



MEMO MEMBERS

The Weekly Newsletter of the National Low Income Housing Coalition

FEDERAL BUDGET

Budget Work Stuck on Taxes

The bipartisan negotiations on deficit reduction led by Vice President Joseph Biden were stalled when House Majority Leader Eric Cantor (R-VA) dropped out of the negotiations on June 23, followed soon after by the other Republican participant in the negotiations, Senator John Kyl (R-AZ). The negotiations broke down on whether or not an end to tax breaks for corporations and people earning \$500,000 or more a year should be applied to deficit reduction, along with spending cuts. Leader Cantor and Senator Kyl insist that anything that increases taxes is off the table. Mr. Cantor called for the President to become involved with the negotiations. This upset occurred after the group increased the frequency of their meetings in order to meet its self-imposed July 4 deadline for producing a deficit reduction plan.

NLIHC joined 22 other national groups in urging the Administration and Congressional leaders to protect programs for low income families and individuals in any deficit reduction agreements. The letter's signers represent a coalition of nonprofit groups and religious organizations concerned with the welfare of low income households.

"Cuts to programs that help low income people meet their basic needs or provide them opportunity to obtain decent education and employment would inevitably increase poverty and hardship," the groups write. The letter also notes that a precedent has been set by past deficit reduction packages that not only protected low income households but "reduced poverty and helped the disadvantaged even as they shrank deficits."

Meanwhile, the Congressional Budget Office (CBO) released new projections on the budget and deficit. The House Budget Committee held a June 23 hearing on CBO's latest research on the long-term budget outlook. In his testimony, CBO Director Douglas Elmendorf discussed the negative consequences of the nation's debt continuing to rise over a 25-year period. These consequences include higher interest payments for the government resulting in higher taxes, restriction of policy makers' ability to respond to national financial or economic challenges, and increasing the likelihood that the nation would experience a sudden fiscal crisis due to lack of investor faith in the country's financial stability.

The responsibility for the deficit reduction negotiations is now in the hands of President Barack Obama, Speaker of the House

John Boehner (R-OH) and Senate leadership. It is not clear if they will be able to come to agreement by August 2, the deadline for Congress to take action on the debt ceiling in order to avoid the nation defaulting on its loans.

View the letter to leadership online at <http://www.cbpp.org/ProtectLowIncome.html>

View House Budget Committee testimony at <http://budget.house.gov/UploadedFiles/623elmendorftestimony.pdf>

MORE CONGRESS

NLIHC Testifies at Rental Assistance Hearing

NLIHC Senior Vice President for Policy Linda Couch testified at a hearing of the House Financial Services Subcommittee on Insurance, Housing and Community Opportunity, "Legislative Proposals to Reform the Housing Choice Voucher Program," on June 23. Other witnesses at the hearing included HUD Assistant Secretary for Public and Indian Housing Sandra Henriquez, and representatives of the National Association of Housing and Redevelopment Officials (NAHRO), Quadel Consulting, the Council of Large Public Housing Authorities (CLPHA), the Public Housing Authorities Directors Association (PHADA), the National Leased Housing Association (NLHA), and the Center on Budget and Policy Priorities (CBPP).

The hearing focused on a discussion draft of the Section Eight Savings Act of 2011 (SESA), the latest iteration of what has been known in past congresses as SEVRA, the Section Eight Voucher Reform Act (see Memo, 6/17). Subcommittee Chair Judy Biggett (R-IL) is expected to introduce the bill in the coming weeks.

NLIHC is generally supportive of the SESA draft. "Simply put, if our programs are not targeting extremely low income households, they are not meeting our communities' most pervasive and most acute housing affordability needs. This is why the housing choice voucher program is so important to NLIHC and why we are so eager to see improvements like those in the discussion draft of SESA enacted," said Ms. Couch in her testimony.

