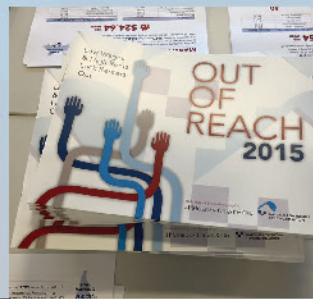


# ANNUAL REPORT 2015



NATIONAL LOW INCOME  
HOUSING COALITION

# A MESSAGE FROM NLIHC'S FORMER AND CURRENT LEADERSHIP

Dear NLIHC Members, Donors, and Friends,

I write this note to you for the NLIHC 2015 annual report three months after retiring in 2016. Distance and time truly offer perspective. As I review the events of 2015 – release of National Housing Trust Fund and Affirmatively Furthering Fair Housing regs, the Supreme Court upholding of the disparate impact standard, lifting of the sequester caps on the HUD and other federal appropriations – I recognize that we are always moving forward even as we face barriers and setbacks regularly.

Organizations like NLIHC are the force behind forward movement. Every day, NLIHC and our social justice partners press progress forward, sometimes with significant achievements, but most often with almost imperceptible steps to push our country to be better. While the value of NLIHC is most obvious when we win big, our true value comes into focus when I imagine what would happen without NLIHC's presence and vigilance.

That is why you are so important. During my 17 years at the NLIHC, I always knew that you – our members

and supporters – were our strength. You provide the validation that the work was good and the cause was just. Thank you.

Please enjoy this presentation of the work of NLIHC in 2015. Although no annual report can tell the full story of what took place in a year's time, I know that you will find within these pages enough to convince you that your support and investment matters.

I am delighted now to turn this page over to Diane Yentel, the new President and CEO, who will continue to lead you on our path forward together.

With great affection and gratitude,



Sheila Crowley



Sheila Crowley, Former  
NLIHC President and CEO

At the National Low Income Housing Coalition, we are committed to achieving socially just public policy that assures the lowest income people have decent and affordable homes.

NLIHC's work in 2015 demonstrates how we will succeed; through steady, incremental change combined with significant advancements. Backed by the strength of our members and partners throughout the country, we research, educate, organize and advocate, always keeping the housing needs of the lowest income people in the forefront. Thanks to the generous support of our members and donors we are making real headway, as this annual report illustrates.

Despite our hard work and success, there is much more to do. The number of cost burdened renters has reached historic levels; over 11 million renters are paying more than half their income on rent. The situation is especially dire for the lowest income people who face a shortage of 7.2 million affordable and available homes and often pay

upwards of seventy five percent of their income for a home. As a country, we must do better. We have the solutions to the crisis, we lack only the political will to fund them at scale. As you will see from our work in 2015, NLIHC has proven success at both building the will and advancing the solutions. With your continued partnership and support, we'll continue to do both.

Thank you for your support, and for all that you do every day to advance housing solutions for the lowest income people. Sincerely,



Diane Yentel



Diane Yentel,  
NLIHC President and CEO



# CONTENTS

2015  
NLIHC  
Annual  
Report

A Message From NLIHC Leadership. . . . .	2
The NLIHC 2015 Housing Legislative Forum . . . . .	4
The NLIHC Leadership Awards Reception . . . . .	6
NLIHC Presents Awards for Outstanding Organizing and Media Coverage. . . . .	8
2015 <i>Out of Reach</i> Report Goes Interactive and Viral . . . . .	10
<i>A Rare Occurrence: The Geography And Race of Mortgages over \$500,000.</i> . . . . .	12
NLIHC Leads in Successful Efforts to Lift Sequester Caps for FY16 and FY17 . . . . .	14
Statement of Financial Position . . . . .	32
2015 NLIHC Board of Directors . . . . .	33
2015 NLIHC Staff . . . . .	34
2015 NLIHC Interns . . . . .	34



# THE NLIHC 2015 HOUSING LEGISLATIVE FORUM

Features HUD Secretary Julián Castro,  
Ford Foundation President Darren Walker,  
and Others

**T**he NLIHC 2015 Housing Legislative Forum was held in Washington, DC on March 1-3. Over 250 NLIHC members and friends gathered to hear and converse with affordable housing leaders, educate themselves on NLIHC's policy priorities, and visit



Capitol Hill to tell lawmakers about their concerns.

