ACLS Leading Edge Fellowship

<table>
<thead>
<tr>
<th>Project:</th>
<th>Preserving Housing Stability of Federally Assisted Tenants</th>
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<tr>
<td>Organization:</td>
<td>National Low Income Housing Coalition (Washington, DC)</td>
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<tr>
<td>Location:</td>
<td>Remote</td>
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<td>Stipend:</td>
<td>$60,000 per year, plus health insurance and professional development funding</td>
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<td>Start Date:</td>
<td>September 2021</td>
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**ORGANIZATION DESCRIPTION**

NLIHC is a national advocacy, policy, and research organization whose mission is to achieve socially just public policy that ensures people with the lowest incomes in the United States have affordable and decent homes. To learn more, visit [https://nlihc.org/](https://nlihc.org/)

**PROJECT DESCRIPTION**

The federally assisted housing stock is a significant source of stable, affordable, and decent housing for low-income renters. Tenants of certain properties, however, are at risk of losing their affordable rental homes and experiencing housing instability when their properties’ affordability restrictions expire, enabling landlords to raise rents to market price. The Low Income Housing Tax Credit (LIHTC) is the largest affordable rental housing production subsidy in the U.S. LIHTC properties must remain affordable for at least 15 years, and typically 30 years. A previous NLIHC report estimated that more than 400,000 affordable rental homes could be at-risk of loss from the affordable housing stock over the next decade because of expiring restrictions. We know that the strength of local housing markets and housing policy influence this risk. Yet, we know very little about tenants’ experiences when they can no longer afford their rental homes and face housing instability. Who is most at risk of losing their current residence? If they remain in their current apartment, how do they manage to do so? If they move, where do they move?

The ACLS Leading Edge Fellow will develop a qualitative research initiative, using interviews and other data sources, to identify LIHTC properties recently lost or at risk of being lost from the affordable housing stock and learn tenants’ and property managers’ perceptions and experiences. The findings will help us to better understand the impact of housing markets and affordable housing policies on tenants’ experiences and help us formulate policy to preserve the housing stability of low-income tenants. This is a full-time commitment for the fellowship year, including dedicated time for professional development activities.

**Responsibilities and tasks:**

- Develop a research plan for identifying LIHTC properties recently lost or at risk of being lost from the affordable housing stock
- Complete interviews with tenants and property managers
- Analyze existing data on LIHTC
- Author (or co-author) report about analysis and findings
- Participate in other NLIHC research team projects and staff activities

**Qualifications:**

- PhD in any field of the humanities or humanistic social sciences. Read more about eligible fields [here](#)

This position is **only** available through the Leading Edge Fellowship program. You may **not** contact the host institution to inquire about this position.
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- Knowledge of qualitative research methods, excellent communication skills (written, verbal, and interpersonal);
- Ability to write for a wide range of audiences, attention to detail;
- Ability to manage a project from inception to completion;
- Ability to work in a fast-paced environment and be adaptable/flexible.

APPLICATIONS

- Information on the Leading Edge Fellowship Program: https://www.acls.org/Competitions-and-Deadlines/Leading-Edge-Fellowships
- All applications must be submitted through the ACLS Online Fellowship Application System (ofa.acls.org)
- Application deadline: 9pm EDT, May 6, 2021