



Memo TO Members

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NLIHC 2016 Housing Policy Forum

Friday, March 4 Deadline for Early Bird Registration for April 3-5 NLIHC Housing Policy Forum

Register for the April 3-5 NLIHC Housing Policy Forum by March 4 to take advantage of the early bird registration discount! This year's forum features U.S. Senator Tim Kaine (D-VA), former U.S. Representative Barney Frank, researcher and author Kathryn Eden, *Washington Post* writer Emily Badger, and many others. The Forum will also be an opportunity to celebrate the leadership of long-time NLIHC President and CEO Sheila Crowley, who is retiring in April, and to welcome the Coalition's incoming President and CEO Diane Yentel.

Featured Sessions at this year's Policy Forum include:

- **Housing and Criminal Justice Reform with U.S. Senator Tim Kaine (VA-D);**
- **Reflections on *\$2 a Day: Living on Almost Nothing in America*, with the book's author, Kathryn Edin;**
- **Discussion on the findings from *The Family Options Study: Short-Term Impacts of Housing and Services Interventions for Homeless Families*, with the report's lead researcher, Marybeth Shinn;**
- **Housing in the Media with *Washington Post* writer, Emily Badger;**
- **Affordable Housing Past, Present and Future with NLIHC President and CEO Sheila Crowley and Incoming NLIHC President and CEO Diane Yentel;**
- **Housing in the 2016 Elections;**
- **Affirmatively Furthering Fair Housing;**
- **National Housing Trust Fund Implementation;**
- **A Dinner Celebration of Retiring NLIHC President and CEO Sheila Crowley with former U.S. Representative Barney Frank;**
- **Low Income Resident Session on Section 3, RAD, and the preservation-mobility balance under AFFH;**
- And much more.

HUD Secretary Julián Castro has also been invited to address the Forum.

Special Session for Low Income Residents: This year's Forum will feature a special three-hour session for low-income residents that will cover Section 3, RAD, Affirmatively Furthering Fair Housing and the balance between mobility and preservation, and a new online platform for residents to share with and learn from one another. The session will take place on Sunday, April 3 from 9 am to 12 noon. If you are a low-income resident who is attending the Forum, please plan on arriving no later than 9 am on Sunday, April 3 to take advantage of this session.

2016 NLIHC Leadership Reception: On the evening of Tuesday, April 5, NLIHC will host its annual Leadership Reception. This year's honorees will be:

- **Representative Barbara Lee (D-CA)**, who will receive the 2016 Edward W. Brooke Housing Leadership Award, and
- **Nancy Bernstine**, retired Executive Director of the National AIDS Housing Coalition and former NLIHC Board Member, who will receive the 2016 Cushing N. Dolbeare Lifetime Service Award.

For more information about the Forum and Leadership Reception, go to: <http://nlihc.org/events/forum>

Registration for the Forum and Leadership Reception is available at: <http://nlihc.org/events/forum/registration>

National Housing Trust Fund

Representative Ellison’s “Dear Colleague” Letter on Ending Family Homelessness

Drawing attention to the hundreds of thousands of homeless families in the U.S., Representative Keith Ellison (D-MN) has circulated a new “Dear Colleague” letter asking Members of the House of Representatives to cosponsor his “Common Sense Housing Investment Act of 2015” (H.R. 1662). The bill would modify the mortgage interest deduction (MID) and invest the resulting savings into affordable rental housing for people with low incomes, including individuals and families experiencing homelessness. Sixty percent of the savings would go into the National Housing Trust Fund (NHTF).

Mr. Ellison writes, “We need a robust strategy to address the affordable housing crisis in this country. On a given night, 560,000 people are homeless; almost half are families. In any given year, there are more than 1.3 million homeless children, up from 679,724 before the Financial Crisis. Homelessness is due to appalling levels of unaffordable rents: One in two households pay more than 30 percent of their gross income on rent and one in four households pay more than 50 percent of their gross income on rent. Nowhere in the United States can someone work 40 hours a week at minimum wage and afford a one bedroom apartment at a fair market rent. While the Administration has made progress at ending homelessness for veterans, family homelessness remains a problem. Currently, only one in four families that qualify for rental housing assistance actually receives any benefit.”