In particular, Ms. Couch expressed NLIHC's support for SESA's provisions that would "simplify rent setting and encourage increased earned income while maintaining the core benefit of

these programs to assisted households: rents set to the Brooke standard.” The Brooke standard caps rents at 30% of adjusted income.

Ms. Couch also provided suggestions as to how SESA could be strengthened, including the addition of provisions that would codify voucher renewal and reserve language, create a merged funding stream for Family Self-Sufficiency coordinators, and add language included in previous SEVRA drafts that would make improvements to the project-basing of vouchers.

In the hearing’s first panel, Ms. Henriquez expressed HUD’s support for SESA, and willingness to work with the Subcommittee to further improve the measure. Ms. Henriquez praised SESA’s cost-saving measures, noting in her testimony that the reforms in the bill and in HUD’s FY12 budget request will “save \$1 billion over five years in HUD’s three largest rental housing assistance programs.”

Representative Gary Miller (R-CA) and representatives from CLPHA, PHADA, NHLA and NAHRO spoke in strong support of the Moving to Work (MTW) program, a demonstration that provides a limited number of public housing agencies flexibility from many HUD statutory and regulatory requirements. Although a proposed expansion of MTW was included in previous Section 8 reform bills, it was omitted from the SESA draft.

CLPHA noted in its testimony that it is hopeful that MTW can be included in SESA even though it is controversial. PHADA and NHLA both note their strong support the MTW program but do not directly say in their written testimony that MTW should be included in SESA. NAHRO’s written testimony states that, “If moving and passing long-awaited legislative reforms for non-MTW agencies means doing so without a separate title in SESA [to expand or make permanent MTW], NAHRO would support introduction and passage of a stand-alone and well crafted MTW bill.”

Ms. Couch and Barbara Sard of CBPP voiced strong opposition to the expansion of the MTW program, largely because there is no reliable data on the efficacy of the program despite the fact that it has been in existence for more than 10 years.

Ms. Sard said that CBPP analysis suggests that the MTW program has in fact reduced the number of families served under HUD rent assistance programs. Ms. Sard recommended that an expansion of the program be considered as stand-alone legislation, given the broad agreement on SESA’s other provisions among the witnesses. In response to a question about MTW from Mr. Miller in the hearing’s first panel, Ms. Henriquez said that MTW status is not necessary for PHAs to effectively serve their clients.

Representative Sean Duffy (R-WI) suggested that time limits for housing assistance and work requirements for residents of public and assisted housing be included in SESA, the draft of which does not include any such provisions. In response to Mr. Duffy’s line of questioning, Ms. Couch said that NLIHC opposes such restrictions and noted that households do cycle out of when they no longer need the assistance. Arbitrary time limits would likely result in households returning to the rental assistance waitlist, or worse, may result in a household experiencing homelessness due to the lack of affordable housing, Ms. Couch said.

Ms. Couch said that the majority of households who receive housing assistance from HUD are elderly or disabled, and that working residents simply do not earn enough to be able to afford a market-rate apartment. Ms. Couch noted in her testimony that an expansion of the voucher program and the capitalization of the NHTF are critical to addressing the shortage of affordable housing and ending homelessness in the United States. Arguing for time limits, Mr. Duffy asked, “Are you OK with [the voucher program] being a lifestyle or a program for transition?” “I don’t think it’s a lifestyle. I think it’s a safety net,” Ms. Couch said.

Representative Emanuel Cleaver (D-MO) disagreed with Mr. Duffy’s assertion that receiving housing assistance is a “lifestyle” for people, and Ms. Biggert noted that Mr. Cleaver’s comments in response to Mr. Duffy’s remarks was “very appropriate.”