Renowned researchers discussed the links between affordable housing and family well-being. Leaders from national advocacy

organizations discussed the housing and homeless policy landscape. A bipartisan panel of Congressional staff discussed the budget, appropriations, tax reform, and housing finance reform. And four senior HUD officials spoke about the national Housing Trust Fund (HTF), Affirmatively Furthering Fair Housing, RAD, Section 3 and other HUD priorities and initiatives.

HUD Secretary Julián Castro delivered the keynote address at the Forum, continuing the long line of HUD secretaries to speak at NLIHC conferences. After congratulating NLIHC on the HTF victory, he focused his remarks on the work of HUD to create equal opportunity for all Americans. Emphasizing the Administration's resolve in the upcoming budget battle, Secretary Castro said, "I promise you that we are going to fight for these dollars so that folks can make that important move from struggle to security."

Capping off NLIHC's 2015 Housing Legislative Forum was a dinner conversation between Darren Walker, President of the Ford Foundation, and James Traub, contributing writer for the *New York Times Magazine*. They discussed the causes, consequences, and solutions to economic inequality in the U.S. Mr. Walker warned that "income inequality is a threat to our democracy" and that "we remain a society where particular people remain marginalized . . . primarily people of African descent, immigrants, and poor whites."





# THE NLIHC LEADERSHIP AWARDS RECEPTION

## Honoring Bill Apgar and Shaun Donovan

**T**he National Low Income Housing Coalition held its 33rd Annual Leadership Awards Reception on March 3 in Washington, DC. Dr. William C. Apgar of Harvard University received the Cushing Niles Dolbear Lifetime Service Award, and Office



of Management and Budget Director and former HUD Secretary Shaun Donovan received the Edward W. Brooke Housing Leadership

Award. The Reception was hosted by BBVA Compass, who was represented by Director of Corporate Responsibility and Reputation and former NLIHC Board member J. Reymundo Ocañas

Dr. William C. Apgar was recognized for his lifetime commitment to affordable housing policy, advocacy and research. For many years, Dr. Apgar was a lecturer at the Harvard University Kennedy School of Government and a senior scholar at Harvard's Joint Center for Housing

Studies. He served as assistant secretary for Housing and FHA commissioner during the Clinton Administration and as senior advisor for Mortgage Finance during the Obama Administration. Dr. Apgar is a member of the NLIHC Board of Directors.

The Edward W. Brooke Housing Leadership Award honoree, OMB Director Shaun Donovan served as the 15th HUD secretary, where he was a strong advocate for funding for the national Housing Trust Fund and a trusted ally of NLIHC. At HUD, Mr. Donovan managed the department's \$47 billion budget – helping families buy homes, aiding households in fighting off foreclosure, revitalizing distressed communities and combating homelessness. Mr. Donovan previously served as commissioner of the New York City Department of Housing Preservation and Development (HPD) where he built and preserved 165,000 affordable homes and as acting FHA commissioner during the Clinton/Bush presidential transition.





2015 Awardees Shaun Donovan and William Apgar



# NLIHC PRESENTS AWARDS FOR OUTSTANDING ORGANIZING AND MEDIA COVERAGE

**T**he NLIHC State and Local Organizing (SLO) Award recognizes outstanding achievement in community organizing on affordable housing at the state or local level. The 2015 SLO Award was presented to the Campaign to Take Back Vacant Land (TBVL) of Philadelphia, PA for their successful effort to create the nation's largest municipal land bank. Starting in 2010, TBVL united 47 Philadelphia community groups dedicated to addressing such issues as neighborhood disinvestment, abandoned properties, blight, crime, and resident displacement in gentrifying areas. Led by the Women's Community Revitalization Project, TBVL trained grassroots advocates, planned and conducted media events, organized citizen lobby days, and developed a clear legislative solution with city planners and staff.

