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National Housing Trust Fund

NHTF Allocation Plan Guidance Now Expected in Early Spring 2016

HUD will publish sub-regulatory guidance regarding the NHTF Allocation Plan and maximum per-unit subsidies in early spring 2016. First expected in this fall, this guidance will add more detail to the interim rule implementing the National Housing Trust Fund (NHTF) first published in January 2015 (see *Memo*, [2/2](#)).

Some state officials who will be administering their state's NHTF may be reluctant to begin the process of getting public input for the NHTF Allocation Plan until HUD provides more guidance. However, NLIHC urges residents, advocates, and nonprofit developers to engage with their state officials right away so that ideas about priorities can be discussed. The NHTF is targeted to rental housing for extremely low income (ELI) households, those with income below 30% of the area median income or the national poverty level, whichever is greater. Developing and maintaining rental housing for ELI households with affordable rents warrants considerable input to identify creative ways to achieve the goals of the NHTF.

In August, HUD encouraged states to use informal means to notify stakeholders about the NHTF and to obtain their ideas for shaping the state's NHTF Allocation Plan ahead of the formal, required public participation process (see *Memo*, [8/31](#)).

In other NHTF news, HUD's NHTF webpage lists agencies in 33 states and the District of Columbia designated by a governor or legislature to administer the NHTF. A number of other states have designated their state agencies, but have not yet made it to HUD's official list. Advocates are urged to monitor the status of agencies designated to administer the NHTF in their states.

The HUD list is at <https://www.hudexchange.info/programs/hnf/grantees>

Federal Budget

Treasury Moves up Debt Ceiling Deadline

In a letter to Speaker of the House John Boehner (R-OH), Treasury Secretary Jack Lew said that the nation will reach its debt limit on November 3, two days earlier than Treasury had recently predicted. Moving up the deadline for when the U.S. would reach its borrowing limit increases the pressure on Congress to act in order to avoid defaulting on the federal debt. Outgoing Speaker of the House John Boehner (R-OH) and Senate Majority Leader Mitch McConnell (R-KY) have stated that they intend to avoid a default.

Negotiations continue among the White House and Senate and House leadership on raising the raise the sequester spending caps before the current continuing resolution (CR) expires on December 11. Without a budget deal, Congress will need to pass another CR to avoid a federal government shutdown. President Barack Obama has stated he will not sign either another short term or a long term CR. Leader McConnell and Speaker Boehner have stated there will be no government shutdown.

Senator Baldwin Wants to Close Tax Loophole to Offset Lifting Sequester Caps

Senator Tammy Baldwin (D-WI) has proposed that Congress close the carried interest tax loophole in order to generate revenue needed to avoid damaging service cuts that could be forced by the budget sequester. Senator Baldwin is asking other Senators to join her in a letter to Senate leadership supporting closing the loophole and using the resulting savings to offset a portion of raising the sequester spending caps. On October 14, fifty-two

national organizations including NLIHC, led by Americans for Tax Fairness (ATF) and Americans for Financial Reform (AFR), sent a letter to Senators asking them to join Senator Baldwin.

Carried interest is a source of income to money managers, such as hedge fund managers, that is taxed as capital gains at a lower rate than salaries are taxed. Many people consider the tax treatment of carried interest unfair and contributing to income inequality.

The White House and Senate and House leadership are currently negotiating how to raise the sequester spending caps. Finding offsets to pay for increased spending is part of the debate. According to the ATF/ATR letter, closing the carried interest tax loophole would generate about \$15.6 billion in savings over ten years. In his FY16 budget request, President Barack Obama seeks \$76 billion more in FY16 funding than the caps allow, split equally between nondefense and defense discretionary spending.

“Allowing sequester cuts to move forward at this crucial time could do serious harm to the American economy and middle-class families. Closing the carried interest loophole would have a negligible impact on economic output, while taking a significant step towards sequester relief,” Senator Baldwin’s letter states.

“The carried interest loophole plays an important role in the growing gap between the richest 1% and everyone else in America. Consider that the top-25 hedge fund managers earned a total of \$11.6 billion in 2014, a “bad” year, and \$21.2 billion in 2013. By comparison, the country’s 158,000 kindergarten teachers earn about \$8.5 billion a year in total,” the letter from national groups states.