An archived webcast of the hearing and witness testimony are available at <http://financialservices.house.gov/Calendar/EventSingle.aspx?EventID=247180>

The draft SESA bill is available at <http://financialservices.house.gov/Calendar/EventSingle.aspx?EventID=247180>

NLIHC’s press release on the hearing is available at http://nlihc.org/detail/article.cfm?article_id=7987&id=48

House Bill Introduced to Increase Flexibility for Community Development Block Grants

Representative Ileana Ros-Lehtinen (R-FL) introduced H.R. 2183, the CDBG Public Services Flexibility Act of 2011, on June 15. The bill would increase the portion of Community Development Block Grant (CDBG) funding that can be used for public services from 15% to 25%. The new flexibility would make it easier for local agencies providing a range of social services to receive grants. The bill was referred to the House Committee on Financial Services and has five co-sponsors.

Senator Bill Nelson (D-FL) introduced a similar bill on May 4 that would provide the same increase in the portion of CDBG funds available to public service projects (see Memo, 5/13).

HUD

HUD Holds Discussion of 2010 Public Housing Capital Needs Assessment Study

HUD's Office of Public and Indian Housing (PIH) held a town hall meeting on June 24 to summarize and discuss a report titled, *Capital Needs in the Public Housing Program*.

In November 2007, Congress directed HUD to undertake a public housing capital needs assessment. Two similar studies were conducted in 1985 and 1998. The consulting firm Abt Associates began work in April 2008 and submitted a final report to HUD in November 2010.

The capital needs study provides two types of assessment. One estimates the repair or replacement costs of systems that require immediate action to restore them to working order, the capital needs "backlog." Another estimates "accrual needs," new repair or replacement costs that emerge each year as building systems wear out through normal use. Accrual need is calculated based on the assumption that the backlog is met, an unlikely occurrence. Both types do not include routine maintenance.

The latest estimate of the capital needs backlog for all federal public housing amounts to \$25.6 billion (\$23,365 per unit). Of this total, \$20.7 billion (\$19,029 per unit) is derived from on-site inspections. A nationally-representative sample of 140 public housing agencies (PHAs) was selected, and at each of those PHAs a sample of four units were inspected at 548 developments, including all developments in the sample with more than 500 units. Capital needs vary considerably, with 25% of units with needs less than \$5,248 per unit, while another 25% have capital needs greater than \$28,570 per unit.

Dwelling unit systems comprise 38% of backlog needs, and building systems (for example, roof, windows, exterior walls) account for an additional 34%. Site systems (e.g., sidewalks, streets) make up 19% of capital needs, while building mechanical systems (e.g., elevators, heating and air conditioning) are only 8% of need.

In addition to the inspection-based capital needs, estimates were made for three other backlog components: \$4.2 billion for cost-effective energy and water efficiency improvements, \$307 million for lead paint abatement, and \$265 million to accommodate people with disabilities. The energy and water

improvement estimates were based on a computer model, while the lead paint and disability improvements were based on PHA survey responses. Six percent of the stock needs lead paint abatement, a high percentage.

Because of the timing of the inspections, the 2010 capital needs estimates do not take into account the \$4 billion available from the stimulus money provided by the American Recovery and Reinvestment Act (ARRA). HUD reports that about \$3 billion in ARRA funds were used to reduce the capital needs backlog.

In order to make comparisons of the inspection-based backlog of capital needs between 2010 and 1998, adjustments had to be made to compensate for methodological differences. The result is that the adjusted estimated of 2010 capital needs backlog is \$31.9 billion, compared to an adjusted \$33.1 billion in 1998, a 3.4% decline overall. However, because many public housing units were removed from the inventory since 1998 due to demolition or sale, there were 9% fewer units in 2010. Therefore, the 2010 per unit estimate of backlogged capital needs is an increase of 6.3% (from \$27,679 to \$29,421).

Comparisons of lead paint abatement, disability accommodation, and energy and water efficiency needs cannot be made because of irreconcilable methodological differences between 2010 and 1998.

The annual accrual needs over the next 20 years are estimated to be \$3.4 billion per year (\$3,155 per unit), a 15% increase over 1998.

