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NLIHC 2016 Housing Policy Forum

Kathryn Edin, Author of *\$2 a Day: Living on Almost Nothing in America*, at April 3-5 Housing Policy Forum

NLIHC's 2016 Housing Policy Forum will feature Kathryn Edin discussing her ground-breaking book *\$2 a Day, Living on Almost Nothing in America* (<http://bit.ly/1PYhjrH>) with reflections on the book's implications for homeless and housing policy by National Alliance to End Homelessness Director of Families and Youth Sharon McDonald, and NLIHC President and CEO Sheila Crowley. This year's Forum will take place in Washington, DC on April 3-5, 2016.

The 2016 Housing Policy Forum will convene housing and homeless advocates and policy experts from around the country to discuss housing and services for the homeless and those in extreme poverty, housing in the elections and in the media, preparations for implementing the National Housing Trust Fund and the Affirmatively Furthering Fair Housing rule, and more. This year's Forum will also be an opportunity to recognize Sheila Crowley's 17-year tenure as President and CEO of NLIHC as she transitions to retirement. The NLIHC Board of Directors expects to be able to introduce the new NLIHC President at the Forum.

In addition to **Dr. Edin**, **Dr. McDonald**, and **Dr. Crowley**, confirmed Forum speakers include:

- **Barney Frank**, former U.S. Congressman, Chairman of the House Financial Services Committee, and author of *Frank. A Life in Politics from the Great Society to Same-Sex Marriage*;
- **Mary Beth Shinn**, lead researcher on the *Family Options Study: Short-Term Impacts of Housing and Services Interventions for Homeless Families* https://www.huduser.gov/portal/family_options_study.html;
- **Emily Badger**, *Washington Post* writer on housing and urban issues;
- **Barbara Sard**, Vice President for Housing Policy, the Center for Budget and Policy Priorities;
- **Nancy Rase**, retired CEO, Homes for America;
- **Greg Payne**, Development Officer, Avesta Housing, and Director, Maine Affordable Housing Coalition;
- **Brian Hudson**, Director, Pennsylvania Housing Authority;
- **Katherine M. O'Regan**, Assistant Secretary for Policy Development and Research, HUD;
- **Marion Mollegen McFadden**, Deputy Assistant Secretary for Grant Programs, Office of Community Planning and Development, HUD;
- **Keith Swiney**, President and CEO of Motivation, Inc.;
- **Pamela Patenaude**, President of the J. Ronald Terwilliger Foundation for Housing America's Families;
- **Lindsey Hodel**, National Field Director at Nonprofit Vote; and
- **LeeAnn Byrne**, Policy Coordinator, Rhode Island Coalition for the Homeless

Invited speakers include:

- **HUD Secretary Julián Castro** and
- **Senator Tim Kaine** (D-VA).

Special Session for Low Income Residents: This year's Forum will feature a special three-hour session for low-income residents that will cover Section 3, RAD, the preservation vs. mobility debate, and a new online learning and sharing platform for residents on Sunday, April 3 from 9 am to 12 noon. If you are a low-income resident who is attending the Forum, please plan on arriving no later than 9am on Sunday, April 3 to take advantage of this session.

2016 NLIHC Leadership Reception: On the evening of Tuesday, April 5, NLIHC will host its annual Leadership Reception. This year's honorees will be:

- **Representative Barbara Lee** (D-CA), who will receive the 2016 Edward W. Brooke Housing Leadership Award, and
- **Nancy Bernstine**, retired Executive Director of the National AIDS Housing Coalition and former NLIHC Board Member, who will receive the 2016 Cushing N. Dolbeare Lifetime Service Award.

For more information about the Forum and Leadership Reception, go to <http://nlihcforum.org/>

Registration for the Forum and Leadership Reception is available at: [http://www.nlihcforum.org/ - !register/mainPage](http://www.nlihcforum.org/-!register/mainPage)

National Housing Trust Fund

HUD Notice on ConPlans Includes NHTF Allocation Plans

The HUD Office of Community Development and Planning issued a Notice on January 28 outlining the timing for states and entitlement jurisdictions to submit their FY16 consolidated plans (ConPlan), action plans, and National Housing Trust Fund (NHTF) allocation plans. To receive its share of the NHTF, a state must submit an allocation plan as part of its annual action plan. The action plan is the annual update of the three to five year ConPlan required of states and jurisdictions (grantees) in order to receive CDBG, HOME, HOPWA, and ESG funds.