Senators can join Senator Baldwin’s letter by contacting Brian Conlan, brian_conlan@baldwin.senate.gov. The deadline for Senators to sign this letter is October 20.

Read the letter Senator Baldwin is circulating to her Senate colleagues at <http://www.americansfortaxfairness.org/files/Baldwin-Carried-Interest-Letter-to-Leadership-10-5-15-DRAFT.pdf>

Read the October 14 letter from 52 national organizations at <http://www.americansfortaxfairness.org/files/ATF-AFR-Carried-Interest-Group-Sign-On-in-Support-of-Baldwin-S1686-52-signers.pdf>

Federal Budget and Housing Webinar

Join organizations from across the country on October 19 at 3pm ET for a webinar on *Spending Caps, Budget Negotiations, and the Impact on Housing and Community Development in Your Community*. Offered as part of the Campaign for Housing and Community Development Funding’s (CHCDF) #CapsHurt Communities campaign, the webinar will report on the current state of budget negotiations and how sequester spending caps or a year-long CR would impact affordable housing, homeless, and community development programs. The webinar also will discuss how participants can engage with elected officials and local and national media by sharing the potential impacts of cuts on communities.

CHCDF is a coalition of more than 70 national housing, homeless, and community development organizations working together to secure robust funding for these programs.

To register for the webinar visit, <https://enterprisecommunity.webex.com/enterprisecommunity/onstage/g.php?MTID=e98ad3fc55909cbc2c57b4b1c16b86adf>

To learn more about CHCDF’s Caps Hurt Communities campaign, go to: www.caphurtcommunities.org

Congress

Two Housing Related Hearings in House This Week

The House Financial Services Committee will hold two housing related hearings during the week of October 19, the first in the Subcommittee on Housing and Insurance and the second in full Committee.

The first hearing, “The Future of Housing in America: Federal Housing Reforms that Create Housing Opportunity,” is scheduled for October 21 at 2pm ET and will be conducted by the Subcommittee on Housing and Insurance. The focus of the hearing will be legislation introduced on October 7 by Subcommittee Chair Blaine Luetkemeyer (R-MO). The bill, H.R. 3700, the “Housing Opportunity through Modernization Act of 2015,” includes several provisions from the previously introduced, but never-passed “Section Eight Voucher Reform Act” (SEVRA) and “Affordable Housing and Self-Sufficiency Improvement Act” (AHSSIA). H.R. 3700 is noncontroversial (see *Memo*, [10/13](#)).

The second hearing, “The Future of Housing in America: 50 Years of HUD and its Impact on Federal Housing Policy,” is scheduled for October 22 at 10am ET and will be conducted by the full Committee. Expected witnesses are Orlando Cabrera of Squire Patton Boggs, Renee Glover of Habitat for Humanity, Howard Husock of the Social Entrepreneurship Initiative at the Manhattan Institute, and Xavier de Sousa Briggs of the Ford Foundation. This hearing has been rescheduled from a date earlier this month.

Both hearings will be in room 2128 of the Rayburn House office building and will likely be webcast via <http://financialservices.house.gov/>

Senate Rural Housing Hearing Scheduled

The Senate Appropriations Subcommittee on Agriculture, Rural Development, Food and Drug Administration, and Related Agencies will hold a hearing on USDA’s Rural Development on October 21 at 10am ET. Witnesses expected at the hearing are Rural Development Undersecretary Lisa Mensah, Rural Housing Service Administrator Tony Hernandez, and Oregon developer Tony Chrisman.

HUD

HUD Identifies Jurisdictions Likely to Be the First to Implement New AFFH Rule

The new Affirmatively Furthering Fair Housing (AFFH) regulation, published on July 16, 2015 (see *Memo*, [7/13](#)), requires jurisdictions that receive federal housing and community development funds to develop an Assessment of Fair Housing (AFH). Implementation of the requirement will be staggered over several years. NLIHC has learned the identity of the 22 jurisdictions that likely will be the first to implement the AFH during the second half of 2016. An additional 105 jurisdictions are likely to be required to submit an AFH during 2017. Lists of the 2016 and 2017 jurisdictions are at http://nlihc.org/sites/default/files/Hud-Jurisdictions_2016.pdf and http://nlihc.org/sites/default/files/Hud-Jurisdictions_2017.pdf.

