NATIONAL LOW INCOME HOUSING COALITION

Memo to Members

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In This Issue:

FEDERAL BUDGET

More than 2,500 Groups Ask Congress to #RaiseTheCaps

In a letter sent to all Senate and House Members on September 10, more than 2,500 organizations called on Congress to raise the sequester spending caps. At a rally and press conference announcing the delivery of the letter on Capitol Hill, House Committee on the Budget Ranking Member Christopher Van Hollen (D-MD) called on his Republican colleagues to negotiate a way to raise the spending caps, avoid a government shutdown, and provide adequate funding for federal programs.

The letter was coordinated by NDD United, a broad network of organizations representing non-defense discretionary (NDD) programs. More than 600 organizations that signed onto the letter were from the housing, homeless, and community development sector, demonstrating the depth of concern for FY16 HUD funding if sequester caps remain in place.

"With sequestration relief expiring in fiscal year 2016 and appropriations bills now being written to the sequestered spending caps, we are seeing the difficult tradeoffs necessitated by woefully inadequate and historically low levels of spending after years of deficit reduction. In fact, current NDD funding is the lowest level on record dating back to the Eisenhower administration, relative to the size of the economy," the letter states.

"NDD United understands the real impact of the sequester," said Representative Barbara Lee (D-CA) who also spoke at the rally. Ms. Lee called for a "responsible budget" to prevent a government shutdown and to end the sequester caps. Since no FY16 appropriations bills have yet been enacted, Congress needs to pass a Continuing Resolution (CR) to keep federal programs funded after September 30. Without a CR, a government shutdown will occur.

One impact of the looming FY16 sequester caps, Ms. Lee said, is evident in the House's THUD funding bill for FY16. This bill, Ms. Lee said, includes a "classic robbing Peter to pay Paul" provision that raids all of the funds set to go into the National Housing Trust Fund in 2016 and diverting them into the HOME program, which is also cut by the bill. "Both programs are needed," said Ms. Lee.

Steve Glaude, Executive Director of the Coalition for Nonprofit Housing and Economic Development in Washington, DC, an NLIHC state coalition partner, also spoke at the rally. "Given the loss of critical funding DC suffered after the 2013 sequester cuts, my organization was quick to sign onto the letter being delivered today to Capitol Hill urging Congress to avoid painful and unnecessary cuts in the upcoming fiscal year," Mr. Glaude said.

"Today, we ask Congress to Raise the Caps," Mr. Glaude said. "Raise the caps so the House's housing appropriations bill, which is written under the spending caps' limits, does not force 280 of DC's lowest income families to leave the Section 8 rental assistance voucher program. Raise the caps so the Senate committee's housing appropriations bill, which also follows the caps' limits, does not reduce DC's HOME program funding from $3.7 million to $240,000 next year. Raise the caps so the House's housing funding bill, which would empty funds from the National Housing Trust Fund, is not enacted into law."

In a press release regarding the letter's delivery to Members of Congress, NLIHC President and CEO Sheila Crowley said that NLIHC is proud to sign onto the letter. "Sequestration will continue to wreak havoc on programs that provide affordable housing for low income households in America," Ms. Crowley stated.

Read NLIHC's press release, http://nlihc.org/press/releases/6157

Read NDD United's sign on letter, http://bit.ly/1O2yDjm

OTHER CAPITOL HILL

CBO Report Reviews Federal Housing Programs

At the request of the Senate Committee on the Budget, the Congressional Budget Office (CBO) recently published a report reviewing federal housing assistance for low income households. The report describes federal low income housing programs, offers ideas on program reforms and their potential costs or savings, and reviews federal support for housing "that is not focused on low income households," including the mortgage interest deduction.

