

**Volume 24, Issue 17**  
**May 6, 2019**

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## Congress

### NLIHC's Diane Yentel Testifies Before Congress on Housing as Infrastructure

The House Financial Services Committee held a [hearing](#) on April 30 to assess the infrastructure needs of America's housing stock. Witnesses included Diane Yentel, NLIHC president and CEO; Adrienne Todman, CEO of the National Association of Housing and Redevelopment Officials; Steven Lawson, chairman of the Lawson Companies and representative for National Association of Home Builders; and Daryl Carter founder, chairman, and CEO of Avantha Capital and representative for the National Multifamily Housing Council and the National Apartment Association. Diane highlighted the need for significant additional federal investments to build, repair, rehabilitate, and preserve homes for those most in need. Watch Diane's opening statement at: <https://bit.ly/2H64kun>



Chair Maxine Waters (D-CA) cited NLIHC research in her opening statement, noting there is a shortage of more than 7.2 million rental housing units affordable and available to the lowest income families. As part of the hearing, Chair Waters released [legislation](#), the “Housing is Infrastructure Act of 2019,” that would invest \$5 billion in the national Housing Trust Fund (HTF), \$70 billion to address the public housing capital backlog, \$1 billion for the Native American Housing Block Grant, \$1 billion for rural housing, and \$10 billion in competitive Community Development Block Grants.

In response to a question from Representative Sylvia Garcia (D-TX) about providing housing for the lowest-income people in America, Diane discussed the successes of the national HTF as the nation's most deeply income-targeted housing program: “The first year's allocation of \$174 million resulted in about 1,900 units that have been developed that are housing some of the country's most vulnerable people.” Diane noted that the program is woefully underfunded compared to the overwhelming need, making an infrastructure package an ideal opportunity for additional investment.

Representative Jesús García (D-IL) discussed the challenges of gentrification and displacement in the Chicago metro region, telling the committee that, according to NLIHC's analysis, fewer than 1 in 3 low-income renters have access to affordable, available homes in his district. Diane explained that the HTF was designed exactly to meet that need, a need that “exists in every Congressional district whether they are rural, suburban, or urban. The primary cause of the affordable crisis we have today is the shortage of homes affordable and available to the lowest-income people... All of the funding [for the national HTF] goes to states in order for them to get the funds out to developers to build and preserve apartments for the lowest-income people.” All the witnesses agreed that public subsidies were necessary to build affordable housing and that private investments alone were insufficient. Watch Representative García's questions and Diane's answers at: <https://bit.ly/2WujEX8>

Representative Ayanna Pressley (D-MA) made the case for investing in housing infrastructure by calling attention to the relationship between housing conditions and public health outcomes, sharing evidence from her state. Diane agreed, noting that “when people are affordably housed, their visits to primary care physicians increase by 22%, visits to emergency rooms decrease by 18%, and Medicaid costs fall by 12%. We will spend \$111 billion in avoidable health care costs because of housing instability and insecurity.” Watch Diane’s exchange with Representative Pressley at: <https://bit.ly/2YcBcHp>

Many Republican representatives agreed that housing is an important part of a community’s infrastructure, and they focused their statements and questions on ways to reduce regulatory burdens and to better pair private and public capital to address the problem.

Learn more about the hearing at: <https://bit.ly/2IEkb5w>

Watch Diane’s interactions with Representatives [Ann Wagner](#) (R-MO), [Nydia Velázquez](#) (D-NY), and [Ocasio-Cortez](#) (D-NY), as well as the full hearing, at: <https://bit.ly/2ZXtuTc>

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## Our Homes, Our Voices

### New Swag and other Resources Now Available for Your Housing Week of Action Event!

New shirts, hats, buttons, and other resources are [now available](#) for your *Our Homes, Our Voices* National Housing Week of Action events and activities taking place the week of May 30 to June 5. People love swag, and using consistent imaging, much like staying on a cohesive message and using the same hashtag, can help tie events together across the country. New items are available now to be purchased and shipped at: <https://nlihc.myshopify.com>



If there are other items you think would be helpful for your event or appealing to your audience, let the NLIHC organizers know at [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org) and we will work to see what might be possible.