The notice says that HUD expects to announce the amount of NHTF funds that each state will receive in April 2016. The total amount for the NHTF for 2016 will be known by February 28. The NHTF receives dedicated revenue from an annual assessment on the volume of business of Fannie Mae and Freddie Mac. (NLIHC will release its estimated state allocations soon after the total amount is made public.)

The allocations for CDBG, HOME, HOPWA, and ESG are based on annual appropriations, which were enacted into law on December 16, 2015 (see *Memo*, [12/21/15](#)). The amounts that each grantee will receive will be made available by mid-February. At that point, grantees with program years that begin or before June 1 will be able to submit their ConPlans and action plans.

Because this will be before the NHTF allocations are known, the NHTF allocation plans for these states will be submitted as substantial amendments to annual action plans. However, states should begin preparing their allocation plans using the citizen participation process for ConPlans.

NLIHC reminds advocates that the NHTF is a block grant to states. The designated state administering agency will develop the allocation plan based on priority housing needs identified in its ConPlan.

To read Notice CPD-16-01, go to <https://www.hudexchange.info/news/hud-releases-notice-cpd-16-01-guidance-on-submitting-consolidated-plans-and-annual-action-plans-for-fy-2016/>.

San Francisco Board of Supervisors Pledges to Match NHTF with City Funds

On February 2, the San Francisco Board of Supervisors unanimously passed a resolution (File# 150822) committing to match all National Housing Trust Fund (NHTF) dollars allocated to projects in San Francisco. The resolution, initiated by the Supportive Housing Providers Network of San Francisco, was introduced by Supervisor Eric Mar (D). In addition to pledging city funds to match NHTF dollars, the resolution encourages San Francisco's delegation in the U.S. Congress to prioritize expanding revenue sources for the NHTF. Mayor Ed Lee (D) supported the resolution.

The city's Land Use and Transportation Committee considered the resolution on January 25. Mr. Mar stated that the rental housing shortage for extremely low income (ELI) households in San Francisco was so severe that the city needed to attract all possible investments from the state and federal governments. Mr. Mar noted that HUD's interim NHTF rule requires that state allocation plans give priority to project proposals that use non-federal funds. Sophie Hayward, Director of Policy and Legislative Affairs at the San Francisco Mayor's Office of Housing and Community Development, testified that "any federal dollar we can bring to the table to address ELI housing is a dollar we need, we will use, and we can deploy."

At the hearing, Jennifer Dolin from the Supportive Housing Providers Network emphasized the cost savings in other city services when investments are made in permanent supportive housing. Paul Boden, Executive Director of the Western Regional Advocacy Project, made a presentation on the decline of housing affordability and rise of homelessness in the city. Also speaking passionately about the urgent need for expanded housing options for ELI households were several formerly homeless individuals involved in the Community Organizing and Resident Engagement (CORE) project at Community Housing Partnership.

San Francisco and Jackson, MS are the first two jurisdictions in the country that have pledged to match all NHTF funds allocated to their communities (see *Memo*, [5/4/15](#)). These resolutions are excellent examples of how local advocacy can bolster the impact of the NHTF.

"It took years of organizing and advocacy from hundreds of people to win the National Housing Trust Fund in the first place," said James Tracy, Director of CORE. "Today, the program is underfunded by Congress and ending the housing crisis means reversing the austerity agenda that has sent so many to streets and shelters. Our team of resident leaders appreciates the leadership of Supervisor Mar, and we will continue to work toward robust funding for ELI rental housing."

Read a copy of Mr. Mar's resolution at: <http://bit.ly/1nwp07n>

For more information about the passage of an NHTF matching resolution in San Francisco, contact James Tracy at jtracy@chp-sf.org.

Treasury Publishes Capital Magnet Fund Revised Interim Rule and Funding Notice

On February 8, the Department of the Treasury published a revised interim rule and a notice of funding availability (NOFA) for the Capital Magnet Fund (CMF). Established by the Housing and Economic Recovery Act of 2008 (HERA) along with the National Housing Trust Fund (NHTF), the CMF is to be funded with the same annual assessment of 4.2 basis points of the volume of business of Fannie Mae and Freddie Mac as is the NHTF. HERA directs 65% to the NHTF and 35% to the CMF.

The precise amount that will be available for both the CMF and the NHTF in 2016 will become known on February 28.