In the future, HUD's introduction of a Physical Needs Assessment (PNA) system for measuring needs on an ongoing basis will take the place of the occasional capital needs assessment. The PNA will make project-level data available, integrate energy audits, and include a module to collect data on repairs and improvements needed to make public housing quality closer to that of market rate quality. The PNA system will have data from every public housing project and will be generated annually.

Capital Needs in the Public Housing Program is at http://portal.hud.gov/hudportal/documents/huddoc?id=PH_Capital_Needs.pdf.

A copy of a Question and Answer document is at <http://www.nlihc.org/doc/Capital-Needs-Assessment-Q&A.pdf>

A HUD media release is at http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2011/HUDNo.11-132.

A copy of the PowerPoint from the June 24 town hall is at <http://www.nlihc.org/doc/PH-CNA-Town-Hall-Powerpoint-6-24-11.pdf>

HUD Secretary Issues Letter on Ex-Offender Re-Entry

On June 17, HUD Secretary Shaun Donovan sent a letter to public housing agency (PHA) directors regarding efforts to allow ex-offenders to reunite with their families living in subsidized housing.

“Research shows that ex-offenders who do not find stable housing in the community are more likely to recidivate than those who do, yet people returning to their communities from prison often face significant barriers to obtaining housing,” Secretary Donovan said in his letter.

The letter describes what PHAs must do related to bans on occupancy because of criminal behavior, and what standards PHAs must develop to prohibit admission if PHAs determine certain kinds of activity warrant bans.

There are only two explicit bans on occupancy from HUD assisted housing based on criminal activity. PHAs must establish a lifetime ban on admission to the public housing and voucher programs for individuals found to have manufactured or produced methamphetamine on the assisted housing premises, and for sex offenders subject to a lifetime registration requirement under a state sex offender registration program.

PHAs must also establish standards, the letter reminds PHAs, that prohibit admission if the PHA determines that any household member is currently engaged in illegal use of a drug, or the PHA has reasonable cause to believe that a household member’s drug use, alcohol use, or pattern of such use may threaten the health, safety, or right to peaceful enjoyment the premises by other residents.

PHAs must also prohibit admission of an applicant for three years from the date of eviction if a household member has been evicted from federally assisted housing for drug-related criminal activity. Here, the Secretary writes, PHAs have discretion to consider mitigating circumstances, such as participation in drug rehabilitation programs, or that the circumstances that lead to the eviction no longer exist.

“Beyond these restrictions, PHAs have broad discretion to set admission and termination policies for the public housing and housing choice voucher programs,” the Secretary writes.

A 2004 report from Human Rights Watch found that many PHAs were using their discretionary authority to keep out numerous people. “Our research indicates that, in practice, these discretionary categories are used to exclude a wide swath of people with criminal records without any reasonable basis to believe they may actually pose a risk,” the 2004 report said.

In its June 23 testimony on a draft Section 8 Savings Act bill, NLIHC testified in support of including language from previous

versions of the bill that would help communities respond to re-entry issues (see related article on the hearing in this issue of Memo).

NLIHC’s written testimony urged adoption of language that would limit denials of assistance for criminal activity to “violent and drug-related activity or a pattern of other criminal activity during a reasonable period before the admission date and where there is credible and objective evidence.”

View Secretary Donovan’s June 17 letter at <http://www.nlihc.org/doc/Donovan-PHA-ExOffenders-Letter.pdf>

View the 2004 report from Human Rights Watch at <http://www.hrw.org/en/reports/2004/11/17/no-second-chance>

HUD Clarifies Non-Elderly Disabled Voucher Policies

On June 14, HUD issued Public and Indian Housing (PIH) Notice 2011-32 clarifying that when a voucher originally designated for a non-elderly disabled (NED) household turns over, the voucher must be reissued to the next NED family on the waiting list. Advocates believe the Notice will better ensure NED households will continue to have access to these vouchers in the future.

The Frank Melville Supportive Housing Investment Act, enacted in late 2010, states that, upon turnover, all vouchers for NED families received from appropriations since 1997 must be used for NED families “to the maximum extent possible.”