Other tools for this year’s Week of Action are being uploaded to the *Our Homes, Our Voices* [Resources page](#) on an ongoing basis. New items added recently:

1. Re-designed posters to give *Our Homes, Our Voices* an updated look.
2. New infographics that can be shared on social media to promote an event or printed as display boards for a teach-in or rally.

If you have not yet done so, please **register your event at [www.ourhomes-ourvoices/current-events](http://www.ourhomes-ourvoices/current-events) or email [ourhomes@nlihc.org](mailto:ourhomes@nlihc.org)** to let us know what type of event you're working on and how we can help.

Thank you for your leadership as we prepare for another successful *Our Homes, Our Voices* National Housing Week of Action!

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## HUD

### **Trump Administration Proposes Rule to Evict Undocumented Immigrants from Public Housing**

The Trump administration may publish a proposed rule in the *Federal Register* this week that would prohibit ineligible immigrants from living in HUD-subsidized housing. Under the rule, HUD will require expanded use of the Department of Homeland Security's SAVE system to screen all residents under the age of 62, including people already receiving rental assistance through various HUD programs, including public housing, the Housing Choice Voucher program, and the Section 8 Project-Based Rental Assistance program. Families with members who are ineligible immigrants may be evicted from subsidized housing after 18 months. Once the rule is published in the Federal Register, advocates will have 60 days to submit comments to HUD. NLIHC and our partners will provide resources to help advocates comment on the rule.

Under current law, ineligible immigrants cannot receive federal housing assistance, but families of mixed-immigration status can live in subsidized housing if at least one member of the household is eligible to receive assistance. U.S. citizens, lawful permanent residents, refugees and asylum seekers are eligible to receive housing assistance. People who are ineligible can include undocumented immigrants but can also include immigrants with legal status not covered by HUD programs. Residents can declare themselves ineligible and are not required to reveal their immigration status. When a family of mixed-immigration status receives housing assistance, the family's subsidy is pro-rated to account for only legally eligible residents. NLIHC estimates that there are 25,000 families of mixed-immigration status that receive housing assistance, the majority of whom live in New York, California, and Texas.

NLIHC opposes this rule. Consider showing your opposition by sharing the following sample tweets.

- The HUD proposed rule to prohibit families of mixed-status from living in federally-subsidized housing is cruel. Tell @SecretaryCarson to #KeepFamiliesTogether & retract this rule <https://bit.ly/2E3EOEn>
- #DYK: HUD does NOT fund undocumented immigrants who live in subsidized housing? The new proposed rule would only succeed in breaking up families & do little to shorten waitlists. #KeepFamiliesTogether Tell @SecretaryCarson NOT TODAY! <https://bit.ly/2E3EOEn>
- The proposed HUD rule only succeeds at breaking up families & doesn't address the real need to fix the #affordablehousing crisis: NEW INVESTMENTS IN RESOURCES! #KeepFamiliesTogether Don't deny families critical assistance <https://bit.ly/2E3EOEn>
- Prohibiting mixed-status families from being able to live together is cruel & unnecessary. Tell @SecretaryCarson to #KeepFamiliesTogether <https://bit.ly/2E3EOEn>
- The proposed mixed-status families rule places thousands of people, including children that are US citizens, at risk of homelessness. #KeepFamiliesTogether. Tell @SecretaryCarson you stand against denying families critical assistance to keep roofs over their heads <https://bit.ly/2E3EOEn>

- Housing stability is crucial for getting families on a pathway to a better life. The new proposed mixed-status family rule threatens this path for low-income immigrants. #KeepFamiliesTogether, support housing asst. for people w/ the greatest needs <https://bit.ly/2E3EOEn>

NLIHC will provide updates and ways to get involved as we learn more about the proposed rule.