The NLIHC Resident Organizing (RO) Award recognizes outstanding achievements in community campaigns that are resident-driven. The 2015 RO Award went to Community Housing Partnership (CHP) of San Francisco, CA for its Fair Chance Campaign that resulted in a local ordinance to ban discrimination against ex-offenders in applications for affordable housing and employment. CHP's efforts in San Francisco involved a staff of three organizers working with and on behalf of more than 50 formerly incarcerated residents of

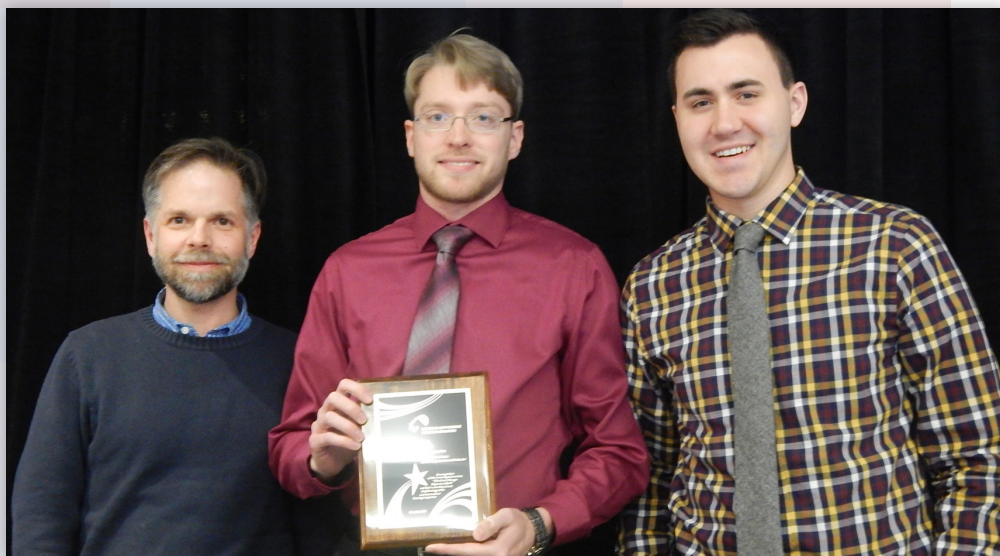
CHP properties. CHP's Community Organizing and Resident Engagement (CORE) Program mobilizes the active, ongoing, and issues-informed participation of more than 1,300 low income residents in CHP's organizational governance and on policies that affect low-income residents city-wide.

NLIHC's Annual Housing Media Award recognizes journalists who make a dedicated effort to inform the public about the disparities between those in America who are well housed and those who are poorly housed or homeless. The 2014 Award was presented to Mikel Livingston and Steven Porter from the *Lafayette Journal & Courier* for their news series, "The Great Chicago Migration Myth." The series analyzed a long-held belief in Lafayette, Indiana that thousands of low income black families, after receiving housing vouchers as a result of the demolition of public housing in Chicago beginning in 1999, packed up their belongings and migrated to Lafayette, bringing with them increased crime, drug use, and burdens on local social services. The data show that most residents stayed in Chicago after their housing complexes closed. Livingston and Porter suggest that the beliefs and arguments about the migration lack substantive evidence and are based on racial and social fears and prejudice.

All awards were presented at NLIHC's Housing Legislative Forum on March 1, 2015.







Bob Palmer from Housing Action Illinois with Mikel Livingston and Steven Porter from The Lafayette Journal & Courier



NLIHC President & CEO Sheila Crowley; Nancy Salandra, President of Disabled In Action; Nora Lichtash, Women's Community Revitalization Project

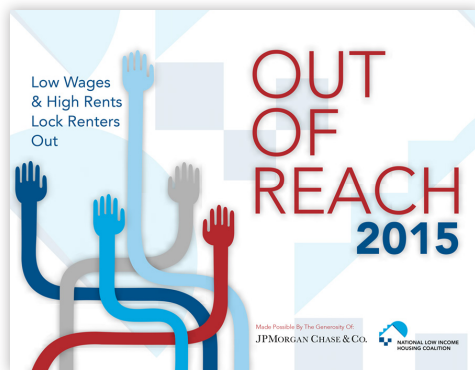


NLIHC Board Member Daisy Franklin; Donnell Fuller and James Tracy from Community Housing Partnership in San Francisco; NLIHC President & CEO Sheila Crowley; NLIHC Board Chair Brenda Clement



# 2015 OUT OF REACH REPORT GOES INTERACTIVE AND VIRAL

In 2015, NLIHC released its 26<sup>th</sup> edition of *Out of Reach*, our annual report that shows the gap between renters' wages and the cost of rental housing nationwide.



