



## Public Policy Internship

The National Housing Trust is the nation's leading expert in preserving, improving and maintaining affordable housing – ensuring that privately owned rental housing remains in our affordable housing stock and is sustainable over time. Using the tools of real estate development, rehabilitation, finance, and policy advocacy in conjunction with sustainable practices, the Trust is responsible for saving more than 36,000 affordable homes in all 50 states, leveraging more than \$1.2 billion in financing. The National Housing Trust is the only national non-profit engaged in housing preservation through public policy advocacy, real estate development, and lending.

- **Policy Engagement:** We persuade federal, state, and local policymakers to dedicate resources towards the revitalization of existing affordable homes.
- **Real Estate Development:** We work with investors to raise the capital necessary to buy and renovate affordable homes that are deteriorating or are on the verge of being converted to more expensive housing.
- **Lending:** We provide loans to help developers purchase and renovate affordable homes.
- **Energy Solutions:** We incorporate energy efficient and sustainable practices into everything that we do. From supporting energy efficiency policies, to retrofitting properties with solar panels or energy efficient appliances, we are committed to reducing the energy burden for tenants and protecting the environment along the way.

***NHT has an opening for a full- or part-time paid policy intern with excellent organizational, research, and writing skills to assist the public policy team.*** The Public Policy Intern will play an integral role in assisting in the execution of state policy advocacy campaigns aimed at preserving and greening existing affordable housing. Our intern will work on a variety of research and writing projects, including but not limited to:

- Reading and analyzing Qualified Allocation Plans (an annual plan prepared by state housing finance agencies that establishes the criteria by which it will allocate Low Income Housing Tax Credit), paying special attention to incentives related to: preservation, green building, sustainable communities, transit, rural housing, opportunity housing, community revitalization, cost containment measures, and senior housing;
- Updating our database of state & local affordable housing preservation policies, [PrezCat](#);
- Communicating with state Housing Finance Agencies to collect data on annual allocations of Low Income Housing Tax Credits;
- Researching and drafting potential research papers on trends in the affordable housing industry.

Our intern must be dependable, flexible, independent and able to multi-task. Commitment to policies affecting low-income people as well as a good sense of humor are required. The hours of the position are flexible, depending on the availability of the intern.

***Interested parties should send a resume and cover letter to [labernathy@nhtinc.org](mailto:labernathy@nhtinc.org) with "Policy Internship" in the subject line. No phone calls please.***

National Housing Trust

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