The report notes that between 2011 and 2014, funding for federal housing programs declined by about 6% following the enactment of the Budget Control Act of 2011, which capped total non-defense discretionary funding. CBO describes shifting the federal strategies to provide rental assistance and an increased reliance on the private sector in the delivery of affordable, subsidized housing since the mid-1970s. "Over the 2000 – 2014 period, real spending for public housing declined by about one-third, or $3.0 billion. During that same period, real spending for HCVs [housing choice vouchers] and PBRA [project-based rental assistance] increased by the about one-third, or $6.9 billion," the report states.

The report notes that only about one in four households eligible for housing assistance receive it and that more than 80% of eligible but unassisted households—those with incomes equal to 50% or less of area median income—pay more than 30% of their incomes for rent.

The report lists a broad array of policy options that lawmakers may consider and their associated costs or savings. They include reducing or increasing the number of vouchers, requiring or incentivizing work by program participants, increasing or reducing the percentage of income residents pay in rent, increasing public housing agencies' (PHAs) access to private funds, consolidating PHAs and decreasing funds for their administrative costs, increasing PHA administrative funding, replacing PBRA contracts with HCVs, increasing or decreasing funding for the National Housing Trust Fund, repealing the Low Income Housing Tax Credit; and enacting a renter's tax credit.

The CBO report also details federal housing support for households that are not low income, noting that the most costly federal housing expenditure is the mortgage interest deduction (MID). Using figures from the Joint Committee on Taxation, the report states that the MID accounted for $68 billion in tax expenditures in 2014. "Relative to other taxpayers, lower-income households receive the least benefit from the current itemized deduction," the report says. CBO estimates that households in the top income quintile receive three-quarters of this tax benefit. "Only a small percentage [6%] of the benefit went to households in the middle quintile, and even those households had income that was about four times greater than the average income of households receiving means-tested federal housing assistance," the report states.

Read CBO's September 2015 *Federal Housing Assistance for Low-Income Households*, https://www.cbo.gov/publication/50782?utm_source=feedblitz&utm_medium=FeedBlitzEmail&utm_content=855024&utm_campaign=0

House Financial Services Chair Hensarling Seeks Ideas for HUD's Future

On September 11, during the week of HUD's 50th anniversary, House Committee on Financial Services Chair Jeb Hensarling (R-TX) issued a press release calling for the public to offer ideas on poverty and housing affordability to his Committee. He asks for ideas to be submitted by November 1.

"Despite myriad federal housing programs and initiatives, decent housing remains unavailable or unaffordable for far too many today just as it did five decades ago," the press release states. "That is why I am calling on all interested advocates, organizations, and ordinary citizens to join the effort to modernize the delivery of federal housing assistance and submit their ideas on how to restructure and rebuild HUD for today's generation."

Specifically, Chair Hensarling is looking for proposals and recommendations on restructuring HUD to maximize its organizational efficiency, innovative approaches to address housing affordability that respect individual rights and promote individual responsibility, methods of targeting housing assistance to address generational cycles of poverty, and examples of successful implementation of such proposals at the local, national, or international levels.

As previously reported in *Memo* (see *Memo*, 9/8), Mr. Hensarling is expected to develop legislation this fall that will make unspecified changes to federal low income housing programs. NLIHC will submit suggestions.

See details on how to submit ideas at
http://financialservices.house.gov/news/email/show.aspx?ID=EDYQM7V4NSLBZMGACQYP6NPRG4

Still Time to Oppose Amendment Stripping CDBG Funding from "Sanctuary Cities"

On September 17, the Senate Committee on the Judiciary will hold a rescheduled mark-up of the "Stop Sanctuary Cities Act" (S.1814). Committee Chair Chuck Grassley (R-IA) and Senator David Vitter (R-LA) plan to offer a substitute amendment to the bill that would strip CDBG funding from communities that have immigrant "sanctuary" laws and policies in place.

The substitute amendment defines a "sanctuary city" as a state or unit of general local government that:

- Has a law, policy, or practice that prohibits or restricts sending to or receiving information from the Department of Homeland Security (DHS) on any individual's citizenship or immigration status, lawful, or unlawful, or

- Fails to comply with a detainer or a DHS notification request about the release of a person from custody who is not a U.S. citizen or a U.S. national.