Read NLIHC's statement here: <https://bit.ly/2VbGaq6>

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## Join NLIHC Webinar on HUD's Proposed Section 3 Rule, May 8

HUD proposed long-awaited updates to the 1994 interim Section 3 rule in early April. NLIHC invites residents of all HUD-subsidized housing programs for a [webinar](#) on the subsidized housing features of HUD's proposed [Section 3 rule changes](#) on **Wednesday, May 8 at 2:00 p.m. ET.**

The purpose of Section 3 is to ensure that when HUD funds are used to assist housing and community development projects, "to the greatest extent feasible" preference for some of the jobs and training opportunities created go to low-income people, particularly those who are recipients of government assistance for housing. Preference for awarding contracts should also be given to businesses owned or controlled by low-income people or to businesses that hire them.

### Two Potential *Positive* Changes Proposed by HUD

- HUD proposes using a "benchmark" indicating that 30% of all "labor hours worked" are by "Section 3 workers" (25%) and "Targeted Section 3 workers" (5%). This would replace the current rule's 30% "new hires" goal. Learn what these new terms mean – and why they might be an improvement – during the webinar.
- HUD proposes adding voucher households and households living in Section 8 properties with project-based rental assistance to the second-level priorities for employment and contracting opportunities. The first priority is still residents of the public housing developments where HUD funds are spent.

### Two Potential *Negative* Changes Proposed by HUD

- HUD would remove Section 3 monitoring and enforcement from HUD's Officer of Fair Housing and Equal Opportunity (FHEO), shifting monitoring and enforcement relating to public housing to the Office of Public and Indian Housing (PIH).
- HUD proposes eliminating any Section 3-specific complaint process.

The webinar will provide details, answer questions, and get your feedback on key issues. After the webinar, NLIHC will provide a sample comment letter and urge you to submit your own comments. Comments are due, June 3.

Register for this May 8, 2:00 p.m. ET webinar at: <https://tinyurl.com/y6zbvqlw>

NLIHC's updated "Preliminary Summary of the Public Housing Portions of the Proposed Section 3 Rule" is at: <https://tinyurl.com/y63yluvl>

An easy-to-read version of the proposed rule is at: <https://bit.ly/2TTTsCV>

An easy-to-read version of the proposed benchmark is at: <https://bit.ly/2VqufBK>



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## Our Homes, Our Votes

### Voters Demand Action on Affordable Housing in Iowa - and Nationally

As she attends presidential town halls throughout Iowa, Lauren Johnson from the Polk County Housing Trust Fund finds affordable housing is top-of-mind for voters. Voters want to know where the candidates stand on solutions to the affordable housing crisis in their state – often being one of the first questions they ask. “It’s unlike anything we’ve seen before,” Ms. Johnson said. But this heightened attention on affordable housing is more than just an Iowa phenomenon – it is happening nationally.

Around the country, presidential candidates are talking about affordable housing on nationally televised town halls and on the campaign trail more than at any other time in recent memory – because voters are demanding they do. The headline of a [New York Times story](#) on April 23 says it all: “Renters Are Mad. Presidential Candidates Have Noticed.”

This national focus on affordable housing in the presidential campaigns is virtually unprecedented. NLIHC President and CEO Diane Yentel is quoted in the *Times* article joking that in past elections housing advocates were hard pressed to find mentions of housing affordability as an issue: “We’ve watched debates and town halls and said: ‘Oh, she said *neighborhood!* They’re talking about our issue.’ Or ‘she said *house!*’ — just trying to find a way to feel hopeful.”

But today voters are speaking up. Lauren Johnson describes what’s happening in Iowa:

“What we are seeing in central Iowa is that housing affordability has been one of the first questions asked of candidates at public events—and that the questions are being asked by attendees. These are not prepared questions from housing advocates. These are questions that are on the minds of the average caucus-goers—and they are beating us [housing advocates] to the punch. Housing affordability is on the minds of all Iowans—rural and urban—and it’s a statewide issue and it impacts all of us. At one event, a student at Drake University was worried about the ability to stay and work in Des Moines on a starting salary—and affordable housing was her primary concern. They want to know what the candidates will do at the federal level to help us all at the state level to make housing more affordable and accessible. We’re all really looking forward to asking more about affordable housing—and to hear the candidates’ answers. As proud Iowans, we’re excited to see this momentum on affordable housing. It’s unlike anything we’ve seen before.”