Mr. Ellison’s bill incorporates the key components of the NLIHC-led United for Homes campaign, which proposes to modify the current MID by reducing the portion of a mortgage for which homeowners can claim a tax break from the current \$1 million to \$500,000 (just 5% of mortgages originated nationwide from 2012 to 2014 were over \$500,000, and people with mortgages over \$500,000 would still receive a tax break on the first \$500,000 of their mortgage) and by converting the deduction to a 15% non-refundable tax credit. Phased in over five years, these two changes would create more than \$200 billion in revenue over ten years for affordable housing without adding a penny to the federal deficit. The changes would also extend mortgage interest tax benefits to millions more households, the great majority of whom have incomes below \$100,000.

Over 2,300 national, state, and local organizations have joined the United for Homes campaign. To join the campaign, go to <http://nlihc.org/unitedforhomes>.

Funding the National Housing Trust Fund with revenue raised by modifying the MID is a top NLIHC policy priority. NLIHC calls on all advocates to urge their Representatives to cosponsor the bill.

Read the Dear Colleague letter at: http://nlihc.org/sites/default/files/Ellison_Dear_Colleague_Letter_022616.pdf

More information about MID reform is at <http://nlihc.org/unitedforhomes/proposal> and on page 3-19 of NLIHC’s *2015 Advocates’ Guide*, <http://nlihc.org/library/guides>

Ways and Means Chair Cites Challenges in Passing Comprehensive Tax Reform

On February 25 at a Brookings Institute event, House Ways and Means Committee Chair Kevin Brady (R-TX) discussed his goals for reforming the U.S. tax code. Mr. Brady said he hopes to achieve revenue-neutral reforms, using “dynamic scoring,” which estimates the effects policy changes would have on economic growth. Mr. Brady highlighted the political challenges in passing a comprehensive tax reform bill in Congress this year.

“Tax reform is always difficult,” Mr. Brady said. “That’s why it happens once a generation. It’s incredibly difficult. My point is not all the deductions and exclusions will go but not all of them will stay. And each one is going to be weighed on how much does this grow the economy, how much does this grow paychecks. We don’t

go into tax reform with rose-colored glasses here. We know it's hard. But you've got to find a way that the average family understands why simplifying the code is better for them.”

NLIHC continues to advocate for significant funding for the National Housing Trust Fund (NHTF) through federal tax reform. Modifications to the mortgage interest deduction (MID) are the basis of the United for Homes campaign to fund the NHTF and of H.R. 1662, the “Common Sense Housing Investment Act,” introduced by Representative Keith Ellison (D-MN). The Ellison bill offers a template for reforming the MID when comprehensive tax reform takes place.

Watch a recording of the Brookings event webcast at: <http://www.brookings.edu/events/2016/02/25-tax-policy-2016>.

Federal Budget

House Republicans Mired in Budget Battles

The release of House Budget Chair Tom Price's (R-GA) FY17 budget resolution, originally expected the week of February 22, was delayed due to significant disagreements among House Republican legislators. Conservatives are pushing House leadership to offset the cost of the \$30 billion in spending cap relief for FY17. It is now unclear whether a House FY17 budget resolution will be produced at all this year and how appropriations bills will be affected.

Opponents to an additional \$30 billion offset for sequester spending cap relief note that the “Bipartisan Budget Act of 2015” already offset the cost of its \$80 billion spending cap relief (\$50 billion for FY16 and \$30 billion for FY17). In addition, even if \$30 billion more in offsets were identified, reaching agreement on them would be quite difficult and likely would delay consideration of the FY17 appropriations bills, something House and Senate leadership are loathe to do.

Joel Friedman, Vice President for Federal Fiscal Policy for the Center on Budget and Policy Priorities, wrote in a February 25 blog that Congressional policymakers “essentially offset the cost of the sequestration relief with \$80 billion of savings, based on Congressional Budget Office estimates.” Mr. Friedman continues: “The savings accrue over ten years, and some of the offsets produce permanent savings further into the future. That's good. Because the funding increases are limited to 2016 and 2017, the deal would increase deficits early on but reduce them in later years - focusing more deficit reduction over the long run, where our most stubborn fiscal challenges lie.” Members of the ultra-conservative House Freedom Caucus want another \$30 billion in savings, all in mandatory spending, and they want the savings accounted for in FY17.