Advocates in these jurisdictions are urged to contact their local offices responsible for preparing a new 5-Year Consolidated Plan (ConPlan) to determine exactly when a new 5-Year ConPlan is due. A jurisdiction’s initial AFH is due 270 days before its next new 5-Year ConPlan is due.

The final AFFH rule requires jurisdictions to give the public reasonable opportunities for involvement in the development of the AFH and the incorporation of the AFH into the ConPlan.

These lists are subject to change. Jurisdictions (“program participants” in the new AFFH terminology) have the flexibility to change their program year start dates. Most now have a July 1 program year, and many have an October 1 program year. Jurisdictions may also change the length of their ConPlan cycle. Most have five-year cycles, but they could also be as short as a three-year cycle. The AFFH rule encourages program participants to collaborate with other program participants in their region, which could entail re-alignment of their ConPlan cycles and change where they fall on the list.

Program participants with a new 5-Year ConPlan due before July 1, 2016 will have the deadline for submitting an AFH extended because HUD has not yet published a final AFFH Assessment Tool for completing an AFH. A revised, proposed Assessment Tool was published for comment on July 16 (see *Memo*, [7/20](#)).

Until required to submit a new 5-Year ConPlan, a jurisdiction must continue to follow the existing Analysis of Impediments (AI) to fair housing choice process, certifying that the jurisdiction has conducted an analysis of impediments and is taking appropriate actions to overcome the effects of any impediments.

The final AFFH rule staggers implementation of the requirement to submit an AFH as follows:

- CDBG entitlement jurisdictions that received at least \$500,000 in 2015 and that must have a new 5-Year ConPlan on or after January 1, 2017, will be the first to submit an initial AFH.
- States do not have to submit an AFH until they are required to have a new 5-Year ConPlan on or after January 1, 2018.
- CDBG entitlement jurisdictions that received less than \$500,000 in 2015 do not have to submit an AFH until they are required to have a new 5-Year ConPlan on or after January 1, 2018.
- Public Housing Agencies (PHAs) with more than 550 units of public housing and/or vouchers combined do not have to comply with the new AFFH system until they are required to submit a new 5-Year PHA Plan on or after January 1, 2018.
- PHAs with fewer than 550 units of public housing and/or vouchers, combined, (known as “Qualified PHAs”) do not have to comply with the new AFFH system until they are required to submit a new 5-Year PHA Plan on or after January 1, 2019.

More information about the final AFFH rule and the proposed, revised Assessment Tool is on NLIHC’s AFFH webpage, <http://nlihc.org/issues/affh>

More information about the existing AI process is on page 7-1 of NLIHC’s *2015 Advocates’ Guide*, http://nlihc.org/sites/default/files/Sec7.01_AFFH_2015.pdf

HUD Provides Guidance on Determining the Homeless Status of Youth

On October 9, HUD released new guidance to help intake workers determine and document the homeless status of youth using the definition of homelessness found in the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs to prevent youth from being mistakenly turned away from housing and services. The guidance reiterates the review procedures HUD officials had outlined during an April Senate hearing on youth homelessness (see *Memo*, [05/04](#)).

The guidance describes each of the four categories of homelessness according to living situation and the types of documents needed to certify a youth’s homeless status. The four categories are:

- **Literal Homelessness:** The youth is living in emergency shelter, transitional housing, a hotel or motel paid by the government or charity, or on the street or a place not meant for human habitation.

- **Imminent Risk of Homelessness:** The youth is living with family or friends but is being asked to leave in 14 days, or the youth is staying in a hotel or motel paid by the youth, family, or friends where the youth cannot stay for more than 14 days.
- **Homeless Under other Federal Statute:** The youth is considered homeless under the Runaway and Homeless Youth Act, has moved two or more times in the last 60 days, or can be expected to having continued housing instability due to a disability, substance abuse, domestic violence, or two or more barriers to employment.
- **Fleeing Domestic Violence:** The youth is fleeing or attempting to flee a housing situation where he or she is trading sex for housing, is being trafficked or physical abused, or fears violence due to his or her sexual orientation, and the youth has no safe, alternative housing, resources or support networks to obtain or maintain permanent housing.

