coalition of national, state and local advocacy groups, service providers, faith-based organizations, policy experts, and labor and civil rights groups working to protect important services from harmful federal budget cuts and to save the federal capacity to spur economic recovery and progress for the benefit of all.

The deadline to sign onto the letter is January 5.

Read the coalition letter at: http://bit.ly/2g7i486

Sign onto the coalition letter at: http://bit.ly/2gJ8SZ3

Join Letter Urging Congress to Lift Harmful Sequester Spending Caps

NDD United, a broad group of stakeholders interested in protecting federal nondefense discretionary (NDD) funding, is coordinating a sign-on letter urging Congress to end the harmful sequester caps, which return in full-force for the FY18 appropriations process. These spending caps will force lawmakers to make deep cuts to housing programs.

NLIHC represents housing, homeless, and community development organizations on the steering committee of NDD United. NLIHC encourages all housing, homeless, and community development advocates to join the letter and produce a strong showing from our sector.

The deadline to sign the letter is January 27. Please share the letter with your networks and encourage others to sign on.

Read the letter at: http://bit.ly/2gGQ63E

Sign onto the letter at: http://bit.ly/2gg1Tom

Submit Nominations for 2017 NLIHC Organizing Award

NLIHC is accepting nominations for the 2017 Annual Organizing Award. The Organizing Award recognizes outstanding achievement during 2016 in state, local and/or resident organizing activity that furthers NLIHC's mission of achieving socially just public policy to ensure people with the lowest incomes in the U.S. have affordable and decent homes. Special consideration will be given to nominations that incorporate tenant- or resident-centered organizing. The award will be presented at the NLIHC 2017 Housing Policy Forum, held April 2-4, 2017 at the Washington Court Hotel in Washington, DC.

Nominations for the award are due by 5:00 pm ET on Wednesday, February 1, 2017.

An Organizing Award Committee composed of NLIHC board members and previous award winners will determine this year's honoree. Two representatives of the honored organization will receive complimentary Forum registrations, hotel accommodations, and transportation to Washington, DC to accept the award.

To be eligible, nominated organizations must be current NLIHC members. Organizations may self-nominate. NLIHC board members and Award Committee members may not nominate an organization with which they are employed or affiliated.

Nominations should contain the following information:

- Name and contact information of the organization being nominated;
- Name and contact information of the individual or organization submitting the nomination (if different from above);
- Description of the organization's achievement in the area of state, local and/or resident organizing in 2016, and how that achievement has contributed to furthering NLIHC's mission (800-word maximum); and

- Supporting materials that describe the activity or impact, such as press clips or campaign materials (optional).

Please submit your nomination online using the form at http://www.nlihcforum.org/awards or send your nomination by email to jsaucedo@nlihc.org.

Contact James Saucedo at jsaucedo@nlihc.org with questions.

United for Homes

NLIHC to Relaunch United for Homes Campaign on January 11

The NLIHC-led United for Homes (UFH) campaign, calling for rebalanced federal housing investments through mortgage interest deduction (MID) reform, will relaunch on January 11. President-elect Trump and Republican Congressional leadership have indicated that tax reform will be one of its highest priorities in the 115th Congress.

Despite the growing need, affordable housing programs like the national Housing Trust Fund, Housing Choice Voucher program, public housing and project-based rental assistance are grossly underfunded and may be at risk under President-elect Trump's proposed yearly 1% reductions to non-defense discretionary spending and other threats. The affordable housing crisis for the lowest income people can be alleviated through investments to expand proven solutions and, through smart reforms to the MID, these investments need not increase costs to the federal government.

Currently the federal government spends approximately $200 billion each year to help Americans buy and rent their homes. Three-quarters of those resources go to subsidize higher income homeowners—most of whom would be stably housed without the government's help—through the MID and other homeownership tax breaks. Just one quarter of federal housing subsidies are left to assist the poorest families with the greatest needs. In fact, each year, we spend more to subsidize the homes of 7 million of the highest income households than we do to assist the more than 55 million of the lowest income households, those far more likely to struggle to afford housing.