In the Notice, HUD states that it is “extremely unlikely” that a public housing agency (PHA) could legitimately claim that it was not practical to reach NED families to apply to its waiting list. Therefore, a PHA will be responsible for maintaining the same number of vouchers for NED families as it has gained since 1997 by securing special purpose NED vouchers from various Notices of Fund Availability (NOFAs). This number will be the PHA’s NED baseline, establishing the number of NED families it must continue to serve.

The Notice also states that NED vouchers should be affirmatively marketed to a diverse population of NED-eligible families in order to attract households covered by the Fair Housing Act that are least likely to apply, such as racial and ethnic minorities.

Waiting list guidance is also provided. For instance, a PHA currently serving the required number of NED families cannot skip over a NED family on the waiting list. For example, if that PHA has five regular vouchers to issue and the next five families on the waiting list are NED households, the regular vouchers should be issued to those next five households. However, the regular vouchers used by NED families would not increase

the PHA's NED baseline. Another waiting list reminder is that a "Category 2" voucher must only be used by another Category 2 household, one that has a NED person transitioning from a nursing home or other healthcare institution into the community.

The Notice also outlines several reasonable accommodations issues, beginning by reminding PHAs that a family may always request a reasonable accommodation in order to enable program participation by individuals with disabilities. If a family with a disabled person finds a home that provides a necessary reasonable accommodation but the rent is higher than the PHA's payment standard, the family may request and the PHA approve, a higher payment standard of up to 110% of the fair market rent (FMR). The HUD Field Office may also approve an exception payment standard of up to 120% of the FMR.

NLIHC testified before the House Financial Services Subcommittee on Insurance, Housing and Community Opportunity that housing authorities should be able to increase payment standards to 120% as a reasonable accommodation for persons with disabilities without HUD approval (see related article in this issue of Memo).

Additional reasonable accommodation guidance includes allowing an extra bedroom in order to enable disability-related overnight care, and requiring PHAs to permit the use of any special housing type such as congregate housing, group homes, and single room occupancy housing.

The Technical Assistance Collaborative (TAC) estimates that there are more than 60,000 NED vouchers. The TAC website provides information on the number of NED vouchers in a given community at <http://www.tacinc.org/resources/data/vouchers>

PIH Notice 2011-32 is available at <http://portal.hud.gov/hudportal/documents/huddoc?id=PIH2011-32.PDF>

HUD, NeighborWorks Launch Program to Help Homeowners At Risk of Foreclosure

HUD, in partnership with NeighborWorks America, announced on June 20 the launch of a federal program to assist homeowners at risk of foreclosure due to unemployment, underemployment, or a medical condition.

The Emergency Homeowners' Loan Program (EHLPL) will provide interest-free loans of up to \$50,000 for the monthly mortgage payments of qualified and approved homeowners. HUD estimates that the program will "aid up to 30,000 distressed borrowers, with an average loan of approximately \$35,000."

HUD has approved 27 states and Puerto Rico for participation in the \$1 billion program. Funds are intended to augment existing federal efforts such as the Department of the Treasury's Hardest Hit Fund, which made available \$7.6 billion to the District of Columbia and the 18 states deemed most impacted by the foreclosure crisis. Five additional states—Connecticut, Delaware, Idaho, Maryland, and Pennsylvania—have pre-existing state-level programs similar to EHLPL. These states were approved in April to directly administer EHLPL funds.

The 2010 Dodd-Frank Wall Street Reform Act authorized EHLPL. The program has faced opposition from Republicans in Congress. On March 12, the House of Representatives passed legislation that would terminate the program (see Memo, 3/11). However, the Senate did not consider the measure and EHLPL remains intact.

Dodd-Frank also requires the funds be spent by September 30, 2011. With the program guidance just now completed, the timeline for the program is very condensed. To be considered for assistance, homeowners must apply to the program by July 22 and the government is required to make application approval decisions by September 30. Advocates are concerned that the short timeframe may limit the government's ability to enroll at-risk homeowners, and may result in unspent funds.