According to the HUD, “Youth are not responsible for obtaining their own documentation. Instead, intake workers are responsible for documenting the youth’s homeless status by verifying information provided by the youth starting at the initial review. Using contact information or documents provided by the youth, the intake worker should obtain the information [required by the category of homelessness]. If at any point the youth does not want someone to be contacted because he or she fear for their safety, the intake worker SHOULD NOT contact the person and should document the youth’s feelings and statements in the case file. If the intake worker cannot obtain a higher level of documentation (e.g., a letter from a third-party) the youth can self-certify and the intake worker should document their effort to obtain a higher level of documentation, including notes about why they were not able to gain a higher level of documentation.”

Even after a service provider verifies a youth’s homelessness status, the provider still has to verify that the youth meets the criteria to be eligible for a specific project.

Read the guidance here: <https://www.hudexchange.info/resources/documents/Determining-Homeless-Status-of-Youth.pdf>

From The Field

NC Advocates Make Advances in Turbulent Legislative Session

The North Carolina General Assembly adjourned on September 30 following the longest session in more than a decade. Despite a difficult political climate, the North Carolina Housing Coalition (NCHC), an NLIHC State Coalition Partner, and housing advocates from across the state were able to protect and expand the state’s housing programs for the next two years.

NCHC successfully advocated for increased funding for the North Carolina Housing Trust Fund (NCHTF), the state’s HOME Match Program, and the Workforce Housing Loan Program (WHLP). The final budget, signed by Governor Pat McCrory (R) on September 18, included the following funding levels for FY16-17:

Program	FY15-16	FY16-17
NCHTF	\$7.66 million	\$7.66 million
HOME Match Program	\$1.5 million	\$3 million
WHLP	\$12.5 million	\$15 million

There also was a significant victory for tenants’ rights in the 2015 session. Advocates led by the NC Justice Center worked to pass H.B. 174, which provides additional protections to tenants living in properties at risk of

foreclosure. The bill was specifically passed to cover the tenant protections lost through the expiration of the federal Protecting Tenants at Foreclosure Act at the end of 2014.

Despite these successes, the 2015 legislative session presented serious challenges to fair housing. The Senate budget included language to repeal the North Carolina Fair Housing Act. NCHC and fair housing advocates were able to prevent the adoption of this language in the final budget. However, the Human Relations Commission, which oversees fair housing complaints in North Carolina, lost its recurring appropriation and was placed under a process known as Continuation Review. NCHC will make the continued funding of the Human Relations Commission a top priority when the General Assembly reconvenes for a short session in April 2016.

Advocates faced challenges until the very end of the 2015 session. In the final 48 hours, during the Budget Conference Committee, previously unseen language was added to an unrelated bill, S.B. 279, which would have negated existing local minimum housing codes. In addition to undoing minimum housing codes, the language would have prevented local governments from passing any ordinances that govern landlord-tenant relations. Other targets of the language were LGBTQ non-discrimination and living wage ordinances. NCHC rapidly responded to the threat by mobilizing its field. In response to a wave of constituent calls and emails, the language was removed through a bipartisan effort, and the bill passed without the last minute provisions.

NCHC and housing advocates across the state have much to celebrate following the conclusion of a turbulent year for the North Carolina General Assembly. NCHC, however, is already looking ahead to when the General Assembly reconvenes in 2016. According Samuel Gunter, Director of Policy and Advocacy at NCHC, “NCHC looks forward to continuing its advocacy for policies that give our state agencies, local governments, non-profits, and businesses the tools they need to build a North Carolina where everyone has a safe, decent, and affordable place to live.”

For more information, contact Samuel Gunter, Director of Policy and Advocacy at NCHC, at sgunter@nchousing.org.