The CMF, administered by the Community Development Financial Institutions Fund (CDFI Fund), provides grants through a competitive process to Community Development Financial Institutions (CDFIs) or nonprofit organizations that have demonstrated that the development or management of affordable housing is among their principal purposes. Grantees must leverage their award by ten times the grant amount and may use the grants to invest in the development, preservation, rehabilitation, or purchase of affordable housing for low-income families. The grants can also be used to promote economic development activities or community service facilities, such as day care centers, workforce development centers, and health care clinics, that are developed in conjunction with affordable housing activities.

The revised interim rule makes several changes to the interim rule initially published in December 2010, and includes updated definitions, requirements, and parameters for the implementation and administration of the

CMF. The revisions are modeled after the program requirements for the HOME Investment Partnerships program and the credit requirements for the Low Income Housing Tax Credit (LIHTC) program.

The rule addresses the definition of affordable housing and what is meant by the statutory requirement that housing activities be primarily for the benefit of extremely low, very low, and low-income families. To qualify as affordable housing, a multi-family rental housing project financed with CMF funds must have at least 20% of its units occupied by any combination of low, very low, or extremely low income families. CMF-financed developments must also comply with specific rent limits and remain affordable for ten years. The maximum rent for an extremely low income family living in CMF-funded developments is 30% of 30% of the area median income.

The NOFA invites applications for the CMF's FY16 round of funding. The CDFI Fund expects to award approximately \$80 million in new funds with no more than 15% going to a single applicant. The NOFA outlines both the qualitative and quantitative review processes for grant applications and the criteria by which they will be judged. The NOFA states that to meet its rental housing priorities, the CDFI Fund will award "applications that propose to finance and/or support rental Affordable Housing Projects in which a minimum of 20 percent of the units in each project are targeted to Very Low-Income households and/or Extremely Low-Income families." Applications are due by March 30.

Read the revised interim rule at: <https://www.gpo.gov/fdsys/pkg/FR-2016-02-08/pdf/2016-02132.pdf>

Read the NOFA here: <https://www.gpo.gov/fdsys/pkg/FR-2016-02-08/pdf/2016-02372.pdf>

Federal Budget

President to Submit FY17 Budget Request on February 9, Events to Follow

President Barack Obama will submit his FY17 budget request to Congress on February 9 at 11am ET. The request will detail the Administration's priorities for the coming fiscal year. While few details about the budget have been made public yet, Office of Management and Budget Director Shaun Donovan announced while speaking at a retirement celebration for NLIHC President and CEO Sheila Crowley on January 28 that the request will include "good news" on efforts to end homelessness. Director Donovan had previously announced that the budget will include funds for mobility counseling and expansion of the Choice Neighborhoods Initiative (CNI) (*Memo*, [1/19/16](#)).

HUD will hold a briefing on its portion of the FY17 budget proposal on February 9 at 1pm ET. The briefing will be webcast. To join the webcast, go to <http://portalapps.hud.gov/HUDMediaChannel/liveplayer.jsp> or, with captions, to http://portalapps.hud.gov/HUDMediaChannel/liveplayer_secondary.jsp.

The National Alliance to End Homelessness (NAEH) will hold its annual Budget Proposal webinar on Thursday, February 11 at 12:30pm ET. The NAEH webinar will provide an overview of the federal budget process and an analysis of the President's proposed funding levels for affordable housing and homelessness programs. Register for NAEH's Budget Proposal webinar at: <http://bit.ly/1VVhxV6>

The National Housing Conference (NHC) will hold its Annual Budget Forum via webcast on Thursday, February 18 from 2pm to 4pm ET. Speakers will discuss what President Obama's FY17 budget proposes for housing, the housing implications of tax reform, and the outlook for federal funding of affordable housing. Register for the NHC Budget Forum at: <http://www.nhc.org/#!budget-forum/fshqz>.

Budget Committees Snub White House, House Budget Committee Holds Hearing

In a sharp deviation from tradition, Senate Budget Committee Chair Michael Enzi (R-WY) and House Budget Committee Chair Tom (R-GA) Price issued a joint statement on February 4 announcing they will not invite Office of Management and Budget Director Shaun Donovan before their respective committees to testify on President Barack Obama's FY17 budget request, which will be released on February 9. "It is clear that this President will not put forth the budget effort that our times and our country require. Instead of hearing from an Administration unconcerned with our \$19 trillion in debt, we should focus on how to reform America's broken budget process and restore the trust of hardworking taxpayers," Chair Enzi said.