Information about EHLPL and its eligibility requirements are available at <http://www.FindEHLPL.org> or at 1-855-FIND-EHLPL (1-855-346-3345).

Second Round of Sustainable Communities Regional Planning Grants Announced

On June 21, HUD provided an informal advance notice that \$67 million will be available for a second round of Sustainable Communities Regional Planning Grants. Funds will be awarded competitively to regional consortia comprised of state or local governments, metropolitan planning organizations, nonprofits, educational institutions, and philanthropies.

The intent is to encourage regional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure development. There will be two categories: one to support preparation of regional plans; and another to modify existing regional plans so that they are in accord with the Partnership for Sustainable Communities' six Livability Principles (see Memo, 6/19/09), or to prepare more detailed execution plans for an already-adopted regional plan.

Of the \$67 million, at least \$17.5 million will be awarded to regions with populations of less than 500,000. This includes medium-sized regions with populations between 200,000 and 499,999 (eligible for grants up to \$3 million) and small-sized

regions with populations less than 200,000 (eligible for grants up to \$1.5 million). The maximum large metro region grant is \$5 million.

The advance notice, HUD media release, and information about the first round is available at the Office of Sustainable Housing and Communities website, http://portal.hud.gov/hudportal/HUD?src=/program_offices/sustainable_housing_communities/sustainable_communities_regional_planning_grants

FROM THE FIELD

CO Advocates Push for Greater Penalties for Crimes Against the Homeless

During the 2011 state legislative session, the Colorado Coalition for the Homeless (CCH), an NLIHC state coalition partner, led advocates in support of SB11-004, the Hate Crimes Against the Homeless bill sponsored by Senator Lucia Guzman and Representative Dan Pabon. Advocates included CCH, the Harm Reduction Action Center, Urban Peak, Denver Department of Human Services, Denver's Road Home and an online community of 35 organizations.

The legislation, which would have added "homeless status" into the state's bias-motivated crimes statute, also known as the hate crimes statute, passed the state Senate with bipartisan support but failed on a party-line vote in the House Judiciary Committee. Currently, Colorado's bias-motivated crimes statute includes protections for victims of crimes motivated by race, color, religion, ancestry, national origin, sexual orientation and physical or mental disability prejudices. Colorado would have been the third state to enact such a law, following successful legislation in Maryland and Florida.

According to the National Coalition for the Homeless, between 1999 and 2009 Colorado ranked 5th in the number of hate crimes and acts of violence committed against the homeless, following California, Florida, Texas and Ohio. There were a total of 47 violent offenses against the homeless during this time period in Colorado, with 22 crimes resulting in the death of a homeless individual. Offenders are often thrill-seeking juveniles or young adults committing offenses ranging from harassment to brutal crimes such as decapitation.

B.J. Iacino, Director of Education and Advocacy at CCH, testified in the Judiciary and Finance Committee hearings in the Senate, and the House Judiciary Committee's hearing. She gave a national and state overview of the issue, including media depictions and public perceptions related to homelessness and resulting bias crimes, and the symbolic effect the legislation

would have on reducing the stigma of homelessness. A homeless individual testifying in support of the bill referenced animal cruelty laws and asked, "Don't I deserve the same protections as a dog?"

"Crimes against the homeless are of a prejudicial quality unlike more commonplace crimes and deserve greater penalties. National reports have documented over a thousand crimes committed with prejudice against America's homeless community over the past decade. Homeless murders are about double that of all those within other protected groups combined," Ms. Iacino testified. While the legislation did not ultimately succeed, it played a significant role in fostering discussions related to homelessness at a time when social services were not popular issues among Colorado's lawmakers.

