



Law /Policy Intern – Affordable Housing and Sustainability (Temporary)

LOCATION: Washington, DC – Hybrid work schedule available

SALARY: Commensurate with experience

DATES: (approx.): Immediate – part time with option of full time for Summer 2023

[Stewards of Affordable Housing for the Future \(SAHF\)](#) is a collaborative of twelve [nonprofit affordable housing providers](#) who own more than 145,000 affordable rental homes across the nation. SAHF members are committed to the long-term affordability, sustainability and expansion of rental housing that makes a difference in people’s lives. **Our mission is to advance the creation and preservation of healthy, sustainable affordable rental homes that foster equity, opportunity, and wellness for people of limited economic resources.** We are looking for a law or public policy graduate student to help us put our mission into action.

SAHF and its members are a dynamic team focused on learning from and applying **on-the-ground experience to systems change and to advancing more effective and equitable federal policy and practice.** We collaborate to expand, innovate, and scale business and mission opportunities and policy change. SAHF members are also committed to [measuring their impact](#). The [Impact of Home](#) report details some of this work. SAHF has also long recognized the importance of building and operating housing that is energy- and water-efficient and provides a healthy living environment. [SAHF members](#) have led the field in committing to reducing energy and water consumption and the [Big Reach](#), a collaborative initiative of SAHF, its members, and partners, demonstrated the successful achievement of reducing portfolio-wide energy usage by 29% and water usage by 24%, compared to our 2010 baseline.

Recent legislation including the American Rescue Plan and the Inflation Reduction Act offer opportunities and resources for preserving and expanding the supply of affordable homes that are healthy and sustainable and move the sector towards decarbonization. SAHF and its members are applying their real world to advocate for implementation of new programs and distribution of funds that will work in collaboration with current programs and practices and ensure the creation of more equitable communities.

JOB DESCRIPTION

The Law/Policy Intern will support SAHF’s Policy and Energy & Sustainability teams with research and analysis on regulations and sub-regulatory guidance applicable to housing assistance programs (Section 8, Section 202, Low Income Housing Tax Credit). The intern will create summaries of guidance around including how utilities are paid for (utility allowances)

and benchmarked and support the SAHF team in developing both policy recommendations and resources for practitioners. This research will help practitioners access resources for retrofits and sustainability improvements in affordable rental homes. The intern may also conduct regulatory and program guidance research and analysis around housing and services, and the administration of the Housing Choice Voucher Program.

This position offers the opportunity to deepen skills in regulatory and sub-regulatory research and policy development and implementation. The intern will also gain exposure to affordable housing practitioners and experience applying regulations and policy guidance to a large portfolio of affordable rental homes.

Roles and Responsibilities: The Law and Policy Intern will have the following broad job responsibilities. Legal research and analysis will be supervised by a licensed attorney.

- Identify statutory, regulatory, and sub-regulatory guidance applicable to SAHF's member portfolio and create summaries of applicable guidance by property and subsidy types.
- Develop analyses of practical challenges for applying this guidance in new and existing programs.
- Draft regulatory comment letters to federal and state agencies.
- Support SAHF staff in developing policy recommendations and resources for practitioners.
- Other policy work as assigned.

Required skills and experience:

- Bachelor's degree.
- Current Law or Public Policy Master's degree candidate.
- Excellent legal research and writing skills.
- Demonstrated interest in affordable housing and community development and policymaking.
- Strong attention to detail.
- Demonstrates initiative and curiosity.
- Committed to collaboration, excellent customer service and SAHF's mission.
- Demonstrated ability to research and synthesize topical information, draw connections between topic areas, and assess policy implications for a specific sector.
- Familiarity with utility allowances, energy and water utility benchmarking or other energy-related issues for affordable housing a plus.

SAHF is committed to a diverse and inclusive workforce and encourages all candidates, especially those who have been historically underrepresented based on race/ethnicity, age, disability, sexual orientation, gender, socioeconomic status, citizenship status, or religion, to apply. On a daily basis, we are committed to our core values of Respect, Diversity and Inclusion, Collaboration, Stewardship and Integrity. You can learn more about us on [our website](#).

Please submit resume and cover letter to jobs@sahfnet.org. Thank you.