NLIHC encourages all affordable housing advocates to get involved in non-partisan voter and candidate engagement through the NLIHC [Our Homes, Our Votes](#) initiative because affordable homes are built with ballots every bit as much as they are built with bricks and drywall.

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## Disaster Housing Recovery

### Disaster Housing Recovery Coalition Provides Recommendations for Equitable Access to Assistance

The Disaster Housing Recovery Coalition (DHRC) – an NLIHC-led group of over 800 national, state, and local organizations – sent a [letter](#) on April 30 to House Speaker Nancy Pelosi (D-CA) with recommendations to ensure low-income survivors and communities receive the housing assistance they need for a full and equitable recovery.

The letter includes three priorities for Congress: to work with FEMA and an inclusive group of stakeholders to improve equity within the agency’s programs; to authorize the Community Development Block Grant–Disaster Recovery (CDBG-DR) program; and to encourage greater coordination between federal agencies overseeing disaster recovery. NLIHC and thirteen partner organizations signed onto the letter to Speaker Pelosi on behalf of the full DHRC as conversations about disaster housing recovery increase in the House (see a [Memo 4/8 article](#) on a recent House Financial Services Subcommittee on Oversight and Investigations hearing on the CDBG-DR program).

Read the full letter at: <https://bit.ly/2LiN7lq>

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## **HUD OIG Investigates Whether Trump Administration Slowed Relief to Puerto Rico**

The HUD Office of the Inspector General (OIG) is investigating, as part of a wider inspection of HUD’s disaster grant administration, whether the Trump Administration slowed hurricane relief to Puerto Rico. The OIG sent a [memo](#) to HUD Secretary Ben Carson stating that the agency has “unreasonably” delayed providing the documentation necessary for the investigation. Agencies have received instruction from the White House to work with the administration’s lawyers regarding all oversight requests.

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## **Additional Disaster Housing Recovery Updates – May 6, 2019**

The following is a review of additional disaster housing recovery developments since the last edition of *Memo to Members and Partners* (for the article in the previous *Memo*, see [4/29](#)).

### **Midwest Flooding**

#### **Nebraska**

Disaster Housing Recovery Coalition member Team Rubicon was featured in a local Nebraska [story](#) about their flood-response efforts throughout the region as well as an upcoming effort to assist Pine Ridge, South Dakota.

The Ethel S. Abbott Charitable Foundation and Nebraska Community Foundation [announced](#) the creation of a Nebraska Flood Recovery Fund. The focus will be on community development rebuilding efforts that go “beyond what relief organizations like the Red Cross and Salvation Army are designed to do.”

#### **2018 California Wildfires**

An update from the California Office of Emergency Services (OES) [reports](#) that FEMA is supporting 295 households with mobile or temporary housing units.

California utility PG&E equipment caused, or was connected to, wildfires in 2015, 2017, and 2018. The company – which filed for bankruptcy in January 2019 – recently [stated](#) that they are unsure when they will establish a housing assistance fund or compensate survivors.

### **Hurricane Michael**

#### **Florida**

*State Response*



Governor Ron DeSantis (R) [announced](#) that Florida has been awarded an additional \$5.8 million in federal funding through the National Dislocated Worker Grant to provide disaster relief employment through temporary jobs to support clean-up and recovery efforts.

The Florida Legislature’s spending plan will [include](#) \$200 million for affordable housing, \$115 million of which will go to communities in the Panhandle most impacted by Hurricane Michael.

### *Local Perspectives*

Panama City is [seeking approval](#) from FEMA to use its surplus trailers – staged for Marianna and never used – for interim housing for Hurricane Michael survivors. About 100 trailers have gone unclaimed because FEMA could not contact survivors. The city’s community development department is already taking applications from families seeking a place to live in case the effort is approved.

The first draft of Bay County’s full recovery plan is complete. After initial feedback from task force members and stakeholders, the Bay County Long-Term Recovery Task Force [plans](#) to make the draft available for public input. An overview of the hundreds of proposals included in the report can be found [here](#).