NLIHC is coordinating a sign-on letter addressed to Senators on the Committee opposing the Vitter-Grassley substitute amendment. The letter states that "while the purported goal of the Vitter-Grassley amendment is to make America's communities more secure, the amendment does anything but. Instead, this amendment will undermine local efforts to improve the safety and quality of life of residents by depriving communities of CDGB funding needed to undertake initiatives to stabilize neighborhoods and provide decent affordable housing for low income households. Our government should not play politics with communities' ability to serve their residents by holding essential CDBG funding hostage."

Because the mark-up was rescheduled, national, state, and local groups, as well as municipalities, still have time to join the letter. The deadline for signing the letter is September 15 at noon ET.

Read and sign onto the letter at http://nlihc.org/issues/participation/cdbg-letter

More about the Judiciary Committee hearing is at http://www.judiciary.senate.gov/meetings/executive-business-meeting-09-17-15

Congressional Briefing Held on Homeless in America with Actor Richard Gere and Housing Experts

House Committee on Financial Services Ranking Member Maxine Waters (D-CA) hosted a congressional briefing on the state of homelessness in America, where speakers, including actor and activist Richard Gere, spoke about the challenges, the path forward, and the affordable housing investments needed to end homelessness.

Ranking Member Waters called for the country to recognize how homelessness diminishes dignity and how difficult homelessness is to escape. She said that while our country has made significant progress in ending homelessness nationwide, "this progress [has been] uneven across the country and is at risk of stalling or backsliding without continued bipartisan support for funding of federal homelessness assistance and housing programs. Congress has a responsibility to the people of this country to provide everyone with a safe, decent, and affordable roof over their heads." She noted that homelessness has increased 16% since 2013 in her district, which includes Los Angeles. Ranking Member Waters noted, "Everyone deserves safe, decent, affordable housing."

Mr. Gere, who has worked on homelessness issues for many years, gave a powerful account of his own experience playing a homeless man panhandling on the streets of New York City, and how bystanders failed to recognize him. Mr. Gere focused on the alienation, displacement, and loneliness felt by those experiencing homelessness, and how they lose a "sense of belonging and community."

U.S. Interagency Council on Homelessness Executive Director Matthew Doherty discussed how *Opening Doors*, the nation's first comprehensive federal strategy for ending homelessness published in 2010, fundamentally changed the conversation about homelessness in the U.S. from a problem we could talk about to a problem we could solve. He added that "we need to support communities' capacity to create pathways out of homelessness for that full diversity of people experiencing homelessness in our country." To get to that goal, agencies and organizations are working together and learning to be more efficient with resources, but more resources are needed at all levels of government to build more permanent supportive housing for people experiencing homelessness.

HUD Senior Advisor Jennifer Ho stated that policymakers know what investment is needed and what best practices to use to finally end chronic homelessness in America. She stated, "The thing that has become the conventional wisdom is that if we don't [make these investments], we're spending the money anyway, but we're spending the money to no good effect. We're spending the money on people's repeat use of jails, we're spending money on people going to the emergency room over and over and over again. So it really has become conventional wisdom that it costs as much for somebody to remain on the street as it does for us to provide that person supportive housing." She emphasize that HUD programs like the HUD-Veterans Affairs Supportive Housing (VASH) voucher program have been successful. She said that with the establishment of new housing units through HUD, homelessness has decreased by 20%, showing how our country can successfully reduce and eventually eliminate homelessness.

Nan Roman, President and CEO of National Alliance to End Homelessness, stated that while homelessness is related to personal challenges like as mental illness, poverty, or drug addiction, these are not the cause of homelessness. "The fundamental cause of homelessness is that housing is just not affordable to many people who are poor, and keeping themselves housed is no longer a given," she said.