Democratic leaders condemned the decision not to hear from Director Donovan. House Budget Committee Ranking Member Chris Van Hollen (D-MD) said, "It is a sad day for this institution when Congress snubs the president and the interests of working families with such an egregious abdication of our duty to the American people." The move will undermine efforts to advance bipartisanship in the FY17 budget process.

At a February 4 House Budget Committee hearing on the Congressional Budget Office's (CBO) most recent budget and economic outlook, Chair Price (R-GA) said that the best way to decrease the federal deficit is to decrease spending and grow the economy. In January, CBO reported that their 10-year deficit projection had increased by \$1.5 trillion since its last estimate in August 2015, largely due to the extension of tax cuts enacted in December (see *Memo*, [1/25](#)). Chair Price opposed increasing revenues, stating, "[W]e ought to focus on real solutions: reforms that will make government more efficient, effective and accountable and solutions that will support a stronger, healthier economy."

Committee Ranking Member Chris Van Hollen (D-MD) stated that increasing revenues through tax reforms should be included in deficit reduction efforts: "[A]s we look to the long term deficit, we should also remember that the largest category [of spending], according to the Congressional Budget Office, are the so-called tax expenditures. These include a lot of tax breaks in the tax code that benefit the very wealthiest Americans. They include tax breaks like the carried interest loophole for hedge fund managers, which means that folks who are managing a hedge fund pay a lower tax rate than people driving a bus, or our teachers."

The House is expected to pass its budget resolution by the third week of March. House leadership is holding to the Bipartisan Budget Act of 2015 (BBA) spending caps enacted in December, but is under pressure from the most conservative House members to reduce discretionary funding to below the caps. Under the BBA, nondefense discretionary funding for FY17 will be approximately level with FY16 spending.

Meanwhile, appropriators have begun scheduling hearings on FY17 spending bills. The House Appropriations Subcommittee on Agriculture, Rural Development, Food and Drug Administration, and Related Agencies has scheduled a hearing for February 11, 10:30am ET in room 2362-A of the Rayburn House Office Building. Witnesses will include the Department of Agriculture's Secretary Thomas Vilsack, Chief Economist Robert Johansson, and Budget Officer Michael Young.

The joint statement from Chairs Price and Enzi is at: <http://1.usa.gov/1nMuQfx>

Materials from the House Budget Committee's February 4 hearing are at: <http://1.usa.gov/1nShtuN>

House Ways and Means to Hold Hearing on FY17 Budget Proposal for Treasury

The House Committee on Ways and Means will hold a hearing on President Barack Obama's budget proposals for the Department of Treasury for FY17 on February 11. Treasury Secretary Jacob Lew will be the sole witness. The hearing will be held 10am ET in Longworth House Office Building room 1100. For more information about the hearing, go to: <http://1.usa.gov/1VUX1UH>

House Financial Services Marks Up on FY17 *Budget Views and Estimates*

On February 2 and 3, the House Committee on Financial Services marked up its *Views and Estimates* on the FY17 budget, which is submitted to the House Budget Committee for consideration in preparing the FY17 budget resolution. The *Views and Estimates* calls for overhauling and modernizing HUD and criticizes the agency for being “overly bureaucratic” and failing to “deliver measurable results.”

“HUD should be restructured to optimize the alignment of its various divisions and consolidate overlapping and duplicative programs, as well as to ensure the efficient utilization of its human capital,” the document states. “Such reforms would both result in greater budget savings for taxpayers and allow for assistance to be targeted to individuals with the most acute need.”

During the markup, Ranking Member Maxine Waters (D-CA) proposed an amendment on the state of homelessness in America. She stated, “I’m deeply concerned about the men, women, families, and youth who are homeless on our streets today. Homelessness affects the very fabric of communities and it is an economic issue as much as it is a social issue. We have to do more to ensure all homeless people have access to affordable housing and the social services that they so desperately need. The federal government cannot turn a blind eye. Congress has the responsibility to the people of this country to provide everyone with a safe, decent, and affordable roof over their heads.”

Housing and Insurance Subcommittee Chair Blaine Luetkemeyer (R-MO) raised objections to some of the language in Ms. Water’s amendment regarding the role of the federal government in addressing homelessness. She agreed to revisions, but both the original and modified amendments were voted down by party-line votes of 24 to 31 and 24 to 32.