Research

Study Examines Neighborhood Walkability and Quality of HUD-Assisted Housing

A study from Arizona State University entitled, *Affordable Housing and Walkable Neighborhoods: A National Urban Analysis*, shows that 23% of all renter occupied housing in the United States is located in neighborhoods with walkable access to services and amenities, including schools, parks, and grocery stores. HUD-assisted housing, such as Public Housing and Project-Based Rental Assistance (PBRA) units, are more likely to be in walkable neighborhoods, but are also more likely to be in less desirable, low quality walkable neighborhoods.

The national study found that 37% of public housing, 30% of PBRA units, 22% of Low Income Housing Tax Credit (LIHTC) units and 23% of Housing Choice Vouchers (HCV) are located in walkable neighborhoods, shown by previous research to be beneficial for residents’ social interaction and health. However, the authors ask whether the benefits of walkability may be offset by other neighborhood characteristics, such as poor quality schools, environmental problems, and racial segregation. They found that HUD-assisted housing was more likely to be in neighborhoods with poor quality schools, lower home values, and segregation of minorities. Three percent of all rental units were located in walkable but low quality neighborhoods, as compared to 12% of public housing, 6% of PBRA housing, 5% of LIHTC units, and 5% of HCVs. Twenty percent of all rental units were located in walkable neighborhoods that were not low quality, as compared to 24% of public housing, 24% of PBRA units, 17% of LIHTC units, and 18% of HCVs. Five percent of all rental units were in

neighborhoods with the worst combination, no walkable access and low quality, as compared to 13% of public housing units, 9% of PBRA units, 9% of LIHTC units, and 10% of HCVs.

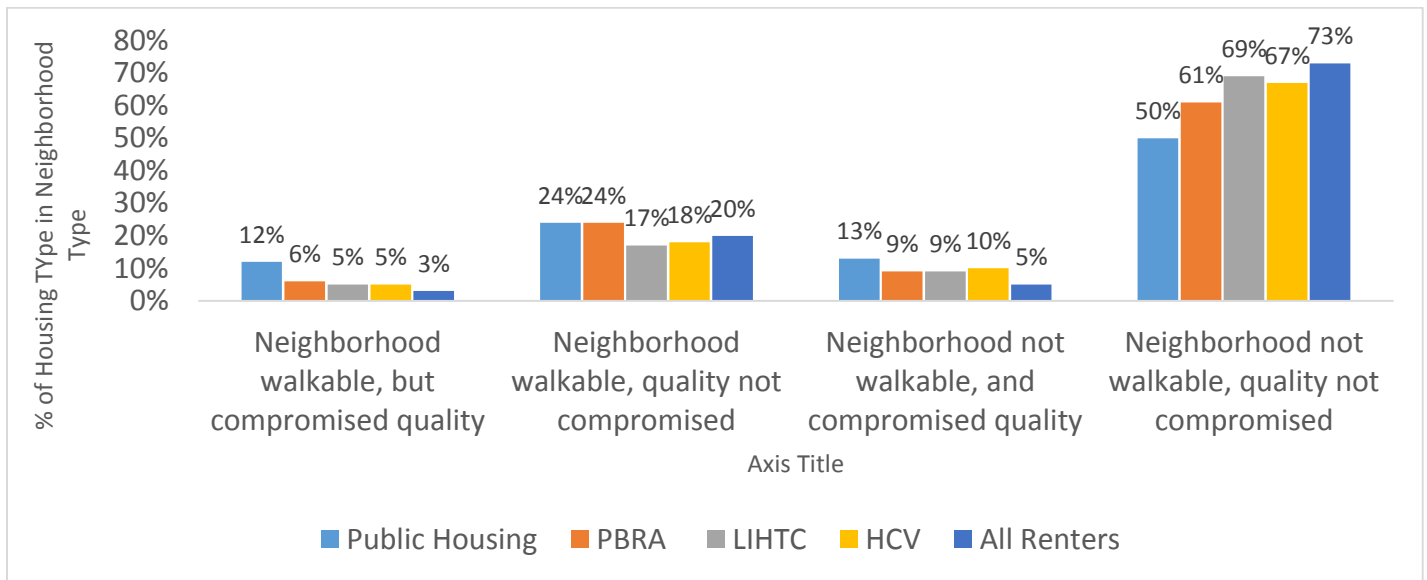
The authors recommend that federal funding be used to support development of affordable housing in walkable neighborhoods that do not have negative characteristics and steered away from neighborhoods without walkable access and other negative characteristics.