"These crimes also result in greater physical abuse; they tend to be excessively brutal," said Meg Costello, Public Policy Manager with CCH. "To live on the streets or to bounce from shelter to shelter is to live in a constant state of severe trauma. Without the safety of a home to go to, one becomes a sitting duck for some of the ugliest crimes you can imagine. Crimes of this nature deserve enhanced penalties under the law because hate crimes have a wider impact than ordinary crimes. Hate crimes affect not only the victim, but all members of the victim's group. We are glad to have legislators talking about this important issue and will continue working to ensure those without homes are protected to the fullest extent of the law."

For more information contact Meg Costello, Public Policy Manager, Colorado Coalition for the Homeless, mcostello@coloradocoalition.org

RESOURCES

Priced Out in 2010: No Place is Affordable for People on SSI

The Consortium for Citizens with Disabilities (CCD) Housing Task Force and the Technical Assistance Collaborative (TAC) released the 7th edition of the *Priced Out* report on June 20.

Priced Out highlights the effects of the affordable housing crisis on non-elderly people (those aged 18-65 years) with serious and long-term disabilities who depend on federal Supplemental Security Income (SSI) to meet basic needs. SSI helps approximately 4.4 million people with disabilities with little to no income by providing them with monthly income for food, clothing, and shelter. The report shows that without housing assistance, it is nearly impossible for those receiving SSI payments to afford safe and adequate housing, let alone food or clothing.

In 2010, as a national average, 112% of a person's monthly SSI payment is needed to rent a modest one-bedroom unit at HUD's published Fair Market Rent. This is a significant increase from the 69% needed when *Priced Out* was first published in 1998. The authors found 218 housing markets in 42 states with modest units priced above 100% of monthly SSI, along with 30 other markets with rents equal to, or in excess of, 150%. These figures clearly illustrate the financial challenges people with disabilities face.

Perhaps most alarming, the report documents that people with disabilities receiving SSI payments are priced out of all 2,572 of the country's metropolitan and non-metropolitan housing market areas. Consistently the nation's poorest residents, those who rely on SSI as their sole source of income live on \$8,436 annually, equal to only 18.7% of the 2010 national median income for one person. The authors of *Priced Out* refer to the wage data in the NLIHC *Out of Reach* report to further conclude that even if those dependent on the SSI program moved to employment, they would still be likely to experience difficulty affording decent housing.

Such circumstances have led more than 1.2 million people with disabilities to live in homeless shelters, nursing homes, public institutions, and other non-institutional group quarters. The report notes that recent legislation to reform HUD's Section 811 Supportive Housing for Persons with Disabilities program – the Frank Melville supportive Housing Investment Act of 2010 – could expand permanent supportive housing. CCD and TAC estimate more than 50,000 new supportive housing units can be created within five years if the new legislation is fully funded by Congress in FY12.

Priced Out in 2010 is available at <http://www.tacinc.org/downloads/PricedOut2010/PricedOut2010.pdf>

NAEH Releases Progress Report to Mark One Year Anniversary of *Opening Doors*

The National Alliance to End Homelessness (NAEH) released a progress report on the implementation of *Opening Doors: The Federal Strategic Plan to Prevent and End Homelessness*, on June 22, one year after "Opening Doors" was released (see Memo, 6/25/10).

Opening Doors set forth a plan to end chronic and veteran homelessness in five years, and family and youth homelessness within ten years, proposing 52 strategies, organized under 10 objectives, to meet these goals. The NAEH progress report rates federal agency actions on each of these strategies, assigning each a grade of "measurable progress," "progress," or "no progress."

According NAEH, progress has been made on 39 of the 52 strategies (75%) and there has been measurable progress

made on 18 of the 52 strategies (35%). NAEH concludes that, in order for the goals of the plan to be met, more work is needed on the objectives "Provide Affordable Housing" and "Increase Economic Security." Specifically, within the objective "Provide Affordable Housing," the progress report finds that no progress has been made on the strategy to "expand the supply of affordable rental homes."