The delay of the House budget resolution could be a temporary hold-up or portend real difficulties producing any budget resolution in the House this year. The House does not have to pass a budget resolution for appropriations bills to be written because the “Bipartisan Budget Act of 2015” already established top-line spending caps for FY17. Appropriators have made clear that their FY17 spending bills will not be the vehicle for the \$30 billion cuts, but appropriations bills could be held up if the House tries to pass stand-alone mandatory spending cuts before they consider appropriations bills.

Read CBPP's blog at: <http://www.cbpp.org/blog/budget-deal-already-paid-for-the-2017-sequestration-relief>.

House Hearing on HUD FY17 Request Set

The House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies will hold a March 1 hearing on HUD's FY17 budget request. HUD Secretary Julián Castro will be the only witness. The hearing will be at 2:00pm ET in room 2359 of the Rayburn House office building.

Congress

March 3 Webinar on H.R. 3700, “Housing Opportunity Through Modernization Act”

The Center on Budget and Policy Priorities will host a March 3 webinar, “Understanding the Impact of H.R. 3700 on Tenants and Applicants.” This webinar will review H.R. 3700’s likely impacts for tenants in federally-assisted housing programs and applicants for rental assistance. Presentations by CBPP’s Barbara Sard and Will Fischer will be followed by time for questions and answers.

H.R. 3700, the “Housing Opportunity Through Modernization Act,” passed the House unanimously on February 2 (see *Memo*, [2/8](#)) and now awaits Senate action. The bill would make numerous changes to the administration of HUD rental assistance programs, improve the project-basing of vouchers, and make other modifications related to inspections, the Family Unification Program, and the treatment of high-income households.

Register for the March 3, 3-4:00pm ET webinar at <http://bit.ly/1VILsQH>.

HUD

HOME Training for CHDO Staff

HUD will hold eleven two-day courses about the HOME program’s Community Housing Development Organization (CHDO) regulatory requirements. The courses are targeted to representatives of prospective CHDOs and new staff of existing CHDOs. The first three training opportunities will be in Little Rock, AR (March 8-9), Richmond, VA (March 16-17), and Buffalo, NY (March 29-30).

The statute creating the HOME Investment Partnerships program sets aside 15% of a Participating Jurisdiction’s (PJ’s) HOME allocation exclusively for CHDOs. CHDOs are nonprofits that have boards of directors with significant low-income community resident representation to whom they are accountable.

Each course will cover:

- The relationship between CHDOs and PJs;
- The criteria an organization must meet to be designated a CHDO;
- Regulatory requirements regarding the development of rental and for-sale housing;
- The definition of a CHDO as a housing owner, sponsor, or developer; and
- The incentives a PJ may provide to a CHDO, such as operating assistance (up to 5% of a PJ’s allocation), pre-development cost assistance, and use of CHDO proceeds.

Register for the Little Rock, Richmond, and Buffalo courses at <http://bit.ly/1Qksmwy>

Additional courses will be held in Omaha, Phoenix, Minneapolis, Albuquerque, Salt Lake City, Jackson,(MS), Seattle, and Newark, NJ. The dates for these cities will be announced in the future on the HUD Exchange Trainings and Events website: <http://bit.ly/24sVEmf>.

HUD Issues Section 8(bb) FAQs

On February 18, 2016, HUD’s Office of Multifamily Housing issued a set of 16 Frequently Asked Questions (FAQs) regarding the transfer of all or a portion of any remaining budget authority of a project-based Section 8 Housing Assistance Payment (HAP) contract from one property to one or more other properties using Section 8(bb) of the Housing Act of 1937. Section 8(bb) is a tool for preserving Section 8 budget authority.

On October 9, 2014, HUD issued Notice H-2014-14 setting out policies and procedures for making such transfers (see *Memo*, [10/20/14](#) and [4/13/15](#)). The Notice applies to situations in which the property owner and the contract administrator (generally HUD) mutually agree to terminate a HAP contract at one project so that the remaining budget authority can be transferred to another multifamily housing project. A contract at the first project can be subdivided so that one or more of the resulting subcontracts can be terminated and their remaining budget authorities transferred to a Section 8 HAP contract on one or more other multifamily housing projects.