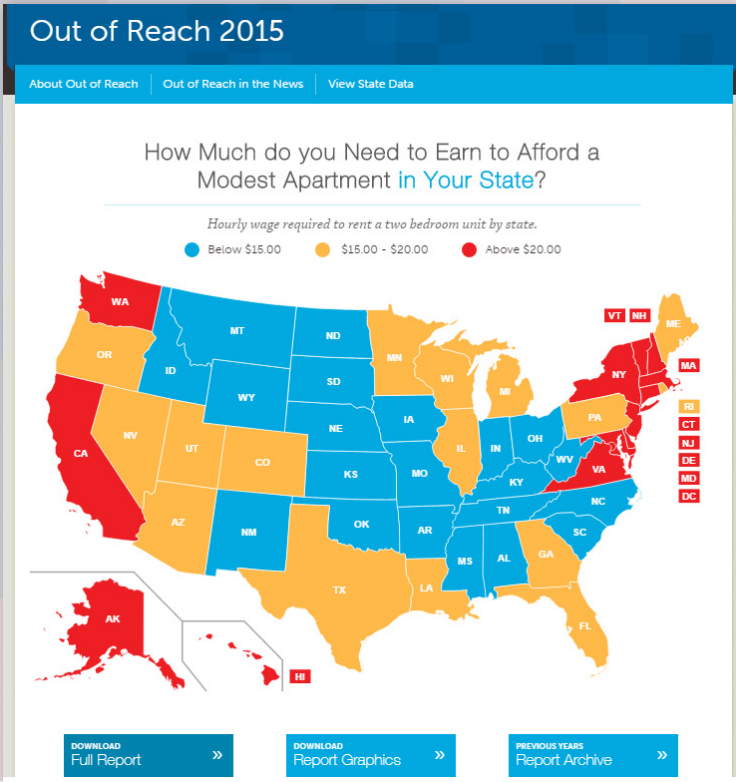
In 2015 the national housing wage for a two-bedroom unit was \$19.35 per hour, more than 2.5 times the federal minimum wage and \$4 more than the estimated average wage earned by renters nationwide. The housing wage represents the hourly wage necessary for a full-time worker to afford a modest two-bedroom apartment without spending more than 30% of income on housing costs.

In 2015, NLIHC launched a new interactive *Out of Reach* website with

user-friendly maps, charts and tables. Each state has its own page with a variety of features to make the data more accessible and understandable, and users are able to easily export specific data points to their networks via Twitter, Facebook and other social media.


The 2015 *Out of Reach* report generated **1,578 media stories and mentions in 2015**, and the new website had **70,111 unique visitors** during the year. In 2015, *Out of Reach* and the Housing Wage were featured in stories by such media outlets as *The Washington Post*, *The Wall Street Journal*, *The NPR/Diane Rehn Show*, *The Huffington Post*, *The Chicago Tribune*, *Mother Jones*, *CBS MoneyWatch*, *The Christian Science Monitor*, *The Dailey Kos*, and many others. A *City Lab* online article on *Out of Reach* was **shared more than 503,000 times** and a *Vox* online article was **shared more than 65,700 times** in 2015.