To mark the anniversary of *Opening Doors*, the United States Interagency Council on Homelessness (USICH) held a call for stakeholders on June 22, where it announced that it will soon release its own report on progress made on the goals and strategies outlined in *Opening Doors*.

The NAEH Progress Report on *Opening Doors* is available at: <http://www.endhomelessness.org/content/article/detail/4024>

Opening Doors is available at: http://www.usich.gov/PDF/OpeningDoors_2010_FSPPPreventEndHomeless.pdf

A recording of the USICH stakeholder call will be available at: <http://www.usich.gov/>

NLIHC NEWS

NLIHC Seeks Fall Interns

NLIHC is accepting applications for Fall 2011 intern positions. Interns are highly valued and fully integrated into NLIHC's staff work. We seek students who are passionate about social justice issues and have excellent writing and interpersonal skills. The following positions are available:

Communications Intern. Executes social media strategy and writes and coordinates content for the NLIHC blog and select publications. Responsible for daily maintenance of the press contact database and press hit tracking.

Policy Intern. Tracks new legislation, attends and summarizes Congressional hearings for *Memo to Members*, participates in visits to Congressional offices, and develops materials for use in lobbying the House and Senate to accomplish NLIHC's mission. Updates the Congressional database.

Outreach Intern. Assists with grassroots organizing efforts for the National Housing Trust Fund Campaign and other legislative campaigns. Assists with membership prospecting, recruitment and retention efforts and internal database updates.

Research Intern. Assists with quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and helps staff respond to research inquiries.

All interns will contribute articles to our newsletter and perform other duties as assigned. A small stipend is available.

In their cover letter, interested students should specify which position(s) they prefer. The cover letter and resume should be sent to:

Bill Shields, Vice President for Operations

National Low Income Housing Coalition

727 15th Street NW, 6th Floor

Washington, DC 20005

or via email to bill@nlihc.org or fax at 202-393-1973. Please call 202-662-1530 x 232 with any questions.

FACT OF THE WEEK

SSI Significantly Less than the Cost of Affordable Housing

Five highest and lowest ratios of the Housing Wage* to Supplemental Security Income (SSI) as an hourly wage, by state, 2010

State	NLIHC Housing Wage	SSI as Hourly Wage	Ratio
<i>Five Highest</i>			
Hawaii	\$25.60	\$3.89	6.58
District of Columbia	25.35	3.89	6.52
New York	21.03	4.39	4.79
Massachusetts	19.55	4.55	4.30
California	20.85	4.88	4.27
<i>Five Lowest</i>			
Arkansas	9.71	3.89	2.50
Iowa	9.72	3.89	2.50
West Virginia	9.51	3.89	2.44
South Dakota	9.14	3.89	2.35
North Dakota	9.05	3.89	2.33
National Average	\$15.10	\$4.06	3.7

*The Housing Wage is the amount of income a household must earn per hour, working forty hours a week 52 weeks a year, to afford HUD's local Fair Market Rent at 30% of income.

Source: Consortium for Citizens with Disabilities Housing Task Force, & Technical Assistance Collaborative, Inc. (June 20, 2011). Priced Out in 2010. Retrieved June 20, 2011 from <http://www.tacinc.org/downloads/Priced Out 2010/PricedOut2010.pdf>

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ABOUT NLIHC

The National Low Income Housing Coalition is dedicated solely to achieving equitable federal policy that assures affordable, accessible, and healthy homes for the people with the lowest incomes in the United States.

Established in 1974 by Cushing N. Dolbeare, NLIHC educates, organizes, and advocates to ensure decent, affordable housing within healthy neighborhoods for everyone.

TELL YOUR FRIENDS!

NLIHC membership is the best way to stay informed about affordable housing issues, keep in touch with advocates around the country, and support NLIHC's work.

NLIHC membership information is available at www.nlihc.org/join. You can also e-mail us at outreach@nlihc.org or call 202-662-1530 to request membership materials to distribute at meetings and conferences.



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