The first February 18, 2016 FAQ explains that 8(bb) transfers must be budget neutral, meaning that the annual gross rent potential (GRP) for the property receiving the transfer may not exceed the annual GRP for units at the original property. If the average rents for the properties differ, budget neutrality may result in either an increase or a decrease in units placed on the contract at the receiving property compared to those at the terminating property. The GRP for the original property is determined using the current Project Based Rental Assistance rents for all units being terminated through 8(bb), while the GRP for the receiving property is determined using market rents established by a Rent Comparability Study (RCS).

One FAQ makes clear that an 8(bb) transfer cannot take place if an owner does not want to participate. HUD cannot step in and execute a transfer to another property. Another FAQ explains that HUD Field Economists do not need to know the details about current residents (such as names and ages) in order to demonstrate demand for additional housing at a particular property. A market analysis by the property owner is sufficient. If the property owner does not have a market analysis, full occupancy of current units is sufficient evidence that additional housing is needed.

The 8(bb) FAQs are at http://nlihc.org/sites/default/files/8bb_FAQ.pdf.

USICH

USICH Releases Guidance to Align Efforts to End Chronic Homelessness and Implement *Olmstead*

The U.S. Interagency Council on Homelessness (USICH) has released new guidance on how states and local communities can better align their efforts and strategies for ending chronic homelessness and for complying with the U.S. Supreme Court's *Olmstead* decision, which held that Title II of the Americans with Disabilities Act (ADA) prohibits unjustified segregation of individuals with disabilities.

The guidance notes that these two efforts often attempt to expand housing opportunities and community supports for populations that overlap. However, states and local communities often focus on one issue and not the other, leading to “inconsistent policies, funding requirements, and program strategies, as well as competition for resources, political support, and policy attention. . . . States and communities can more effectively assist individuals with disabilities by approaching these efforts through a unified strategy, guided by a single vision of expanding housing and services (e.g., permanent supportive housing) to support community living.”

To help better align efforts, USICH suggests a number of strategies that should be included in community action plans:

- Engage in interagency efforts and collaborative planning, including meetings, trainings, and shared strategies and protocols;
- Develop a plan for housing and supports, including the resources needed to serve people with disabilities;
- Increase housing resources, both private and public, and coordinate investments;
- Design and implement services and supports that use Medicaid and behavioral health resources;
- Remove barriers and streamline access to housing and services through coordinated entry systems;

- Build community-based provider competency capacity to help address diverse housing and service needs; and
- Develop a shared understanding of what constitutes quality supportive housing in an integrated setting.

Read the USICH guidance at:

https://www.usich.gov/resources/uploads/asset_library/Olmstead_Brief_02_2016_Final.pdf

Housing and the Elections

Register for April 18 Webinar on Educating Voters and Candidates on Housing Issues

The second webinar in NLIHC’s 2016 Voterization series, “Educating Voters and Candidates on Housing Issues,” will be presented on Monday, April 18 at 2:00pm ET. The presentation will provide detailed information on creating voter guides, participating in candidate forums, and getting candidates to take positions on issues through candidate questionnaires. If you missed the first webinar in our series covering voter registration and voter suppression, you can find a recording of the presentation and a copy of the slides at <http://nlihc.org/library/voterization>.

Throughout 2016 election season, NLIHC will offer webinars and resources to train advocates and service providers on how to carry out non-partisan voter engagement efforts with low income residents and their allies.

Strong low income resident participation in the high-stakes 2016 elections is essential to get candidates to address the issue of affordable rental housing in their campaigns. Learn how to make that happen. RSVP at: <https://attendeegotowebinar.com/register/1720412813737134082>

For questions, contact the field team at outreach@nlihc.org.

Research

Joint Center for Housing Studies on Wealth Benefits and Risks of Homeownership

The Joint Center for Housing Studies of Harvard University released a new paper titled “Update on Homeownership Trajectories through the Housing Boom and Bust” that examined the wealth-building impacts of homeownership from 1999 to 2013. Households who maintained or entered homeownership experienced increases in household wealth. The report also cautions that homeownership carries risks, especially for low income and racial minority households.