Representative Ruben Hinojosa (D-TX) offered an amendment on the unique housing challenges facing rural communities. His amendment stated, “[R]ural communities have less access to decent and affordable housing, as well as access to affordable credit. Consequently, far too many rural families live in housing that is unaffordable, in substandard condition, or both. The Committee will be working diligently to ensure that moving forward the USDA’s Rural Development Agency and Rural Housing Service (RHS) make a dedicated commitment to ensuring the prudent stewardship and efficient administration of rural development and housing programs.” Mr. Luetkemeyer raised concerns about the RHS’s oversight capabilities, but agreed to support Mr. Hinojosa’s amendment. The amendment passed by a voice vote.

The Committee approved the *Views and Estimates* on a party-line vote of 33 to 24.

For more information on the mark-up, including text of the *Budget Views and Estimates* and amendments, as well as the archived webcast, go to:

<http://financialservices.house.gov/calendar/eventsingle.aspx?EventID=400204>

Congress

Broad Housing Assistance Reform Bill Passes House Unanimously

By a unanimous vote of 427 to 0, the U.S. House of Representatives passed a broad housing assistance reform bill on February 2. During floor consideration of H.R. 3700, several positive amendments were approved without opposition. Consideration of the bill now moves to the Senate.

House Financial Services Subcommittee on Housing and Insurance Blaine Luetkemeyer (R-MO) introduced the “Housing Opportunity Through Modernization Act” on October 7, 2015 (see *Memo*, [10/13/2015](#)). After the vote on the House floor, Mr. Luetkemeyer said, “Today is the first step in making meaningful reforms to our

nation's housing programs. I am pleased that my colleagues, on both sides of the aisle, came together to support a comprehensive bill that modernizes an outdated system and begins to break a status quo that serves too few at the cost of too many."

NLIHC joined several other national organizations in supporting the bill. In a joint letter to the Members of the House, the groups urged passage of the bill stating the bill would "ease administrative burdens for housing agencies and owners, while delivering fairer and more efficient assistance to low income families. In addition, the bill provides new tools to preserve affordable housing, reduce homelessness, increase self-sufficiency and expand access to areas of greater opportunity."

In a separate NLIHC letter to the House urging passage, NLIHC President and CEO Sheila Crowley stated, "Critically, H.R. 3700 would streamline the administration of public and assisted housing, incentivize residents to increase their earned income, help voucher holders move more quickly into private apartments, and improve the project-basing of vouchers."

Several amendments supported by housing advocates were adopted by voice votes. These include:

- Representative Peter Welch's (D-VT) amendment to allow housing choice vouchers to cover costs beyond the rental of the land underneath a manufactured home, which is currently the voucher's only eligible use for manufactured housing. The additional costs would include those of owning the home itself, as well as insurance, utilities, and property taxes. The amendment is a long-sought improvement to how vouchers can be used to assist low-income manufactured home owners who do not own the land beneath their homes.
- Representatives David Price (D-NC) and Robert Aderholt's (R-AL) amendment to update the Housing for Persons with AIDS (HOPWA) distribution formula. The amendment would require the HOPWA distribution formula to count people living with HIV/AIDS and would require HUD to develop regulations that incorporate a poverty factor and a housing cost factor in the updated formula. Currently, HOPWA funds are distributed based on cumulative AIDS cases, representing individuals both living with and dying from AIDS. AIDS housing advocates have been working for years for an improved formula.
- Financial Services Committee Ranking Member Maxine Waters's (D-CA) amendment to retain the current standard \$480 income deduction for dependents and all child care costs that public and assisted housing residents may take before their rents are calculated. The amendment addresses concerns Ranking Member Waters raised during the bill's Committee mark-up that the bill would increase rents for households with high child care costs. Ranking Member Waters and nine other Democrats opposed the bill during mark-up because of these concerns (see *Memo*, [12/14/2015](#)).
- Representative Grace Meng's (D-NY) amendment to require HUD to publish model guidelines for minimum heating requirements for units operated by public housing agencies (PHAs).
- Representative Terri Sewell's (D-AL) amendment to require HUD to conduct a study of the impacts of H.R. 3700's income deduction changes on rents paid by the elderly, people with disabilities, and families.
- Representative Sheila Jackson Lee's (D-TX) amendment to direct the Secretaries of HUD and the Department of Labor to produce an annual report on strategies to strengthen family economic empowerment.