## **Hurricane Florence**

### **North Carolina**

Advocates and residents in Pender County [say](#) an increase in cases of respiratory sickness in the low-income community of Maple Hill are related to post-hurricane mold caused by a lack of attention from government officials and donors.

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## **Research**

### **New Study Examines Public Housing Authorities Operating in the Private Market**

A new study published in *Housing Policy Debate*, “[Public Housing Authorities in the Private Market](#),” examines the factors that impact the involvement of public housing authorities (PHAs) in owning housing outside of the traditional HUD-assisted stock and the extent to which this occurs. PHAs owned more than 150,000 housing units outside of the traditional HUD-assisted stock in 2013.

Declining federal resources since the 1980s, policy devolution, and other policy shifts have increasingly pushed PHAs to use private-market approaches to finance and manage their housing portfolios, including ownership of housing outside of the traditional HUD-assisted stock. To better understand how PHAs have responded to this shifting policy environment, the researchers used multiple data sources to estimate the quantity of housing owned by PHAs outside the traditional HUD-assisted stock and to analyze the characteristics of PHAs that do. Among the data sources researchers used were a national survey of PHA directors, the [National Housing Preservation Database](#) (NHPD) offered by NLIHC and the Public and Affordable Housing Research Corporation, and NLIHC’s database of state and local rental housing programs.

PHAs’ organizational characteristics helped predict whether they owned housing outside of traditional HUD-assisted units. Larger PHAs and PHAs that operated independently of local political offices were far more likely to own housing outside of the traditional stock. The authors suggested this was likely due to the larger PHAs having greater organizational capacity and experience managing rental units and the independent PHAs not being thwarted by local government oversight. When controlling for other factors, neither the presence of affiliate organizations (e.g. non-profit or for-profit development entities) nor experience with HUD

demonstration programs (e.g. Moving to Work) significantly predicted whether PHAs owned housing outside of traditional HUD programs like public housing.

PHAs located in more politically progressive areas, areas with a relatively higher share of very low-income renters living in crowded conditions, and/or areas with a growing share of African American residents all tended to own more units outside of the traditional HUD-assisted stock. PHAs operating in states with a state housing trust fund with a dedicated source of revenue, in states that allowed for consolidation of PHAs, and/or in local jurisdictions with bond-issuing authority were also more likely to own units outside of the traditional HUD-assisted stock.

One key takeaway from the study’s findings is that state and local housing production programs, such as housing trust funds, play a pivotal role in allowing PHAs to acquire and maintain housing outside of HUD assistance. State housing trust funds with consistent funding likely provide these PHAs with critical sources of gap-financing for affordable housing development not available elsewhere.

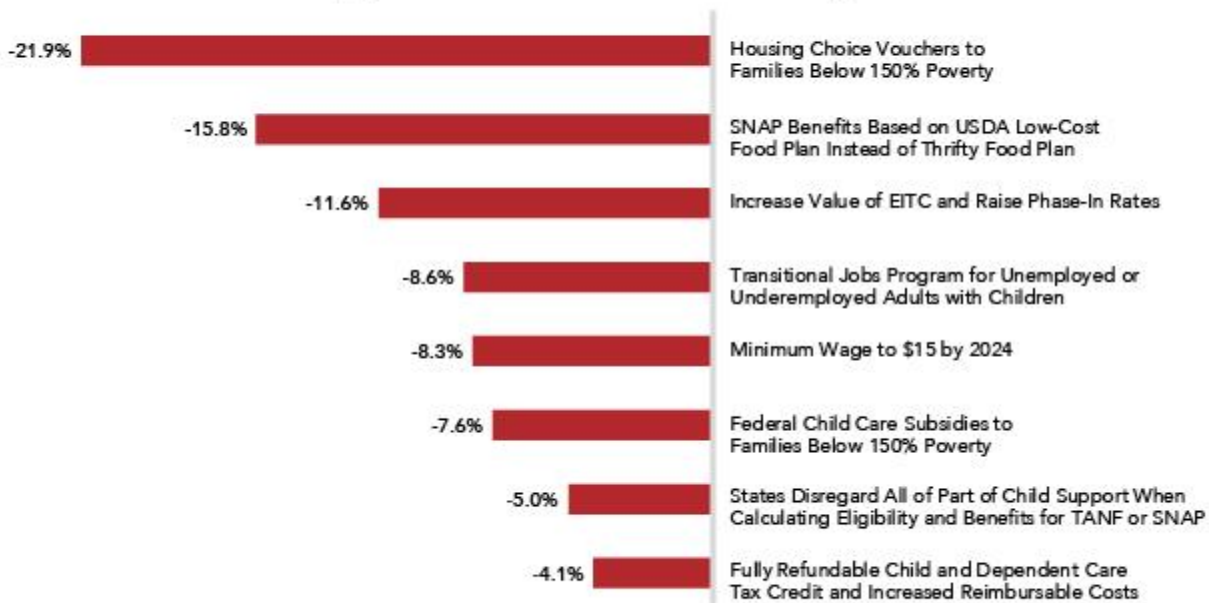
“Public Housing Authorities in the Private Market” is at: <https://bit.ly/2V7TKeW>