The MID is our nation's largest housing subsidy, but it is poorly targeted. According to the Congressional Budget Office, the nation's top 20% wealthiest households receive 75% of the benefits of the MID and the top 1% get 15% of the benefits. Four out of every 10 dollars spent on the MID benefit families earning more than $200,000 a year, and 8 out of every 10 dollars go to families making more than $100,000. Three-fourths of all taxpayers - households who rent and approximately half of all homeowners, those who take the standard deduction on their taxes - do not benefit from the MID. Moreover, economists agree that the MID does little to promote homeownership: those who benefit from the MID would choose to buy a home whether or not they were receiving the tax benefit.

The UHF campaign calls for lowering the amount of a mortgage eligible for tax relief from $1 million to $500,000 and converting the deduction to a nonrefundable credit. These two changes would a) give tax relief to 15 million low and moderate income homeowners who do not currently benefit from the MID because they do not itemize on their tax returns and b) generate approximately $240 billion in savings over ten years to invest in affordable housing programs serving the lowest income families with the greatest needs. It should be noted that just 5% of mortgages nationwide are over $500,000, and under the UHF proposals households with larger mortgages would continue to receive tax relief on the first $500,000 of their mortgages.

More than 2,300 organizations and elected officials have already endorsed the UFH campaign. The campaign relaunch will build on this strong support and increase endorsements from a broad array of stakeholders for this common sense rebalancing of federal housing expenditures. With tax reform on the near horizon and leaders like House Speaker Paul Ryan (R-WI) on record recognizing the logic of lowering the MID cap, NLIHC and the UFH campaign will advocate forcefully that any savings from MID reform be kept in the housing sector to benefit extremely low income households.

NLIHC will host a webinar at 2pm ET on January 11 for current UHF endorsers to preview the new website and advocacy tools. We urge all of our endorsers to join the webinar and to help us promote this campaign broadly. An additional webinar will be scheduled in February for other affordable housing advocates who wish to learn more about the UFH campaign.

The road ahead will be challenging, but our commitment is unwavering.

If you are a current UFH endorser, register for the webinar at: http://bit.ly/2hbONus

If you are not already a UHF endorser, please join the campaign at: http://nlihc.org/unitedforhomes/support

Representative Ellison Introduces Bill Clarifying Mortgage Interest Deduction Limits

Representative Keith Ellison (D-MN) introduced the "Tax Benefit for Homeownership Clarification Act" (H.R. 6492) on December 8 to clarify the amount of mortgage interest a person can deduct from their taxes.

Under the U.S. tax code, taxpayers can deduct the interest paid on up to $1 million of a mortgage ($500,000 if married but filing separately). Until recently, the Internal Revenue Service (IRS) has applied this dollar limit on a per-residence basis. Unmarried co-owners of property were limited to the same cap on the mortgage interest deduction (MID) as married taxpayers filing jointly.

A recent Ninth Circuit court case, however, overturned the IRS's interpretation of the tax code. According to the court, unmarried taxpayers who buy a home together are now able to deduct up to $2 million in mortgage interest, twice the amount that a married couple would be allowed to deduct.

H.R. 6492 would fix this unequal treatment by reducing the amount of mortgage against which the MID can be claimed by separate filers gradually over time until the separate limit is $500,000, half of the joint $1 million limit. The bill also clarifies that couples filing jointly, married or unmarried, can deduct mortgage interest on only up to $1 million of a mortgage.

The MID is the largest federal housing subsidy in the U.S. The MID is projected to cost more than $68 billion in FY17, nearly double the $38 billion requested by the Administration for the HUD budget for discretionary programs in FY17. A disproportionate share of the MID's benefit goes to wealthy homeowners: The top 18% of taxpayers who claimed the MID (those with incomes of $200,000 or more) receive 42% of the total benefit.

Learn more about the bill at: http://bit.ly/2giMV11

Tax Policy Center Analyzes UFH MID Reform Proposals, Finds They Would Raise $241 Billion for Affordable Housing and Benefit 15 Million Homeowners

The Tax Policy Center (TPC), a joint center of the Urban Institute and the Brookings Institution, completed a new analysis of the United for Homes' (UFH) proposal to reform the mortgage interest deduction (MID). UFH proposes to convert the MID to a tax credit and reduce the amount of mortgage eligible for a tax benefit from the current $1 million to $500,000. TPC estimates that these two modest changes would raise $241 billion over ten years for affordable housing programs and provide a tax benefit to 15 million additional homeowners with a mortgage who currently do not benefit from the MID.