An amendment to permanently exempt all PHAs in Mississippi, Iowa, and Alaska, as well as the Housing Authority of the County of Los Angeles, from the federal requirement to have at least one public housing

resident or voucher holder on their boards of commissioners passed by a vote of 236 yeas to 178 nays. NLIHC opposed the amendment. For several years, these PHAs have received an annual exemption from this requirement through the HUD appropriations bill. The amendment was offered by Representative Steven Palazzo (R-MS). One Democrat and all but four Republicans supported the amendment. Four Republicans joined the remaining Democrats in opposition.

Read the Committee on Financial Services statement at: <http://1.usa.gov/1L3g0Xp>

Read the national groups' letter in support of H.R. 3700 at http://nlihc.org/sites/default/files/HR-3700_FINAL_sign-on.pdf

Read NLIHC's letter in support of H.R. 3700 at http://nlihc.org/sites/default/files/NLIHC_HR-3700-support-letter.pdf

Hearing Set on Health of FHA

The House Financial Services Subcommittee on Housing and Insurance will hold a hearing, "The Future of Housing in America: Examining the Health of the Federal Housing Administration," on February 11. Witnesses have not been announced. The hearing will be at 9:30am ET in room 2128 of the Rayburn House office building. For more information about the hearing, go to: <http://1.usa.gov/1PZT2rD>

HUD

HUD Seeks Comments on Rulemaking for Over-Income Public Housing Households

On February 3, HUD issued an Advance Notice of Proposed Rulemaking (ANPR) in the *Federal Register* to seek comments on how HUD can structure policies to ensure that individuals and families residing in public housing are in need of continued assistance from HUD.

An ANPR is a request for input and is not a formal stage in the rulemaking process. According to HUD's recent ANPR, HUD is "considering rulemaking" on over-income families and individuals as a result of a 2015 report from HUD's Office of Inspector General on this subject (see *Memo*, [8/3/2015](#)). The 2015 report found that as many as 25,226 of the approximately 1.1 million households living in public housing had incomes greater than the maximum (80% AMI) allowed to qualify for initial admission to public housing.

The current rule governing over-income families was published in 2004. This rule gives public housing agencies (PHAs) discretion to implement policies related to terminating assistance or evicting over-income families. The statute does not require or prohibit eviction of over-income families. With this ANPR, HUD is seeking input on whether to change the 2004 rule to require PHAs to terminate assistance and evict families with incomes that "significantly" exceed the income limits for a "sustained" period of time. Any such changes to the 2004 rule would be promulgated through a formal rulemaking process.

H.R. 3700, the "Housing Opportunity Through Modernization Act," which unanimously passed the House on February 2 (see separate article in this *Memo*), includes a provision to limit assistance for over-income households. For a household whose income is more than 120% of the area median income for more than two years, PHAs would be required to terminate assistance within six months or charge either the Fair Market Rent or the combined costs of operating and capital subsidies for the household's unit, whichever is greater.

Comments on the ANPR are due March 4. Read the ANPR and submit comments at <http://bit.ly/1VVhxV6>

Housing and the Elections

NLIHC Voterization Webinar, February 17

The first webinar in NLIHC's 2016 Voterization series, "Understanding and Overcoming the Challenges of Voter Registration," will be presented on Wednesday, February 17 at 2:00pm ET. Throughout the coming year NLIHC will offer webinars to train advocates and service providers on how to carry out non-partisan voter engagement efforts with low income residents.

The presentation will provide background information on the importance of tenant voting and discuss the rules governing voter registration efforts of 501(c)(3) organizations. The webinar will review the NLIHC Voterization plan and provide tips and best practices for voter registration drives. The session will also explore efforts to suppress voter turnout and the various resources available to local voter registration campaigns.

A strong voter turnout by low income renters in the high-stakes 2016 elections is essential to making affordable housing a high priority.

RSVP at: <https://attendee.gotowebinar.com/register/4025136519191807745>

For Questions, contact: outreach@nlihc.org

Research

Childhood Environment and Gender Gaps in Adulthood

A new paper titled *Childhood Environment and Gender Gaps in Adulthood* examines the relationship between childhood environment and gender gaps in economic well-being in adulthood. The findings indicate that males suffer greater economic consequences compared to females when exposed to poverty as children.