Households who were homeowners throughout the entire period from 1999 to 2013 had a median gain in wealth of \$91,900. Households that successfully transitioned from renting to owning saw a median gain of \$85,400. Households that owned, rented, and then owned again during the time period had a median wealth gain of \$39,300. Households who started as owners and transitioned to renting had a median wealth loss of \$47,500, but their net wealth remained similar to households who remained renters throughout period of the study. All races experienced wealth benefits from homeownership. Black homeowners, however, experienced smaller wealth gains per year of homeownership, up to \$2,600 less per year, than white homeowners.

The report cautions that homeownership still carries risks, especially for low income and racial minority households. Among households who became homeowners during the 1999 to 2013 period, 79% of white households and 75% of black households were still homeowners in 2013. Only 60% of Hispanic households who had moved into homeownership were still homeowners in 2013. The authors noted this outcome could be due to the large population of Hispanics living in areas hit especially hard by the housing crisis, such as Florida, Arizona, and Nevada.

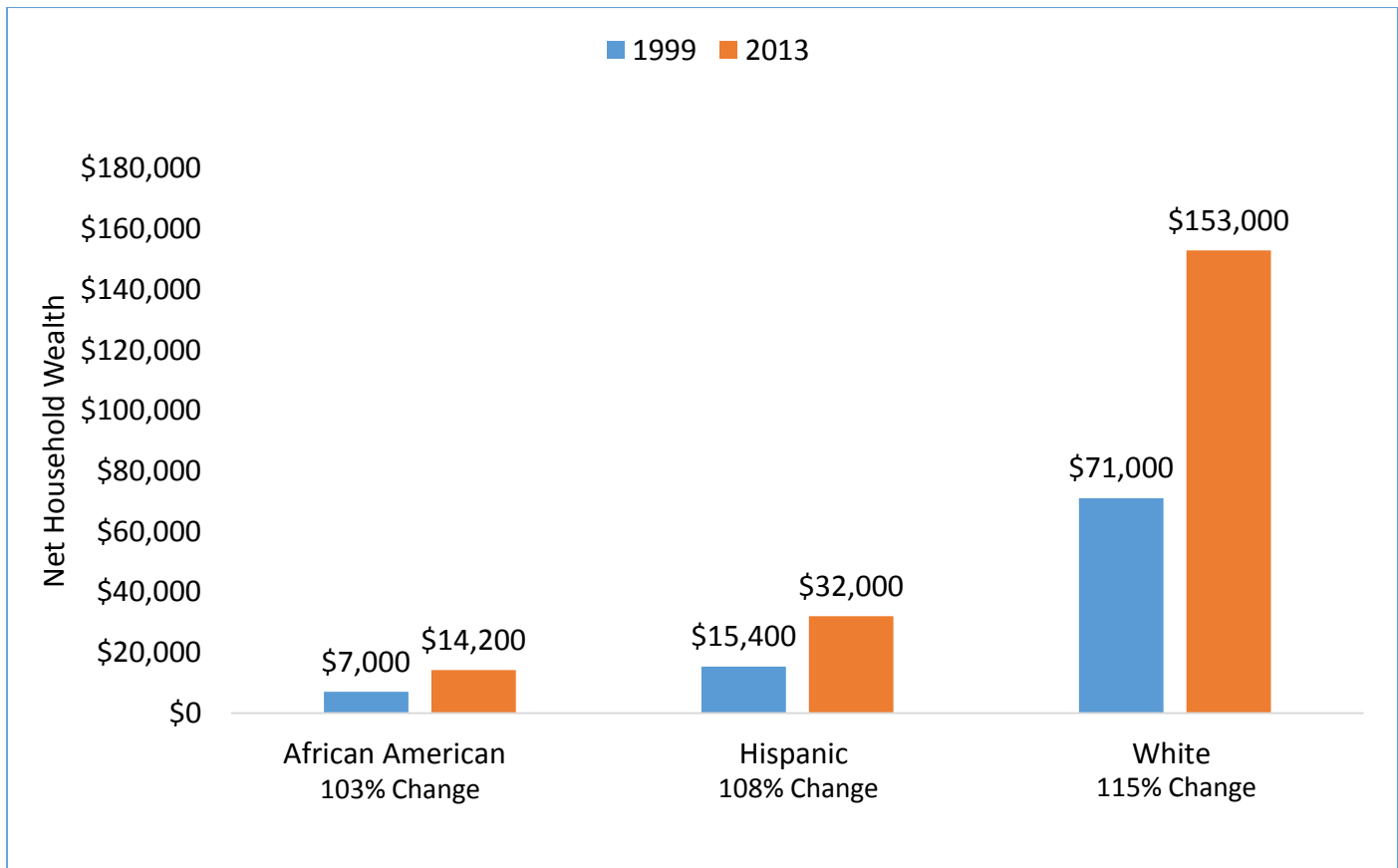
A smaller proportion of low-income households were able to remain homeowners. Among households who became homeowners during the 1999 to 2013 period, 61% of households with income lower than \$40,000 were still homeowners in 2013, as compared to 70% of households with income between \$40,000 and \$69,000, 84% of households with income between \$70,000 and \$109,000, and 91% of households with income of \$110,000 or more. These findings indicate the difficulty of maintaining homeownership among low-income households as compared to higher income households.