Lower income homeowners benefit less from the current MID than higher income homeowners because lower income homeowners are less likely to itemize deductions on their federal tax returns and because even those who do itemize have lower tax rates that reduce the value of their deductions. The average annual benefit to homeowners with incomes over $1 million who take MID is $8,020, while the average benefit to homeowners earning between $50,000 and $75,000 is $730 per year.

By converting the MID to a 15% nonrefundable tax credit for all mortgage holders, 15 million additional homeowners would receive a benefit from their mortgage interest, more than 65% of whom have incomes less than $100,000. The average benefit for the $1 million earner would decline to $2,470, making the distribution of the tax benefit more equitable.

The report also examined the impact of the UFH's MID reform proposal by state. A higher than average proportion of taxpayers in low-housing-cost, low-tax states would see a tax cut because a higher proportion of homeowners in these states do not currently benefit from the MID. A lower than average proportion of taxpayers in high-housing-cost, high-tax states would see a tax reduction and a higher than average proportion would see a tax increase.

Effects of Reforms of the Home Mortgage Interest Deduction by Income Group and by State (2016) is available at http://tpc.io/2h6Yjim

CBO Analyzes UFH Reforms to the Mortgage Interest Deduction

The Congressional Budget Office (CBO), a nonpartisan agency that provides budget and economic analysis to Congress, released a new report on December 8 outlining the pros and cons of 115 proposals to increase revenue or decrease spending. The *Options for Reducing the Deficit: 2017 to 2026* report includes a detailed analysis of the United for Homes proposals to reduce the amount of a mortgage eligible for mortgage interest tax relief from $1 million to $500,000 and to convert the deduction into a 15% non-refundable credit.

The report finds that enacting the United for Homes reforms would make the tax system more progressive, would promote homeownership by ensuring that more low and moderate income families could benefit from mortgage tax relief, and would generate significant savings. The CBO also notes that, as currently written, the mortgage interest deduction largely benefits higher-income taxpayers who would have become homebuyers with or without the deduction.

While the report points to some possible downsides to reforming the mortgage interest deduction, including decreasing the tax break received by higher-income homeowners, it suggests that most of these can be mitigated by phasing in the reforms.

Read the report at: http://bit.ly/2hkLHr5

Budget

Congress Passes Stopgap Measure to Keep Government Funded Through April 28

With just hours to spare before the deadline, Congress avoided a government shutdown by passing a short-term continuing resolution (CR) on December 9. The CR maintains the FY17 spending cap of $1.07 trillion and keeps the federal government funded through April 28, 2017. President Obama signed the bill into law early the next day.

The CR was approved by a vote of 63 to 36 in the Senate and 326 to 96 in the House. Lawmakers were able to reach a deal after weeks of negotiations. Some senators criticized the bill for failing to adequately extend health benefits for retired coal miners and forced Senate leadership to delay the bill's final vote.

The CR includes:

- **Small Across-the-Board Cut.** To fit under mandated spending caps, the CR includes an across-the-board cut of 0.19% to funding levels for defense and non-defense programs.

- **Funding for Disaster Recovery.** The measure includes more than $1.8 million in Disaster Recover Community Development Block Grants to help communities rebuild and repair damages caused by Hurricane Matthew and by the recent flooding in Louisiana, Texas, West Virginia and elsewhere.

- **Flint Aid.** The legislation provides $170 million to help address lead contamination in Flint's drinking water. Of that amount, $15 million will go to the Centers for Disease Control's Childhood Lead Poisoning Prevention program to conduct screenings and referrals for children with elevated blood lead levels.

- **Additional Funding for Tribal HUD-VA Supportive Housing Program.** The CR provides additional flexibility to the Tribal HUD-VA Supportive Housing (HUD-VASH) program to ensure it has enough funding to renew rental assistance grants and cover administrative costs.