To conduct the study, the authors assessed the neighborhood environment of 5,797,058 HUD-assisted rental units in the 359 U.S. Metropolitan Statistical Areas. They used data from HUD, Walk Score, the Environmental Protection Agency (EPA), GreatSchools, InfoUSA, CoreLogic, the 2010 U.S. Census, the Home Mortgage Disclosure Act (HMDA), and the Internal Revenue Service (IRS). Neighborhood walkability was measured by the presence of amenities (including stores, parks, schools, and entertainment) within 0.25 miles, intersection density, and block length.

Affordable Housing and Walkable Neighborhoods: A National Urban Analysis is available at <http://bit.ly/1VJoEPy>

Fact of The Week

HUD-Assisted Housing in Walkable Neighborhoods, but also Compromised Quality



Note: Compromised quality is the combination of poor quality school within ½ mile, home values below the area median, and high rate (40% or more) of African-American or Hispanic segregation.

Source: Koschinsky, Julia and Emily Talen. (2015). Affordable Housing and Walkable Neighborhoods: A National Urban Analysis. *Cityscape: A Journal of Policy Development and Research*, Vol 17(2), p. 13-56.

Events

Webinar on Rights of Domestic Violence Survivors Who Have Limited Facility with English

The National Housing Law Project (NHLP) will conduct a free webinar regarding the language access rights of survivors of domestic and sexual violence who have difficulty with English (known as limited English proficiency, or LEP). The webinar will be held on Tuesday, October 20 at 2 pm ET.

Domestic and sexual violence survivors face numerous barriers in getting and keeping housing. The barriers are even greater when the survivor has difficulty with English. Federal law requires that recipients of federal financial assistance, including public housing agencies, provide meaningful language assistance to LEP persons.

The webinar will cover federal language access requirements, provide enforcement updates, discuss special considerations when using interpreters in the domestic and sexual violence context, and offer best practices for working with LEP survivors.

To register for the webinar visit: <https://attendee.gotowebinar.com/register/8290844708406360321>

NLIHC NEWS

Job Announcement for NLIHC President and CEO Released

NLIHC has officially launched its search to replace President and CEO Sheila Crowley, whose retirement was announced on September 22 (see *Memo*, [9/28](#)). Crowley will retire in April 2016. The following job announcement was posted on October 15:

NLIHC is seeking candidates for the position of President and Chief Executive Officer (CEO). The CEO, reporting to the Board of Directors, will have an opportunity to lead and transition an established, well-respected national organization by passionately pursuing and implementing strategies that reframe priorities around extremely low income housing and economic justice issues. The CEO will masterfully leverage, expand and deepen connections and relationships across the nonprofit subsectors including health, education, and environmental issues that impact the poorest Americans.

The CEO will actively explore and seize mission-driven opportunities that impact the organization's future, including its public policy agenda and fundraising goals. The CEO must be able to skillfully navigate strategic priorities for the National Housing Trust Fund (NHTF), designed to build, preserve, rehabilitate, and operate rental homes for people with the lowest incomes. As the organization's new CEO, it will be important to continue to position and present NLIHC as the "go to" national leader regarding the housing needs for those with the lowest incomes. As a thought-leader and articulate advocate, the CEO will drive a robust agenda that influences legislation and regulatory issues impacting the housing stability of low income people. The CEO will refine NLIHC's strategic focus to broaden and maximize impact and ensure long-term sustainability. The CEO will advocate fervently for socially just housing policies that builds and strengthens relationships with key stakeholders, donors, members, partners, and constituents, including a committed board and highly competent and engaged staff.