Watch the archived webcast of the hearing here:
http://democrats.financialservices.house.gov/news/documentsingle.aspx?DocumentID=399291

Representative Velázquez Introduces Bill to Provide Job Training to Public Housing Residents

On September 10, Representative Nydia Velázquez (D-NY) introduced the "Together We Care Act of 2015." The bill would establish a demonstration program to provide home health care service training to public housing residents. Ms. Velázquez introduced similar legislation in 2009 during the 111th Congress.

Under the program, residents would receive training to provide services to other public housing residents who are disabled or elderly and who need home-based health services. The bill cites a shortage of health care training programs for home-based care and notes that those services are particularly limited for residents of public housing.

The bill would authorize $2.5 million annually over the next three fiscal years to provide grants to public housing agencies, community health care agencies, faith-based organizations, and labor groups to create employment training programs for program participants on providing an array of resident services like in-home health care, transportation services, and child care.

Grants would be awarded based upon the number of persons to be served who are over 62 years of age, the number of persons to be served who are disabled residents, and the number of people to be trained who are currently unemployed or underemployed. Grantees would have to demonstrate the ability to provide high-quality care through their training.

To encourage trainees to increase their incomes without jeopardizing their housing stability, increases in income would not be applied to housing eligibility for the first year. In the second year, 25% of a trainee's increase in income would be considered in the housing eligibility calculations, going to 50% in year three, and the full amount of a trainee's income would be applied to the eligibility calculation in the fourth year.

Demonstration projects would serve urban, rural and Indian communities. One pilot program would also serve Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, or the Northern Mariana Islands.

HUD

Inspector General Finds HUD's Identification of RAD Risks Incomplete

HUD's Office of the Inspector General (OIG) found that the Office of Public and Indian Housing did not sufficiently identify risks that could disrupt the effective implementation of the Rental Assistance Demonstration (RAD). HUD's internal management controls require that a Front-End Risk Assessment (FERA) be completed for any new or substantially revised program or administrative function to determine its susceptibility to waste, fraud, abuse, or mismanagement. In a report issued on September 3, the OIG found that HUD's FERA of RAD was incomplete and untimely. The RAD FERA was issued in September 2013, almost two years after Congress authorized RAD in November 2011.

RAD was authorized by Congress to allow public housing agencies to convert public housing subsidies to either project-based rental assistance contracts or a project-based voucher subsidies. Doing so would open up more private financing opportunities for public housing agencies seeking to preserve their public housing units. RAD also allows for the conversion of other HUD subsidy streams to Section 8 programs, but most all of the units expected to be converted under RAD are public housing units. Congress limited the number of public housing units that may convert to 185,000. As of June 2015, HUD has closed on 168 RAD applications, representing 17,841 units.

The OIG reports that HUD did not identify all risks posed by RAD. Specifically, OIG faults HUD for not identifying Congress's lack of additional administrative funding for RAD implementation, which could limit salaries and other resources for other HUD programs. The OIG also states that HUD should have identified the RAD statute's lack of specificity regarding which fiscal year was to be used to determine funding for units converted under RAD.

The OIG also reports that the RAD FERA did not document how HUD planned to ensure tenant rights are protected. "One of the main concerns of Congress related to the Demonstration is the impact on housing opportunities for the low income public housing residents affected by the Demonstration. Another risk is that tenants at the low income project would not or could not reside in the converted projects due to possible arbitrary policy decisions of participating PHAs," the report says.

Another potential risk that the OIG says HUD failed to include in its RAD FERA is that of overriding existing policies related to deconcentrating poverty in order to focus RAD work on preserving affordable housing stock. HUD responded in the report that the agency did not include some such risks because they were not found to be "medium or high" risks, but the OIG repeatedly states that the FERA must include all risks, not just those HUD determines as medium or high risks.

The OIG also faults HUD for not prescribing a means to reduce the risk for substandard public housing agencies that might not be able to provide relevant and reliable data to evaluate RAD. As an example of the importance of this issue, the OIG refers to a 2013 OIG audit report on the Moving to Work program that concluded, "in more than 15 years since the [MTW] program was implemented, HUD had not been able to show whether the program had met its objectives. This conclusion was based in part on the lack of verified data from participating agencies."