The report underscores the important role that homeownership plays in providing wealth-building opportunities, including for low income and racial minority households. The authors caution, however, that failed homeownership could damage a household's credit and have other measurable costs that were not within the scope of the study.

Update on Homeownership Wealth Trajectories Through the Housing Boom and Bust is available at <http://bit.ly/1XOXYPM>

Fact of the Week

Change in Median Net Household Wealth by Race/Ethnicity 1999-2013



Source: Herbert, C. E., McCue, D. T., Sanchez-Moyano, R. (2016). *Update on Homeownership Wealth Trajectories Through the Housing Boom and Bust*. Harvard Joint Center for Housing Studies. Retrieved from <http://www.jchs.harvard.edu/research/publications/update-homeownership-wealth-trajectories-through-housing-boom-and-bust>.

From the Field

Colorado Legislators Address Important Housing Issues

The 2016 Colorado State Legislative session underway for nearly two months is addressing a number of important affordable housing issues supported by advocates led by Housing Colorado, an NLIHC State Partner. New bills would provide for a new Homeless Bill of Rights and improve housing authorities' operations. Legislation is expected soon on state funding for affordable housing and reforms to the state's construction defects law.

A Homeless Bill of Rights that was introduced but failed to pass in the 2015 session has been introduced this year by Representatives Jovan Melton (D) and Joseph Salazar (D) as the "Colorado Right to Rest Act" ([H.B. 16-1191](#)). This bill would establish basic rights for persons experiencing homelessness, including the right to use and move freely in public spaces without discrimination, to rest in public spaces without discrimination, to eat or accept food in any public space where food is not prohibited, to occupy a legally parked vehicle, and to have a reasonable expectation of privacy of one's property. The bill does not create an obligation for a provider of services for persons experiencing homelessness to provide shelter or services when none is available. While

this bill has raised some concerns among opponents regarding public safety issues, it has elevated the issue of homelessness in Colorado and the lack of adequate resources to address homelessness. The bill is awaiting its first hearing in the House.

Two proposals to assist housing authorities have been introduced and have considerable support. The first, [H.B. 16-1069](#), sponsored by Representatives Dominick Moreno (D) and Bob Rankin (R) and Senator Kevin Grantham (R) would provide local jurisdictions greater flexibility in determining the length of terms for individuals serving on housing authority boards. This bill was passed in both the House and Senate with broad bipartisan support and is awaiting Governor John Hickenlooper's (D) signature.

The second, [H.B. 16-1006](#), introduced by Representatives KC Becker (D) and Alec Garnett (D) would clarify qualifying tax exemptions for housing authorities. The bill would greatly reduce housing authorities' construction costs, often saving thousands of dollars or more per development. H.B. 16-1006 passed initial House committees with nearly unanimous bipartisan support and is expected to be voted on by the full House soon.