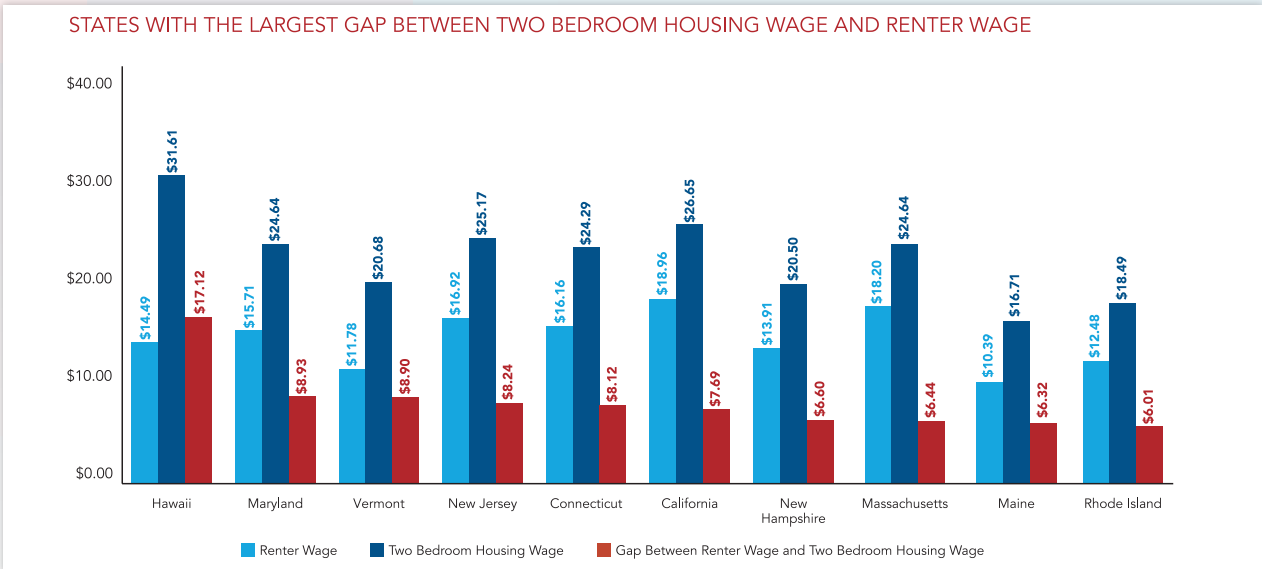
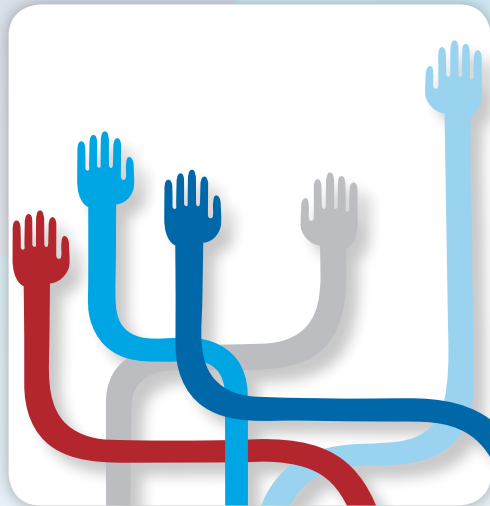
“THE DATA IN **OUT OF REACH** IS SOBERING. I ENCOURAGE OTHER LEADERS TO **USE THE DATA** IN THIS REPORT TO GAIN A **FULLER UNDERSTANDING OF THE HOUSING NEEDS** FACING THEIR COMMUNITIES.”

—Kate Brown, Governor of Oregon



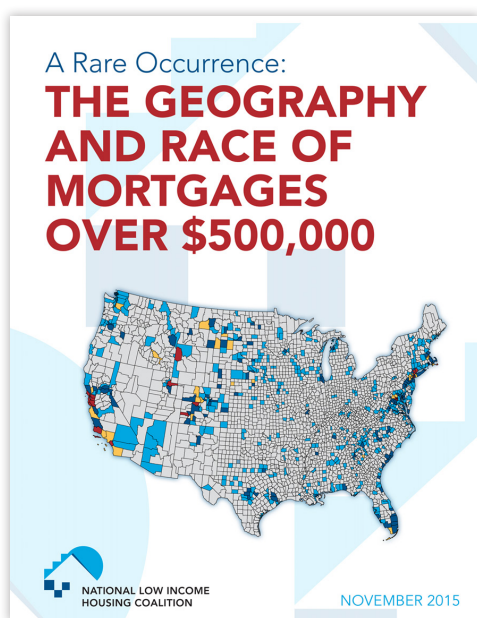
“I HAVE QUOTED FROM NLIHC’S **OUT OF REACH** REPORT MORE THAN FROM **ANY OTHER RESEARCH** IN MY LIFE AS A PUBLIC FIGURE.”

—HUD Secretary Castro



# A RARE OCCURRENCE: THE GEOGRAPHY AND RACE OF MORTGAGES OVER \$500,000

In November 2015, NLIHC released “A Rare Occurrence: The Geography and Race of Mortgages over \$500,000” that shows that only 5% of new mortgages obtained in the U.S. in the past three years



were larger than \$500,000. Other findings: Mortgages of this size are rare in most areas of the country, with most of them concentrated in high cost housing markets. In 40 states, fewer than 3% of new mortgages were larger than \$500,000, and in 19 states such