In its response, HUD says it will modify its FERA to address additional risks. HUD also states it will document in an updated RAD FERA the policies and procedures adopted to ensure robust tenant protections and improved property conditions under RAD. HUD states this will include technical assistance materials, training, in-depth reviews of transactions with certain risk elements, and reporting requirements, as well as clearer policies on establishing contract rents.

The OIG Audit Report Number 2015-AT-0003, *HUD Did Not Complete Adequate Front-End Risk Assessment for the Rental Assistance Demonstration*, published on September 3, is available at https://www.hudoig.gov/sites/default/files/documents/2015-AT-0003.pdf.

HUD Issues Rule on Flat Rents

HUD has published an interim rule codifying statutory changes made by the FY15 HUD appropriations bill to public housing flat rents, as well as new guidance to implement the interim rule. The interim rule goes into effect on October 8, with a 60-day public comment period to inform the development of the final rule.

The FY15 HUD bill and the new interim rule amend changes Congress made to the flat rent policy in the FY14 HUD appropriations bill. The FY14 HUD bill required PHAs to develop a new base for flat rents. As of June 1, 2014, the flat rents were to be no less than 80% of the Fair Market Rent (FMR) for the area in which a PHA is located. The FY14 Act also required a phasing in of any flat rent increases greater than 35%.

The new interim rule provides more flexibility to PHAs by offering them different options for setting flat rents. Under the interim rule a PHA can:

- Continue to set flat rental amounts at 80% of the current FMR,

- Switch to an FMR that more accurately reflects current market conditions and is based on an area geographically smaller than the one that would otherwise be used, or

- Apply to HUD for an exception if they propose to set flat rents lower than the first two options based on a market analysis.

The rule states that HUD "is not mandating PHAs use the flexibility authorized by the new statutory language, but is rather allowing PHAs the option to utilize new authority if they so choose."

PHAs will still be required to adjust flat rents downward to account for tenant-paid utilities and to revise flat rents within 90 days of HUD issuing FMRs. PHAs may not increase a family's rent by more than 35% in a single year as a result of the new flat rent rule. The interim rule does remove the requirement that PHAs document the method by which they set flat rents unless they are requesting an exception from HUD.

The Interim Rule can be viewed at http://www.gpo.gov/fdsys/pkg/FR-2015-09-08/pdf/2015-22022.pdf

HUD's Guidance can be viewed at
http://portal.hud.gov/hudportal/documents/huddoc?id=PIH201513FlatRentNotice.pdf

HUD Releases Proposed FY16 FMRs

HUD's Proposed FY16 Fair Market Rents (FMRs) were published in the September 8 *Federal Register* for public comment. Comments are due by October 8.

FMRs are used to determine payment standards for the Housing Choice Voucher (HCV) program and initial renewal rents for some project-based Section 8 contracts. FMRs also serve as rent ceilings for the HOME Investments Partnership program.

FMRs are set at the 40th percentile of gross rent in most metropolitan areas, the top end of the price range that new movers could expect to pay for the lowest priced 40% of apartments. But in select metropolitan areas, FMRs are set at the 50th percentile for a three-year time period. The 50th percentile FMRs are intended to expand the range of housing opportunities available to voucher households, enabling them move out of low opportunity areas. In FY16, there will be 13 areas classified as 50th percentile FMR areas: Albuquerque, Chicago, Denver, Hartford, Honolulu, Kansas City, MO, Milwaukee, Philadelphia, Riverside, CA, Tacoma, Virginia Beach, Washington, DC, and West Palm Beach, FL.