Mobile home legislation ([S.B. 16-057](#)) offered by Senator John Kefalas (D) suffered a setback. This bill proposed a number of measures designed to preserve mobile communities as a critical component of the affordable housing inventory in Colorado. All three Republicans on the Senate State, Veterans, & Military Affairs Committee voted to postpone the bill indefinitely, effectively killing it. The two Democrats on the committee voted against the postponement. Despite its failure in committee, the bill provided an opportunity for advocates to educate lawmakers about the need for affordable home ownership in Colorado and about the inventory at risk.

The already busy legislative session is expected to get busier in the coming weeks with two of advocates' biggest priorities – funding for affordable housing and reform of the construction defects law that is currently discouraging the production of affordable condos and townhomes – expected to be addressed soon. Lawmakers in the House and Senate are working on bills related to these two issues. Housing Colorado will keep advocates updated on all pertinent bills during this year's Legislative session through its [online bill report](#).

Housing Colorado Executive Director Sarah Reynolds states: "Colorado – especially in the urban areas – has become one of the most expensive housing markets in the country. With 2016 elections looming, housing issues in general, and affordable housing in particular, is at the top of legislators' agendas and has captured public attention. We are optimistic that the Housing Colorado membership will be able to capitalize on these opportunities and see substantive progress on affordable housing this year, with real impact on the ability of our communities to respond to the growing affordable housing crisis."

For more information, contact Sara Reynolds at sara@housingcolorado.org.

Events

March 1 Webinar on Reintegrating Formerly Incarcerated Individuals

A webinar on Tuesday, March 1 at 2:00pm ET will discuss solutions for helping formerly incarcerated people re-enter into their communities. The Homeless and Housing Resource Network (HHRN) of the Substance Abuse and Mental Health Services Administration (SAMHSA) is holding the webinar. SAMSHA is part of the U.S. Department of Health and Human Services (HHS).

Three formerly incarcerated individuals will discuss the rehabilitation programs that they took advantage of during their incarceration and upon their release. They will talk about the challenges formerly incarcerated

people face when re-entering their communities and solutions for meeting their needs. Webinar participants will have an opportunity to interact with the three presenters.

Register for the webinar at <http://bit.ly/1UoqFDp>.

March 8 Webinar on Family Unification and Family Self Sufficiency

On March 8, the Corporation for Supportive Housing (CSH) will host a webinar on HUD's Family Unification Program (FUP) and the Family Self Sufficiency (FSS) Demonstration program authorized in the FY15 Omnibus Appropriations Act. The demonstration program will give young adults leaving foster care the ability to access the FSS program so that they can gain the skills they need to successfully transition to adulthood and achieve economic independence.

HUD announced that public housing agencies (PHAs) can participate in the demonstration program to study whether combining stable housing through vouchers with financial capacity and asset building leads to improved outcomes for at-risk youth aging out of foster care. The webinar will help PHAs understand the benefits of participating in the program and strategies they can pursue to meet program requirements and produce successful youth outcomes.

Policy experts who will speak on the webinar include Ruth White of the National Center for Housing & Child Welfare, Lauren Bustard of MaineHousing, and Jodi Lee of ChildNet.

The webinar will be held on March 8 from 1:45-3:00pm ET. The link for registering for the webinar is not yet available.

More NLIHC News

NLIHC Accepting Applications for Summer Internships

NLIHC is accepting resumes for summer 2016 internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The available positions are:

Policy Intern. Tracks new legislation, attends and summarizes Congressional hearings for the *Memo to Members* 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.

Organizing Intern. Assists with grassroots organizing efforts for the United for Homes campaign and other legislative efforts. Assists with membership recruitment/retention efforts and internal database upkeep.

Research Intern. Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.

Communications/Media Intern. Prepares and distributes press materials, assists with media research and outreach for publication releases, and works on social media projects. Maintains the media database and tracks press hits.

Graphic Design Intern. Assists with sending out e-communications using MailChimp; revising collateral print material such as brochures, flyers, factsheets; updating content on the NLIHC website; and posting information on the Coalition's social media sites and blog.

These positions begin in June and run until August and are at least 20-30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in a summer 2016 internship.

Interested students should send their materials to: Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

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