- **USDA Guaranteed Multi-Family Housing Loan Program.** The CR includes a provision giving the U.S. Department of Agriculture (USDA) flexibility to provide enough funding for approved loans under the Section 538 Guaranteed Multi-Family Housing Loan program.

"This continuing resolution is not a substitute for full-year appropriations, but it is necessary to sustain the operations of the federal government until we can complete consideration of the remaining FY2017 appropriations bills," said Senate Appropriations Chairman Thad Cochran (R-MS).

Now lawmakers must negotiate another budget deal - either a full-year CR or final spending bills - to keep the government operating until September 30, the end of the 2017 fiscal year.

Some conservative members of Congress are urging their leadership to enact cuts to federal spending levels in any final bill. If these efforts are successful and the final spending bill is set at last year's levels, more than 100,000 housing vouchers could be lost.

Learn more about the impacts of a CR set at FY16 levels at: http://bit.ly/2aK61e1

HUD

HUD Releases Community Assessment Reporting Tool

HUD released the Community Assessment Reporting Tool (CART) on December 6. CART allows users to map and explore data about key HUD investments in cities, counties, metropolitan areas, congressional districts, and states. The tool provides information about:

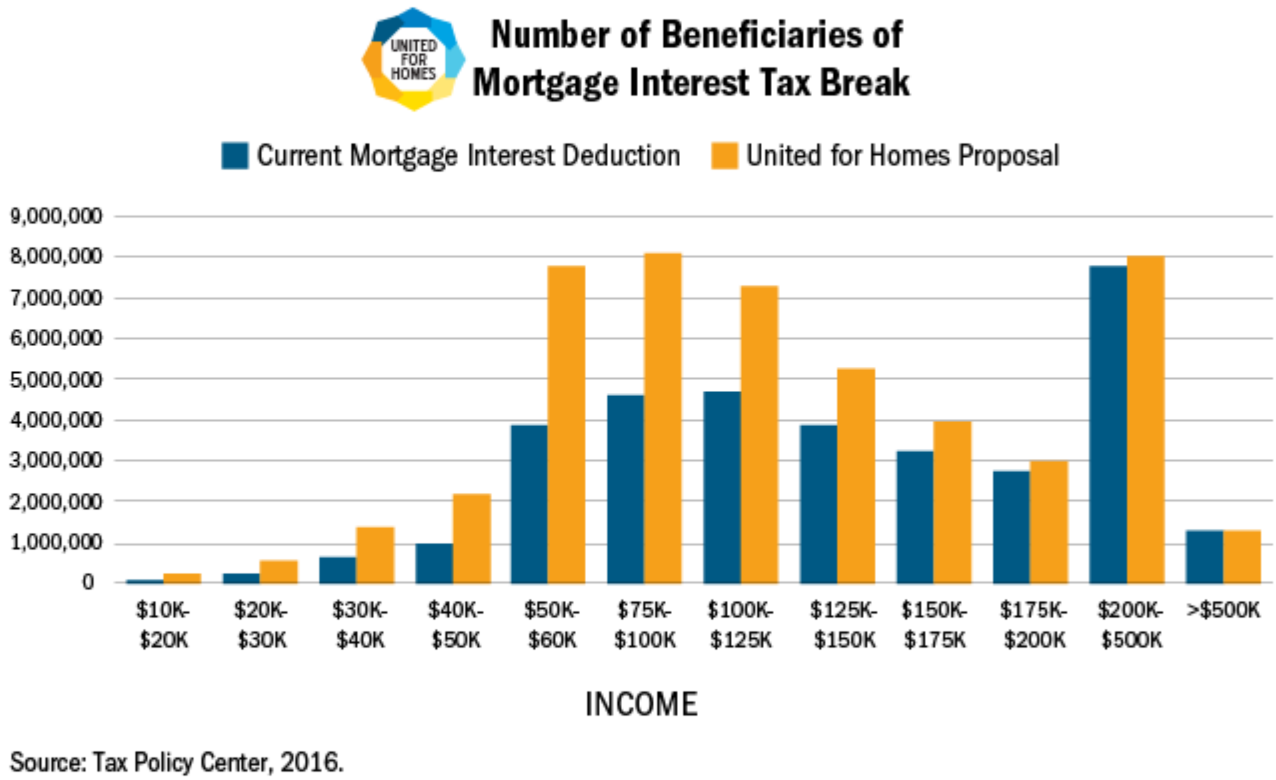
- Community Planning and Development Competitive and Formula Grants (e.g. HOME, Community Development Block Grants (CDBG), Continuum of Care grants);
- Rental Programs (e.g. Housing Choice Vouchers, Public Housing, Project Based Rental Assistance);
- Fair Housing;
- Mortgage Insurance;
- Housing Counseling; and
- Signature Grants and Programs (Promise Zones, Strong Cities Strong Communities, Choice Neighborhoods Initiative, Rental Assistance Demonstration, etc.).