HUD is evaluating the use of 50th percentile FMRs, as some research indicates it may not be the most effective approach to deconcentrate voucher holders. HUD is exploring the use of Small Area FMRs (SAFMRs) to provide more housing opportunities to voucher holders. SAFMRs reflect rents in U.S. ZIP code-based areas. The goal of SAFMRs is to provide voucher holders with subsidies that better reflect rents at the neighborhood level, providing them with more rental housing options. For FY16, public housing authorities in Dallas, Cook County, IL, Long Beach, CA, Chattanooga, Mamaroneck, NY, and Laredo, TX are using SAFMRs to manage their voucher programs.

The Proposed FY16 FMRs can be viewed at http://www.huduser.org/portal/datasets/fmr.html

FROM THE FIELD

Michigan Advocates Rally to Save Statewide Earned Income Tax Credit

The Community Economic Development Association of Michigan (CEDAM), an NLIHC State Coalition Partner, and the Michigan League for Public Policy are coordinating advocacy efforts to save the Michigan supplement to the Earned Income Tax Credit (EITC). On June 10, the Michigan House of Representatives narrowly passed a bill eliminating the state EITC supplement as part of tax adjustments intended to finance $1.1 billion in road building. The bill was voted out of committee in the State Senate with support from Majority Leader Arlan Meekhof (R) and is now awaiting a vote by the full Senate.

The Michigan EITC supplement was established in 2006 as a compromise proposal that enjoyed wide support from both parties. The original EITC legislation passed unanimously in the State Senate and by a 103-to-3 margin in the House. At the time it was created, the program provided a credit to state taxes equal to 20% of the value of a tax filer's total federal EITC benefit. The benefit rate was reduced to 6% in 2011, lowering the average value of the credit from $430 to $143.

The Michigan Department of Treasury reports that approximately 780,500 Michigan households claimed the state EITC in 2013. They had an average federal adjusted gross income of $17,725. Advocates argue that eliminating the EITC will result in a tax increase for low income households who are least able to pay. CEDAM notes that the $143 average benefit is enough to purchase approximately 52 gallons of gas, 14 hours of childcare, or one week of groceries. In order to make up for this tax increase, a minimum wage worker in Michigan will have to work an additional 17.5 hours.

Advocates are working to increase public awareness of the threat to the Michigan EITC and have launched a website, www.saveeitc.com, where fellow advocates can find talking points, background information, and recent media coverage. Organizers recently placed several op-ed pieces in local Michigan new media, including *The Detroit News*, *Lansing State Journal*, and *Bridge Magazine*. Advocates are also working to ensure lawmakers know that eliminating the EITC is unpopular among voters. A recent poll of Michigan voters shows that 65% oppose eliminating the EITC, with only 18% in favor. EITC supporters are focusing efforts on those Republican Senators who supported establishing the program in 2006, about half of the Republican Senators serving in the chamber today.

"Every day in Michigan we see families struggling to make ends meet," said Ross H. Yednock, Program Director of the Michigan Economic Impact Coalition at CEDAM. "The Michigan EITC encourages and rewards work, helps working families meet their basic needs, and stimulates local economies, all while lifting thousands of families and children out of poverty. Rather than discussing its elimination, the legislature should be looking at ways to make it stronger."

For more information about the ongoing effort to save the Michigan EITC, contact Ross Yednock at yednock@cedam.info.

Learn more about the campaign at www.saveeitc.com.

RESEARCH

Low-Wage Occupations See Largest Real Wage Declines

A report from the National Employment Law Project, *Occupational Wage Declines Since the Great Recession,* finds that real median wages across almost 800 occupations dropped by an average of 4.0% from 2009 to 2014. The lowest paying 20% of occupations saw the greatest average decline at 5.7%.

The study also reported on median wages for the ten largest low paying occupations. Restaurant cooks and food preparation workers saw the greatest declines of 8.9% and 7.7%, respectively. A full-time restaurant cook working for the median wage earned $2,185 less in real income in 2014 than 5 years ago. The median wage of retail salespersons, who comprise the majority of the low wage earners, declined by 5.0%, which translates to a decline in real annual income of $1,125.