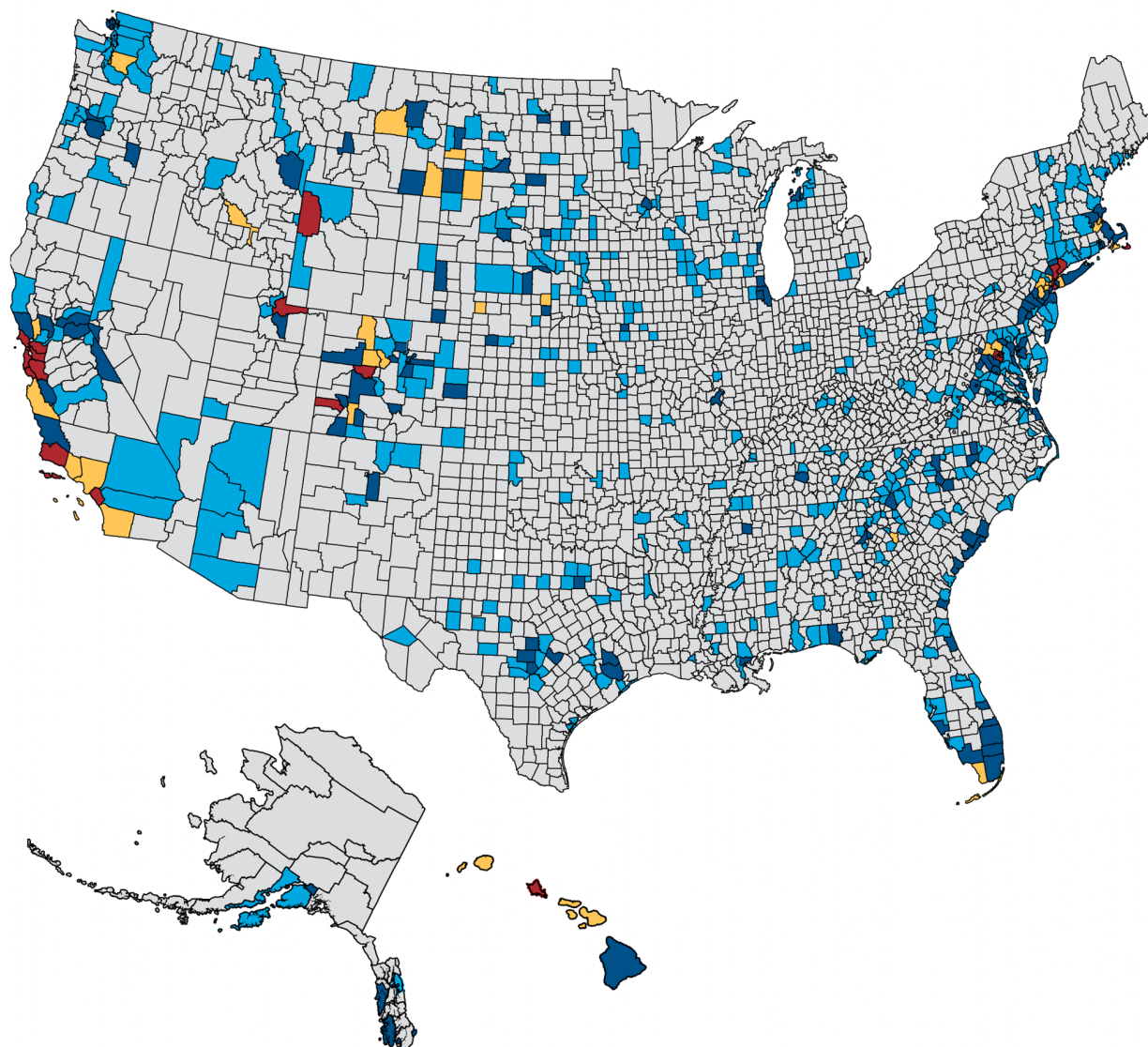
mortgages were less than 1% of the total in the state. Nationally, only 1.8% of black borrowers and 2.4% of Hispanic borrowers obtained mortgages larger than \$500,000.

The Rare Occurrence report dispels the myth that a large percentage of

homeowners would be impacted by one of the reforms of the mortgage interest deduction (MID) proposed under the United for Homes (UFH) campaign endorsed by more than 2,300 organizations and elected officials nationwide. The UFH campaign proposes to provide significant new resources to affordable housing programs like the national Housing Trust Fund through two simple changes to the MID: Reduce the portion of a mortgage eligible for a tax break from the current \$1.1 million to \$500,000 (homeowners would continue to get tax relief on the first \$500,000 of their mortgage), and convert the deduction to a 15% non-refundable credit, helping millions of low and moderate income homeowners who currently don't benefit from the MID. If phased in gradually, the two changes would save more than \$200 billion over ten years to invest in the affordable housing for the lowest income people in America without adding a penny to the national deficit.