The successful candidate will have an advanced degree in a relevant discipline from an accredited college or university and a minimum of 15 years of executive management experience of which at least 7 years should include experience successfully managing a nonprofit agency or significant large-scale national program. The successful candidate will also have extensive experience advocating for socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

The ideal leader has the ability to inspire, develop and empower staff and build a dynamic senior leadership team. The CEO will forge a solid partnership with the board and effectively manage the organization's affairs. The new leader will be a passionate and articulate advocate with demonstrated competencies to lead during an organizational transition, and has deep-rooted knowledge about housing, homelessness, and community and economic development. The CEO must have the ability to develop, communicate, and pursue a vision for the organization and have demonstrated competencies to build capacity. The CEO must be able to conceptualize and leverage programs to influence, expand, and build influential relationships with multiple constituents. The ideal leader must also have proven success in fundraising, exceptional interpersonal skills, and leadership presence. The CEO will have a solid financial management and oversight competencies, experience working with a Board of Directors and managing public relations, outstanding strategic and analytical abilities, and excellent written and oral communications skills.

For consideration, interested candidates should submit a cover letter, resume, and writing samples. The cover letter must address the candidates' experience and qualifications. Send materials to: execsearch@nonprofithr.com or mail or fax to: Nonprofit HR, Attn: NLIHC-CEO Search, 1400 I Street, NW, Suite 500, Washington, DC 20005, Fax: 202.785.2064. Electronic submissions highly preferred. Application deadline is December 11, 2015. Interested individuals are encouraged to apply immediately. Please visit www.nlihc.org for more information.

Registration Now Open for NLIHC's 2016 Policy Forum

Registration is open for NLIHC's 2016 Policy Forum, which will take place in Washington D.C. on April 3-5, 2016. The theme of the 2016 Forum is *Overcoming Housing Poverty, Achieving Housing Justice*.

Confirmed speakers for the Forum so far include:

- Kathryn Edin, co-author of *\$2.00 a Day: Living on Almost Nothing in America*,
- Marybeth Shinn, lead researcher on the *Family Options Study: Short-Term Impacts of Housing and Service Interventions for Homeless Families*, and
- Emily Badger, Washington Post reporter in affordable housing and urban policy.

Please take advantage of early bird rates to reserve your place at the Forum. This is NLIHC's annual policy event that brings together housing and homeless advocates and policy analysts from across the nation to discuss the challenges of ending housing poverty and homelessness.

For more information, go to <http://nlihc.org/events/forum>

Registration for the Forum is available at: <http://nlihc.org/events/forum/registration>

NLIHC Welcomes New Members in Third Quarter 2015

Welcome to the following people and organizations who joined NLIHC in the third quarter of 2015:

Organizational Members

AAA Fair Credit Foundation, Salt Lake City, UT
Adams Construction, St. George, UT
Artspace Salt Lake City, UT
Assist, Inc., Salt Lake City, UT
Auburn Housing Authority, Auburn, ME
Avesta Housing, Portland, ME
Bangor Area Homeless Shelter, Bangor, ME
Berks Coalition To End Homelessness, Inc, Reading, PA
Bonneville Multifamily Capital, Salt Lake City, UT
Cedar City Housing Authority, Cedar City, UT
City of Portland, Portland, ME
Columbus Community Center, Salt Lake City, UT
Community Action Services, Provo, UT
Crede Associates LLC, Westbrook, ME
Crossroads Urban Center, Salt Lake City, UT
Curtis Thaxter Stevens Broder & Micoleau LLC, Portland, ME
Davis Community Housing Authority, Farmington, UT
Drummond Woodsum, Portland, ME
Epicenter, Green River, UT
Family Promise Salt Lake City, Salt Lake City, UT
First Step House, Salt Lake City, UT
FJ Associates, Kaysville, UT
Fourth Street Clinic, Salt Lake City, UT
Gauche & Rosenthal, Portland, ME
Genesis Fund, Brunswick, ME
Giv Group, Ogden, UT
Home Builders Institute, Washington, DC
Homeless Services Coalition of Greater Kansas City, Kansas City, MO
Horizon Development, Farmington, UT
Humboldt Housing Authority, Humboldt, TN
Inter-faith Housing Alliance, Ambler, PA
KMX Group, Boca Raton, FL