Among the paper's authors are Raj Chetty and Nathaniel Hendren who are known for their research on the impacts of neighborhoods on intergenerational mobility and the effects of exposure to better neighborhoods on children (see *Memo* [5/11/2015](#)).

Utilizing a dataset from a prior study on intergenerational mobility (see *Memo* [1/31/2014](#)), the authors examined gender gaps in employment, earnings, and college attendance at age 30 for 10 million individuals born between 1980 and 1982. These factors were then assessed based on the incomes of the individuals' parents and where these individuals lived when they were adolescents.

The study found that employment rates increase with parental incomes for both genders and that the increase was more pronounced for men. However, at the lowest income quintile, the trend was reversed, with men experiencing lower rates of employment than women. This was most apparent among men raised in single parent households. Men have higher earnings than women across the parent income distribution, but the difference was less pronounced in the lowest income quintile. Men were also less likely to attend college compared to women across the parent income distribution, with the greatest disparity observed among men from lower income families.

Gender gaps, particularly related to employment, varied significantly across geographic areas. Men who grew up in low-income families living in high-poverty, racially segregated areas as adolescents were significantly less likely to be formally employed as adults than their female peers. Higher crime rates were observed in these same geographies, leading the researchers to wonder if males growing up in these places are more likely to resort to criminal activities as a substitute for formal employment.

The authors conclude that growing up in a low-income, single parent household or in a neighborhood with high levels of economic and racial inequality has a disproportionately negative impact on males when they reach adulthood. The authors suggest these findings could shed new light on the recent decline of male participation in the U.S. workforce, which is often attributed to an aging population, an increased demand for highly skilled labor, and globalization.

Childhood Environment and Gender Gaps in Adulthood is available at <http://bit.ly/1Po5IX8>

Discrimination Against Transgender Women Persists in Shelters

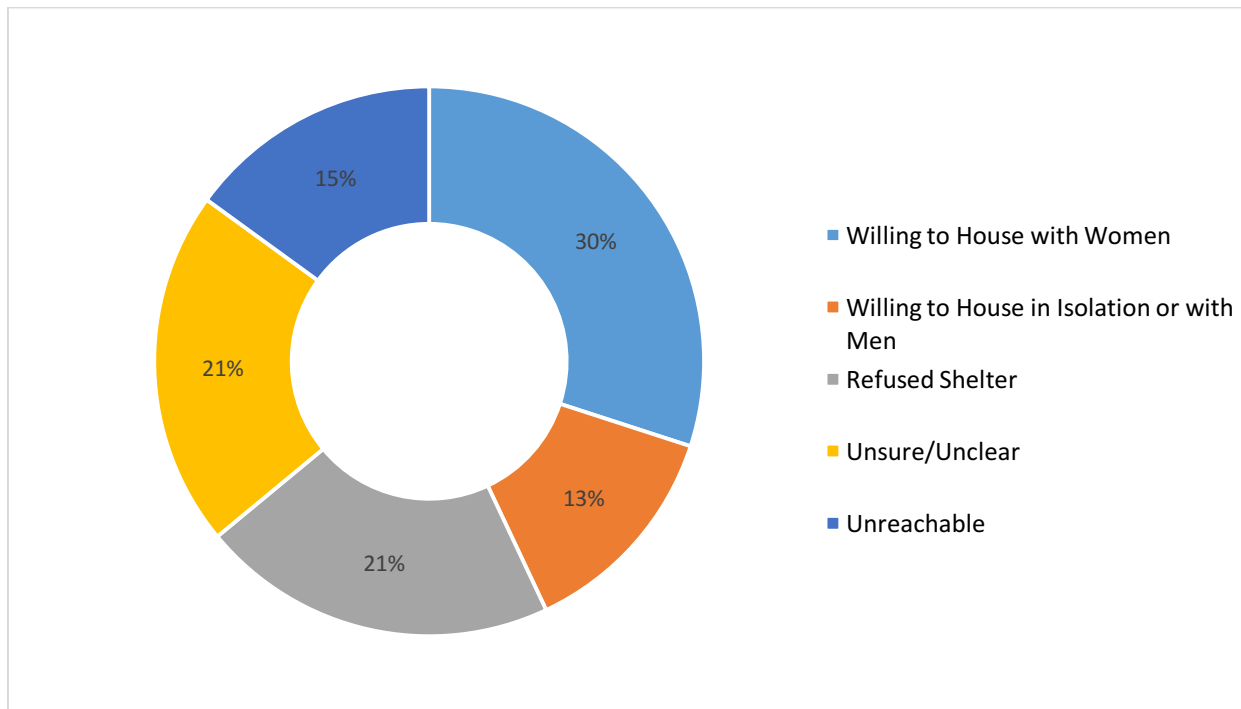
The Center for American Progress and the Equal Rights Center recently released a study titled *Discrimination Against Transgender Women Seeking Access to Homeless Shelters*. Utilizing test calls to 100 shelters across four states, the study found less than a third of shelters were willing to properly accommodate transgender women.