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## Fact of the Week

### Expansion of Housing Vouchers Would Have Greatest Impact on Reducing Child Poverty Among Eight Possible Interventions

#### Estimated Impacts of Children's Defense Fund Proposals on Supplemental Child Poverty Rate



Source: Children’s Defense Fund. (2019). *Ending child poverty now*. Washington, DC: Author.

The proposals’ combined impact is a 57.1% reduction in the supplemental child poverty rate, less than the sum of the individual policy changes because the same child can benefit from more than one policy improvement.

Source: Children’s Defense Fund. (2019). [Ending Child Poverty Now](#). Washington, DC: Author.

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## Opportunity Starts at Home

### New Report Finds Expansion of Housing Vouchers Could Play Major Role in Reducing Child Poverty

The Children's Defense Fund (CDF), a leading non-profit child advocacy organization and Steering Committee member of the [Opportunity Starts at Home](#) multi-sector affordable homes campaign, released a new [Ending Child Poverty Now](#) report affirming that greater investments in affordable housing are necessary to end child poverty in America.

Its second edition of the report, updating an earlier study from 2015, calls for immediate action to reduce child poverty in America. The researchers found that, by investing an additional 1.4% of the federal budget into existing programs and policies, the nation could cut child poverty by 57% and lift 5.5 million children out of poverty.

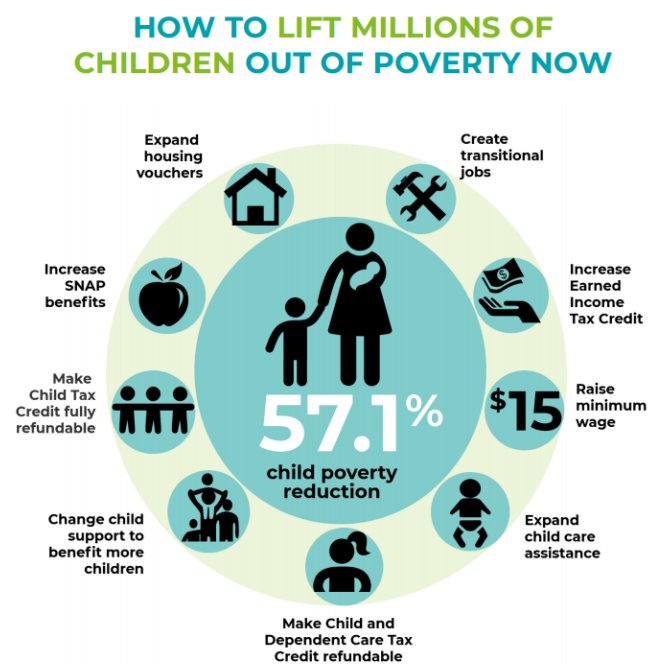
CDF identified nine policy improvements that could be enacted immediately: expanding housing vouchers; creating transitional jobs; increasing the Earned Income Tax Credit (EITC); raising the minimum wage; expanding child care assistance; making the Child and Dependent Care Tax Credit refundable; changing child support to benefit more children; making the Child Tax Credit fully refundable; and increasing SNAP benefits.