Maine Real Estate Managers Association, Portland, ME
Method Studio, Salt Lake City, UT
MitiGate, Inc., Liberty, TN
Monroe County Homeless Services, Key West, FL
Mountainlands Community Housing Trust, Park City, UT
Neighborhood Nonprofit Housing, Logan, UT
Norway Savings Bank, Norway, ME
NYCHA Resident Advisory Board, Brooklyn, NY
Olene Walker Housing Loan Fund, Salt Lake City, UT
Otis Atwell, South Portland, ME
Penquis CAP, Inc., Bangor, ME
People's United Bank, Bridgeport, CT
Portland Housing Authority, Portland, ME
Preble Street Resource Center, Portland, ME
Raise-Op Housing Cooperative, Lewiston, ME
Raymond James Tax Credit Funds, Inc., St. Petersburg, FL
Richard Curtis & Associates, Portland, ME
Rosedale Apartments Resident Council, Tuscaloosa, AL
Rural Community Assistance Corporation, West Sacramento, CA
Salt Lake Community Action Program, Salt Lake City, UT
Salt Lake Valley Habitat for Humanity, Salt Lake City, UT
Sellers Management, Draper, UT
Shalom House, Portland, ME
South Portland Housing Authority, South Portland, ME
TD Bank, Portland, ME
The Richman Group Affordable Housing Corporation, Portland, OR
The Road Home, Salt Lake City, UT
Tooele County Housing Authority, Tooele, UT
Total Construction Management, Winterport, ME
Upper Valley Haven, White River Junction, VT
Utah Apartment Association, Murray, UT
Volunteers of America Utah, Salt Lake City, UT
Wasatch County Housing Authority, Heber, UT
Wasatch Residential Group, Salt Lake City, UT
Westbrook Housing Authority, Westbrook, ME
WNC & Associates, Irvine, CA
Work Activity Center, West Valley City, UT
Zachau Construction, Freeport, ME

Individual Members

Stacy Abbott, Price, UT
Marilyn Albertson, Salt Lake City, UT
Gloria Aronson, North Chelmsford, MA
Rich Azure, Glen Ellyn, IL
Ruth Barrett-Rendler, Minneapolis, MN
Mark Bolland, Boise, ID
Annie Chiang, Boston, MA
Jay Clark, Plymouth, NC
Dewey Cragun, Ogden, UT
Connie Crosby, Sandy, UT
Shanna Dayton, Ogden, UT
Sylvia Deyo, Bethesda, MD
Thomas Deyo, Bethesda, MD
Sandra Eichorn, Dumfries, VA
Vicki Fields, Salt Lake City, UT
Mary Jane Fine, Salt Lake City, UT
William Forster, Fairfax, VA
Cathy Fuentes, Ogden, UT
Michael Gallegos, Salt Lake City, UT
Nicole Gandy, King George, VA
Dobey Gavin, Detroit, MI

Roxanne Graham, Salt Lake City, UT
Danny Harris, Midvale, UT
Leslie Henderson, Grand Junction, CO
Celeste Howard, Hillsboro, OR
Teresa Hunsaker, Ogden, UT
Randy Jepperson, Salt Lake City, UT
Roger Jones, Logan, UT
Marta Kealey, Arlington, VA
Claire Kealey, Arlington, VA
Jeff Kearl, Logan, UT
Theresa Kennedy, Pulaski, TN
Karen Kuipers, Salt Lake City, UT
Javaid Lal, Salt Lake City, UT
Sandra Lavia, New York, NY
Benjamin Litwin, Arlington, VA
Sean Mathis, Ogden, UT
Dell Vaughn McDonald, Salt Lake City, UT
Kara Mileski, Salt Lake City, UT
Marci Milligan, Salt Lake City, UT
Elizabeth Moody, Mill Valley, CA
Kate Moore, Austin, TX
Elizabeth Mueller, Austin, TX
Nelida Myers-Burnett, Brooklyn, NY
Dana Nash, Indianapolis, IN
Ward Ogden, Ogden, UT
Lloyd Parry, Ogden, UT
Joe Pelaez, Salt Lake City, UT
Phyllis Robinson, Park City, UT
Donna Rosenstiel, Nashville, TN
Paul Schissler, Bellingham, WA
Lela Schwartz, Fresno, CA
Corine Sheridan, Boston, MA
Allison Silberberg, Alexandria, VA
Jeremy Smith, Ogden, UT
Rhoda Stauffer, Park City, UT
Kerry Steadman, Salt Lake City, UT
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