The Bureau of Labor Statistics predicts that five of the ten fastest growing occupations by 2022 are in the lowest paying 20% of occupations. These occupations include personal care aides, home health aides, food preparation and serving workers, janitors and cleaners, and retail salespersons. All of these low paying occupations saw a decline in real median wages that range from -3.9% for food preparation and serving workers to -6.6% for personal care aides, janitors and cleaners.

The report also highlighted the importance of a minimum wage. The real median wage in the lowest paying 2% of occupations declined by only 1.6%. Wages in these occupations are so low that employers cannot push them down further. The mandated minimum wage increase in 22 states and some cities during the study period likely helped to keep real wage declines to a minimum for this group.

The report used data from the Occupational Employment Statistics program, which provides annual wage estimates for approximately 800 occupations based on semi-annual surveys. The study calculated the changes in median hourly wages by occupation from 2009 to 2014.

Occupational Wage Declines Since the Great Recession is available at http://bit.ly/1ie9dmb.

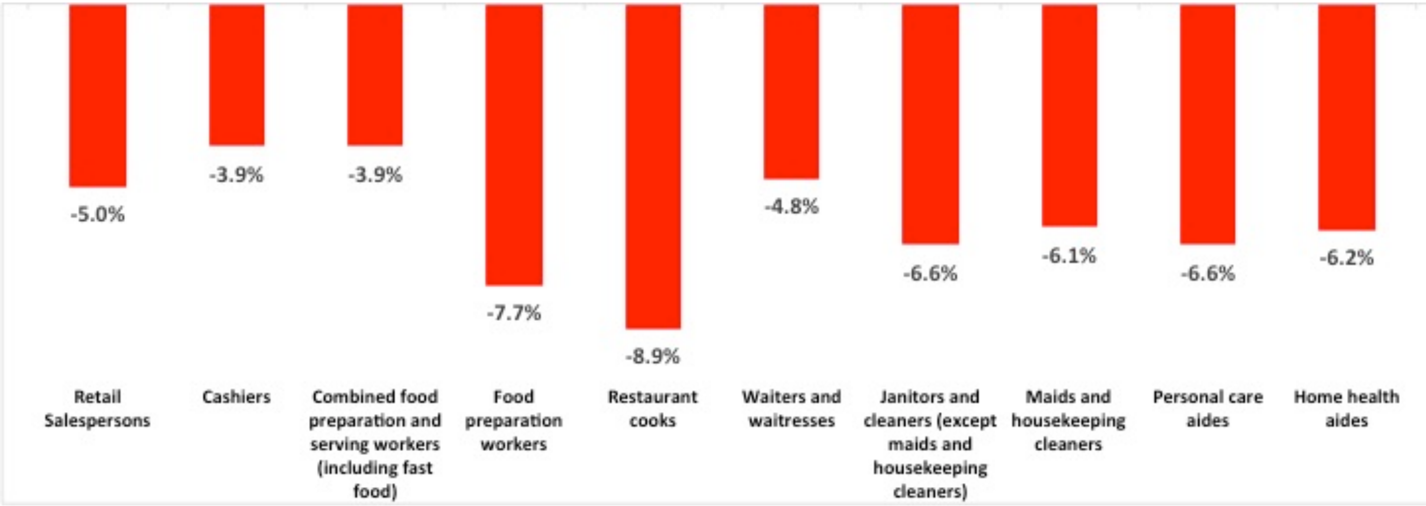
Interactive Map and Graph of Cost Burdens Available from JCHS

The Joint Center for Housing Studies (JCHS) at Harvard University now provides an interactive map and graph of cost burdens and high cost burden metro areas across the U.S. at http://bit.ly/1KcZjeN. The JCHS's *The State of the Nation's Housing, 2015* (see Memo, 6/29) and the new interactive map and graph document the record number of cost-burdened renters in the U.S. Just under 50% of all renter households and over 80% of renter households with income below $15,000 are cost burdened, spending more than 30% of their income on housing. Cost burdened households are more prevalent in more expensive coastal housing markets, including Los Angeles, New York, and Honolulu.