The report found that expanding housing vouchers would have the single largest impact among the nine policies, reducing child poverty by 22% and lifting 2.1 million children out of poverty. The report modeled an expansion of housing vouchers for families with children below 150% of the official poverty guidelines who were not already receiving housing assistance and for whom a HUD fair market rent exceeded 50% of their income. This proposal would cost an estimated \$22.3 billion annually.

The report notes, however, that these nine policy improvements should not be considered separately: “Maximizing the impact of these policy improvements requires they be enacted together. Picking and choosing from this menu of policy improvements won’t cut it.”

“It is a moral disgrace and profound economic threat that nearly 1 in 5 children are poor in the wealthiest nation on earth,” said Marian Wright Edelman, CDF founder and president emerita. “This report calls for an end to child poverty for all children and shows how we can get started now with a 57 percent reduction immediately.”

Read the *Ending Child Poverty Now* report at: <https://tinyurl.com/y6ybuqep>



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## From the Field

### Cook County IL Moves to Remove Criminal Records as Barrier to Housing

Research shows that having a stable home reduces recidivism rates among ex-offenders, but renters across the country continue to find themselves barred from housing due to discrimination based on arrest and conviction records. The Cook County (IL) Board of Commissioners took a major step towards fairer access to housing in Chicago and surrounding suburban communities on April 25 by passing the “Just Housing Amendment.”

The Just Housing Amendment eliminates blanket bans by property owners based on arrest and conviction records and instead requires housing providers to look at convictions in an individualized manner. The amendment is expected to affect over 1 million adults in Chicago and surrounding suburban communities.

The day before the amendment’s passage, the Cook County Human Relations Committee heard from residents who shared how having an arrest or conviction record has affected their ability to access safe, stable housing. Family members and advocates turned out to support those testifying.



*Gianna Baker, outreach manager for Housing Action Illinois, addresses supporters at a rally in City Hall shortly before the Just Housing Amendment was voted on by the Cook County Board of Commissioners. Photo credit: Timm Krueger.*

Support for the Just Housing Amendment was led by the Just Housing Initiative, a coalition of over 100 organizations, including NLIHC state partner Housing Action Illinois. This coalition has been fighting for years to eliminate barriers to housing for justice-involved individuals in Cook County. The amendment was championed by chief sponsor Commissioner Brandon Johnson and co-sponsors Commissioner Larry Suffredin and Commissioner Jeffrey Tobolski, among others. The measure will go into effect in November.

"To reduce recidivism and end mass incarceration, we have to make sure that families and individuals have a fair shot when it comes to finding a home," said Housing Action Illinois Outreach Manager Gianna Baker.

For more information on the Justice Housing Initiative and the Just Housing Amendment, contact Gianna Baker at [gianna@housingactionil.org](mailto:gianna@housingactionil.org) or visit <https://justhousinginitiative.org/>

For more information on Housing Action Illinois, visit <https://housingactionil.org/>





Supporters of the Just Housing Amendment gather in City Hall shortly after its passage. Photo credit: Kristin Ginger.

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## Event

### NeighborWorks Brings Training Institute to New Orleans, August 19-23

Join 1,600-2,000 nonprofit professionals for a week of high-quality training in community development, affordable housing, and nonprofit management. The next [NeighborWorks Training Institute \(NTI\) lands in New Orleans](#) August 19-23. Check out the NTI's 100 courses lasting one to five days each and a special Wednesday symposium on the nexus between health and community development: [Closing the Life Expectancy Gap \(ML933\)](#). Register online at: <https://tinyurl.com/krvhgbc>

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## NLIHC in the News

### NLIHC in the News for the Week of April 28

The following are some of the news stories that NLIHC contributed to during the week of April 28.