Users can also access information about housing costs and demographics.

CART is available at: https://egis.hud.gov/cart/

Fact of the Week

Number of Beneficiaries of Mortgage Interest Tax Break



Source: Tax Policy Center, 2016.

From the Field

Indiana Association for Community Economic Development Celebrates 30th Anniversary and Relaunches as Prosperity Indiana

The Indiana Association for Community Economic Development (IACED), an NLIHC state partner, hosted its 30th Anniversary Celebration at the annual Prosperity Indiana Summit on November 14. The organization revealed its new brand identity, Prosperity Indiana, at the event.

Founded in 1986 as IACED, Prosperity Indiana is a statewide organization that supports a network of organizations building vital communities and resilient families through community economic development. The organization advocates for public policies and assists its network in developing comprehensive solutions that engage local leadership to generate private and public investment.

"Community economic development is and always has been about prosperity development that focuses on people, places, and opportunity. Prosperity Indiana's work champions this convergence. The new brand calls all Hoosier neighbors to engage in creating vibrant places and resilient families," said Rachel McIntosh, chairperson for the communications committee that led the re-branding efforts and vice president of community development banking at PNC, a platinum sponsor of the Prosperity Indiana Summit.

The summit featured a number of expert panelists who discussed issues in two content areas: policymaking and placemaking for building resilient families and vital communities. Panelists in the policymaking track included Indiana Fiscal Policy Institute President John Ketzenberger; Ed Feigenbaum, leader of INGroup, a firm specializing in information about Indiana state politics and government; and Indiana State Senators Ron Grooms (R-Jeffersonville) and Doug Eckerty (R-Muncie). Other panelists included representatives of Prosperity Indiana, Ice Miller LLP, the Indiana Philanthropy Alliance, Brightpoint, Indiana Legal Services, and the Jewish Community Relations Council.

The second track focusing on placemaking featured national and statewide experts. Huntington Mayor Brooks Fetters discussed his community's economic development and stakeholder activation strategies. Other panelists included representatives of the Harrison Center for the Arts; the Community Economic Development Association of Michigan, an NLIHC state partner; the Indiana University School of Public and Environmental Affairs; the Indiana University Public Policy Institute; the Indiana Housing and Community Development Authority; the Eyedart Creative Studio; Rundell Ernstberger Associates; and the Big Car Collaborative.

"For 30 years, IACED's work has meant focusing on the key assets of local people and mobilizing collective action to advance local places and our state. The new brand, Prosperity Indiana, better embodies the comprehensive work we deliver to strengthen Indiana communities," said Executive Director Andy Fraizer.

For more information, contact Andy Fraizer at: afraizer@prosperityindiana.org.

Resources

New 5-year Estimates from American Community Survey Released

The U.S. Census Bureau released the 2011-2015 five-year American Community Survey (ACS) estimates on December 8. The ACS is an annual nationwide survey of approximately 3.5 million households that collects data about the demographic, housing, economic, and commuting characteristics of the U.S population. The Census Bureau combines 5 years of data to create a sample large enough to calculate estimates for all geographic locations, including rural, and for areas as small as census tracts.