Only 30% of shelters were willing to house transgender women with other women. Shelters in states with LGBT protections were twice as likely to house transgender women as states without LGBT protections. Women’s shelters (35%) were more likely to be willing to house transgender women than mixed-gender shelters (26%).

Discrimination Against Transgender Women Seeking Access to Homeless Shelters is available at <http://ampr.gs/1PVrEoo>.

Fact of the Week

Percentage of Shelters Willing to House Transgender Homeless Women



Source: Rooney, C., Durso, L.E., Gruberg, S. (2016). *Discrimination Against Transgender Women Seeking Access to Homeless Shelters*. Center for American Progress. See at: <http://ampr.gs/1PVrEoo>.

EVENTS

Housing Assistance Council to Host Webinar on Proposed Duty to Serve Rule

The Housing Assistance Council will host a webinar on the Federal Housing Finance Agency's proposed rule regarding Fannie Mae and Freddie Mac's duty to serve traditionally underserved markets. The webinar will focus on how the rule will impact rural America and will provide information to assist housing providers and policymakers in formulating comments to the rule. The webinar will be held on February 18 at 2pm ET.

Register for the webinar at: <http://www.ruralhome.org/calendar/upcoming-events/event/74>

NLIHC NEWS

NLIHC Welcomes Sarah Jemison as New Housing Advocacy Organizer

Sarah Jemison joined NLIHC on February 1 as a Housing Advocacy Organizer. Prior to coming to NLIHC, Sarah worked as the Special Projects Fellow at Achievement Prep Charter School in Southeast DC, where she witnessed the impact of concentrated poverty, neglected public housing projects, and homelessness on students and their families. Sarah earned her B.A. in History with a minor in African American Studies from Princeton University. She is originally from Memphis, TN.

Sarah's outreach responsibilities cover much the South and Mid-Atlantic. To see which organizers are assigned to each state, go to <http://nlihc.org/takeaction/field>.

NLIHC Accepting Applications for Internships for Summer 2016

NLIHC is accepting resumes for summer 2016 internship positions. Interns are highly valued and fully integrated into our staff work. We seek students passionate about social justice issues, with excellent writing and interpersonal skills.

The available positions are:

Policy Intern. Tracks new legislation, attends and summarizes Congressional hearings for the *Memo to Members* newsletter, participates in visits to Congressional offices, develops materials for use in lobbying the House and Senate to achieve NLIHC's policy agenda, and updates the NLIHC Congressional database.

Organizing Intern. Assists with grassroots organizing efforts for the United for Homes campaign and other legislative efforts. Assists with membership recruitment/retention efforts and internal database upkeep.

Research Intern. Assists in ongoing quantitative and qualitative research projects, writes weekly articles on current research for *Memo to Members*, attends briefings, and responds to research inquiries.

Communications/Media Intern. Prepares and distributes press materials, assists with media research and outreach for publication releases, and works on social media projects. Maintains the media database and tracks press hits.

Graphic Design Intern. Assists with sending out e-communications using MailChimp; revising collateral print material such as brochures, flyers, factsheets; updating content on the NLIHC website; and posting information on the Coalition's social media sites and blog. *Please provide 3-5 design samples and/or link to online portfolio for consideration.*

These positions begin in June and run until August and are at least 20-30 hours a week. Two semester placements are possible. NLIHC provides modest stipends.

A cover letter, resume, and writing sample are required for consideration. In your cover letter, please specify the position(s) for which you are applying and that you are interested in a summer 2016 internship.

Interested students should send their materials to: Paul Kealey, Chief Operating Officer, National Low Income Housing Coalition, 1000 Vermont Avenue, NW, Washington, DC 20005 via email to pkealey@nlihc.org.

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