- “Yes, millions of families spend the bulk of income on housing,” *PolitiFact*, May 2 at: <https://bit.ly/2GY79fA>
- “Since 2008, Only High-Income People Have Seen Their Housing Costs Drop,” *CityLab*, May 2 at: <https://bit.ly/2LmRzj9>
- “Alexandria Ocasio-Cortez: U.S. Hands Tax Cuts To Wealthy While Housing Cuts Leave Kids with Lead Poisoning, Sewage In Apartments,” *Newsweek*, May 1 at: <https://bit.ly/2V7yxBL>
- “Will the Infrastructure Package Include Public Housing?,” *Governing*, April 30 at: <https://bit.ly/2PJrHfQ>
- “Hillsborough leaders promise \$10 million affordable housing boost,” *Tampa Bay Times*, April 29 at: <https://bit.ly/2PTaSQ1>
- “HUD Secretary Ben Carson May End Housing Assistance For Families With Mixed-Immigration Status,” *KJZZ.org*, April 29 at: <https://bit.ly/2PJIyiQ>

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## NLIHC News

### NLIHC Welcomes New Communications/Graphic Design Intern

NLIHC welcomes Nayasia Thomas as the Coalition's summer communication and graphic design intern. Nayasia graduated with a Bachelor of Fine Art degree in graphic and web design from The Art Institute of Washington. Nayasia is considering pursuing a Master of Fine Art in the near future. She enjoys creating art and exploring new techniques and approaches in her work. Please join us in welcoming Nayasia to the NLIHC team!

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## **Where to Find Us – May 6**

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

- Day for Housing, Housing Alliance Delaware, Dover, DE, May 9
- Colorado NAHRO Conference, Vail, CO, May 15
- [New York Association for Affordable Housing NYC Pre-Conference](#), New York, NY, May 15
- [National Association of Local Housing Finance Agencies Conference](#), Denver, CO, May 16
- American Bankers Association Forum on Affordable Housing, Washington, DC, May 23
- [MARC/MAHRA Conference](#), Oxon Hill, MD May 30
- National Association of HUD Tenants Conference, Alexandria, VA, June 9
- Supportive Housing Network of New York Conference, New York, NY, June 13
- [Mental Health America Annual Conference: Dueling Diagnoses](#), Washington, DC, June 14
- [National Symposium on Solutions to End Youth Homelessness](#), New York, NY, June 18
- RESULTS 2019 International Conference, Washington, DC, July 15
- [Wisconsin Partnership for Housing Development](#) Home for Everyone Conference, Eau Claire, WI, July 18-19
- [Housing & Community Development Network of NJ Annual Conference](#), New Jersey (location TBD), October 18
- Rural Housing Summit, San Jose, CA, November 7

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## **NLIHC Staff**

Sonya Acosta, Policy Analyst, x231  
Kyle Arbuckle, Housing Advocacy Organizer, x227  
Andrew Aurand, Vice President for Research, x245  
Lily Barrett, Policy Intern, x241  
Victoria Bourret, Housing Advocacy Organizer, x244  
Josephine Clarke, Executive Assistant, x226  
Abby Cooper, Research Intern, x249  
Dan Emmanuel, Senior Research Analyst, x316  
Ed Gramlich, Senior Advisor, x314  
Paul Kealey, Chief Operating Officer, x232  
Mike Koprowski, Director, Multisector Housing Campaign, x317  
Joseph Lindstrom, Manager, Field Organizing, x222  
Lisa Marlow, Communications Coordinator, x239  
Sarah Mickelson, Senior Director of Public Policy, x228  
Khara Norris, Director of Administration, x242  
Ikra Rafi, Creative Services Specialist, x246  
Catherine Reeves, Development Coordinator, x234



Brooke Schipporeit, Housing Advocacy Organizer, x233  
Nayasia Thomas, Graphic Design Intern, x250  
Elayne Weiss, Senior Policy Analyst, x243  
Chantelle Wilkinson, Housing Campaign Coordinator, x230  
Renee Willis, Vice President for Field and Communications, x247  
Diane Yentel, President and CEO, x225