The Census Bureau provides narrative profiles derived from the ACS 5-year estimates for selected geographic areas, including states, counties, places, and census tracts. The profiles cover 17 different topic areas, including income and housing cost burdens. The narrative profile website is at: http://bit.ly/2gpFKqZ

The full range of ACS 5-year estimates is available at American Factfinder: http://factfinder.census.gov/.

Additional guidance for ACS data users is available at: http://bit.ly/1OJe2yE

NLIHC News

Thought-Leaders to Speak at NLIHC 2017 Housing Policy Forum: Advancing Solutions in a Changing Landscape, April 2-4

NLIHC will showcase a compelling line-up of thought leaders at the 2017 Housing Policy Forum: Advancing Solutions in a Changing Landscape, taking place in Washington, DC, April 2-4. The forum will provide attendees the opportunity to engage with leaders from Capitol Hill and the new Administration on the state of affordable housing in the changing post-election landscape. These and other thought-leaders, policy experts, researchers, affordable housing advocates and practitioners, and low income residents will explore emerging challenges and opportunities given the political leadership changes in Washington, DC and the best strategies for achieving positive affordable housing policy solutions.

Among the invited and/or confirmed speakers are:

- **Dr. Ben Carson,** retired pediatric neurosurgeon, nominated by President-elect Trump to serve as Secretary of the Department of Housing and Urban Development (HUD). *(invited*)
- **Susan Popkins**, senior fellow and director of the Neighborhoods and Youth Development Initiative, Metropolitan Housing and Communities Policy Center, Urban Institute and author of the book *No Simple Solutions: Transforming Public Housing in Chicago.*
- **Megan Sandel, MD**, associate professor of pediatrics at Boston University School of Medicine and principal investigator at *Children's Health Watch.*
- **Mark Calabria**, director of financial regulation studies, Cato Institute. *(invited*)
- **Marybeth Shinn**, professor of human and organizational development, Vanderbilt University.
- **Nan Roman**, president and CEO, National Alliance to End Homelessness.
- **Dushaw Hockett**, executive director of Safe Places for the Advancement of Community and Equity.
- **Shauna Sorrells**, director of legislative and public affairs, Housing Opportunities Commission of Montgomery County, MD.
- **Virginia Sardone**, director, Office of Affordable Housing Programs, HUD.

The Forum will also explore the lessons learned from the first year of implementation of the national Housing Trust Fund; the intersections between housing and health, education, criminal justice reform, and other areas; ideas for addressing the needs in public housing; the latest research on vouchers and homeless assistance programs; and ways to rebalance U.S. federal housing investments to end homelessness and housing poverty. The third day of the Forum will provide an opportunity for participants to visit their congressional delegations on Capitol Hill.

The 2017 Housing Leadership Award recipients will be honored on the evening of April 4. **J. Ronald Terwilliger**, chairman emeritus and former CEO of the Trammel Crow Residential Company, will receive the 2017 Edward W. Brooke Housing Leadership Award for his outstanding contributions to the cause of rebalancing federal affordable housing policy. The Brooke Award is named for the late Senator Edward W. Brooke (R-MA), who championed low income and fair housing while in Congress and later served as the chair of NLIHC's Board of Directors. The award is presented to individuals who advocate for affordable housing on the national level. Retired Preservation of Affordable Housing President and Founder **Amy Anthony** will be the recipient of the 2017 Cushing N. Dolbeare Lifetime Service Award. The Dolbeare Award is named after NLIHC's founder, considered the godmother of the affordable housing movement. NLIHC presents the Dolbeare Award to individuals for their lifetime of service to affordable housing.

The NLIHC 2017 Housing Policy Forum and Leadership Reception will take place at the Washington Court Hotel in Washington, DC. Up to three individuals from the same NLIHC member organization may attend the Forum. Register at: http://bit.ly/2dnJpnS

A limited number of shared-lodging hotel scholarships will be awarded on a first-come-first-served basis to low income residents who are current NLIHC members and who pay their own Forum registration fee ("self-pay participants"). To ensure a broad geographic distribution, no more than two scholarships will be awarded to participants from any one state (with the exception of New York, where a donor has provided funding for six). The scholarships provide residents attending the Forum up to three nights of shared hotel lodging on April 1, 2, and 3. Scholarship recipients must commit to attending all Forum sessions, including a special resident session on Sunday, April 2 and Lobby Day on Tuesday, April 4. To apply for a scholarship, contact James Saucedo at jsaucedo@nlihc.org. Questions? Call 202-662-1530 or email jsaucedo@nlihc.org.