The State of the Nation's Housing 2015 is available at http://bit.ly/1kKwpkW.

Fact of the Week

Wage Declines for the 10 Largest, Low Wage Occupations, 2009 to 2014



Source: National Employment Law Project. (2015). *Occupational Wage Declines Since the Great Recession: Low-Wage Occupations See Largest Real Wage Declines.* Retrieved from http://bit.ly/1ie9dmb.

EVENTS

NeighborWorks Training Institute in Washington, DC, December 7-11

The Washington DC NeighborWorks Training Institute will take place December 7-11, 2015, and will feature a broad array of professional development courses. Participants can choose from over 100 high-quality courses in affordable housing, community development, and nonprofit management. The training focuses on practical skill building and provides participants with tools that can be used immediately. The featured Wednesday symposium, *Leading Tomorrow's High-Performing Nonprofit Organization* (ML908), will explore the latest research and provide examples of leaders dealing with current and future challenges in the nonprofit sector. The NeighborWorks Training is an opportunity to connect with over 2,000 colleagues from around the country to network, learn, and share best practices. Pre-event registration ends November 16. Visit www.neighborworks.org/dc2015 to register.

NLIHC NEWS

Are You a Member? Join NLIHC

NLIHC launched its second annual Membership Month at the beginning of September. We welcome our new members and thank those who recently rejoined. Your membership and support is absolutely critical to NLIHC's ability to carry out our mission.

Please spread the word and recruit more members. The membership process is quick and easy. For existing members, Membership Month is an opportunity to reaffirm your commitment to fighting housing poverty and homelessness by encouraging your family members, friends and colleagues to join NLIHC. Visit our Membership page: http://nlihc.org/membership/nmm

We also invite you to use Facebook and Twitter headers prepared by NLIHC especially for the Membership Campaign so that you can spread the word among your social circles.

Click here to download our Twitter header: http://nlihc.org/sites/default/files/pictures/NMM_twitter_header.jpg

Click here to download our Facebook header: http://nlihc.org/sites/default/files/pictures/NMM_fb_header.jpg

NLIHC Welcomes New Executive Assistant

Josephine Clarke joined NLIHC as Executive Assistant on September 11. Josephine has worked for the last nine years as the assistant to the Campus Dean at Strayer University in Rockville, MD. While at Strayer, she earned a MBA, BBA, and AABA. Josephine and her family came to the US from her native Liberia in 2002. She worked for UNICEF in Monrovia as a Senior Program Budget Assistant from 1996 to 2002. She also did a stint at HOME Depot from 2003 to 2006 when she first came to the U.S. Welcome, Josephine!

Four New Interns at NLIHC

Four new interns have joined the NLIHC team. Alex Williams will be at NLIHC for two semesters completing her Masters in Social Work practicum. She is currently pursuing her MSW with a concentration in Social Change at George Mason University. Alex has community engagement and outreach experience with refugees, immigrants, youth and families. She has a BSW from James Madison University. Alex is on the field team.

Gar Meng Leong joins as the Fall Research Intern. He recently graduated from American University with a B.A. in Political Science. An international student from Singapore, Gar Meng previously worked at American University's School of Education as a research assistant with a focus on the eating habits of elementary school children. His areas of interest are voting behavior, education, minimum wage, and gentrification policy.

Ikra Rafi is NLIHC's Fall Graphic Design Intern. Ikra was born and raised in the DC metropolitan area and is currently a senior at George Mason University's School of Art, majoring in Art and Visual Technology with a concentration in Graphic Design. She received an Associates of Applied Science Degree from Northern Virginia Community College before she transferred to GMU.

Kathryn Greenwell is NLIHC's Fall Policy Intern. She is a recent graduate of the University of North Carolina at Chapel Hill, with degrees in Political Science and Anthropology. As a native of North Carolina, she is excited to experience life in D.C. during her internship at NLIHC.

NLIHC STAFF

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Linda Couch, Senior Vice President for Policy, x228

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