NLIHC Accepting Nominations to Board of Directors

NLIHC is currently accepting nominations to fill several upcoming vacancies on its board of directors. To be considered for board membership, one must be a current member of NLIHC and be affiliated with an organization that works on low income housing issues. NLIHC's Board consists of 6 low income persons (defined as individuals with incomes less than 50% of area median income), 6 representatives of allied national organizations, 6 representatives of state housing coalitions, and 6 unrestricted or at-large NLIHC members.

At least 90% of NLIHC board members must be people with low incomes or who are or have been engaged directly in working with low income people to meet their housing needs. In selecting board members, NLIHC strives to achieve broad diversity in terms of race, ethnicity, gender, and geography, including representatives from both urban and rural communities. We seek to have as many different states represented as possible.

Board members are elected for 3-year terms and can be nominated to serve up to three terms. Terms are staggered, so generally three to six positions become open each year. The board is self-perpetuating, meaning the existing board members elect new board members.

The board meets in person twice a year in Washington, DC, once in conjunction with our annual forum in the spring and again in November or December. The board also meets by conference call on the fourth Tuesday in July. Attendance at all board meetings is required, with exceptions for illness or emergencies. Generally, new board members are elected at the board meeting held in the spring.

NLIHC subsidizes travel expenses of low income board members. All others are expected to cover their own expenses, unless it would prevent an otherwise qualified person from serving on the board. In addition to paying membership dues, all board members are asked to make financial contributions to NLIHC at the level they are able. We strive for 100% board giving.

All board members serve on at least one standing committee of the board and all board members are members of the Policy Advisory Committee. Committees meet by conference call. All new board members must attend an in-person orientation in DC soon after their election.

The best way to be considered for board membership is to get involved in the activities of NLIHC, particularly by serving on the Policy Advisory Committee and attending NLIHC's annual forum. The Nominating Committee will also review the level of a potential board member's involvement in his or her own community or state housing advocacy activities and accountability to a constituent base.

To be considered for an NLIHC board position, send a brief biographical description or resume and a statement of interest to NLIHC President and CEO Diane Yentel at dyentel@nlihc.org by COB January 31.

Tell Us What You Think about *Memo to Members*: Deadline is December 15

NLIHC is in the process of reformatting *Memo to Members*, and we would like your input. Please take a few minutes to complete a brief survey on *Memo* located here: https://www.surveymonkey.com/r/PGGDPXG

The responses from the survey will help us reformat *Memo to Members* in a way that will be most useful to you.

Please complete the survey by **Thursday, December 15, 2016**.

Feel free to contact Ellen Errico, NLIHC's creative services manager, at eerrico@nlihc.org with questions or comments. We appreciate your time and feedback.

Support NLIHC While Shopping Amazon Smile!

The holidays are just around the corner! As you prepare for cooler weather and festivities, you can support NLIHC by shopping on Amazon Smile.

Amazon Smile is a simple and automatic way for you to support NLIHC and our mission to ensure that the lowest income households in America have access to affordable and decent homes. When you shop through Amazon Smile, Amazon will donate a portion of the purchase price to NLIHC at no additional cost to you!

Click here to start supporting NLIHC's work while shopping: http://amzn.to/2ew9GOn

Thank you for your support and happy shopping!

NLIHC Staff

Andrew Aurand, Vice President for Research, x245
Josephine Clarke, Executive Assistant, x226
Dan Emmanuel, Research Analyst, x316
Ellen Errico, Creative Services Manager, x246
Ed Gramlich, Senior Advisor, x314
Stephanie Hall, Field Intern/MSW Practicum Fellow x230
Sarah Jemison, Housing Advocacy Organizer, x244
Paul Kealey, Chief Operating Officer, x232
Joseph Lindstrom, Senior Organizer for Housing Advocacy, 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
Pia Shah, Communications Intern, x252
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