Figure 1 – Percentage of Mortgages over \$500,000 by County (2012-2014)



PERCENT OF MORTGAGES OVER \$500,000

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> No Data Available | <input type="checkbox"/> 0.0% – 1.0%   | <input type="checkbox"/> 1.1% – 3.0%   |
| <input type="checkbox"/> 3.1% – 10.0%      | <input type="checkbox"/> 10.1% – 20.0% | <input type="checkbox"/> More than 20% |



# NLIHC LEADS IN SUCCESSFUL EFFORTS TO LIFT SEQUESTER CAPS FOR FY16 AND FY17

**N**LIHC played a leadership role in urging Congress to lift the 2011 Budget Control Act sequestration spending limits to protect essential HUD and USDA Rural Development affordable housing programs in FY16 and FY17.



NLIHC coordinated the efforts of the Campaign for Housing Community Development Funding (CHCDF), a

group of more than 70 national nonprofits, on a “Caps Hurt Communities” campaign. We designed and launched a campaign website; created and maintained a calendar of campaign activities; developed language for participating organizations to use in their communications efforts; managed Twitterstorms; organized Congressional call-in days; and issued multiple calls to action to thousands of friends of NLIHC.

NLIHC was also instrumental in the NonDefense Discretionary (NDD) United Coalition’s Steering Committee, serving as a liaison to other housing, homelessness, and community development organizations around the country and securing strong participation in NDD sign-on letters and “Raise the Caps” Capitol Hill activities. We also actively participated in efforts of the HOME Coalition, the SAVE-for-All Campaign led by the Coalition for Human Needs, a housing voucher working group, an affordable housing preservation working group, and rural housing advocacy groups.

On October 30, Congress passed and President Barack Obama signed into law the two-year Balanced Budget Act that lifted the severe sequester spending caps for two years. On December 18, an omnibus spending bill for FY16 was enacted that protected most HUD and USDA Rural Housing programs from the serious cuts that would have been required under sequestration.





## Caps **HURT** Communities

Main

About

Take Action

News

Gallery

Resources



Caps Hurt Communities is an advocacy campaign to build a movement of individuals and organizations committed to bringing an end to federal sequester caps.

[Join the Campaign](#)



# 2015

## NLIHC AT-A-GLANCE

# 543

**Meetings, Calls and Exchanges** that NLIHC staff **conducted** with **Congressional offices.**

# 25

**"calls-to-action"** to our network of over 27,000 contacts.

# 169

**Meetings, calls and exchanges conducted** by NLIHC staff with **Administration departments and offices.**

NLIHC staff attended

# 380

**Meetings, conferences, and other events** hosted by other organizations that served as outreach, networking and speaking opportunities, including

# 197

**Working group planning meetings and board meetings.**



# 53

**Sign-ons** led by others to **Congress** and the **Administration** on **affordable housing and homelessness legislation and regulations** that NLIHC joined.

# 11

**Sign-on letters** initiated by NLIHC.

# 7

## **Comment letters**

submitted by NLIHC to the Administration and Congress about various regulations and legislation before the Housing and Insurance Subcommittee of the Financial Services Committee.

# 106

**Presentations** made by NLIHC staff to more than **8,300 people** – including 44 at state coalition partner events.

**NLIHC Staff conducted**

# 119

**Meetings Attended by over**

# 2,700

From partner organizations on the federal budget and sequestration, the national Housing Trust Fund, housing the formerly incarcerated, Moving to Work, source-of-income discrimination, affordable housing taxation, protecting tenants at foreclosure, and many other topics and issues.



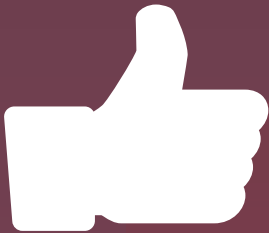
**NATIONAL LOW INCOME  
HOUSING COALITION**

# MEDIA INTERVIEWS, SOCIAL MEDIA AND INFORMATION SHARING

# 2015

402,761

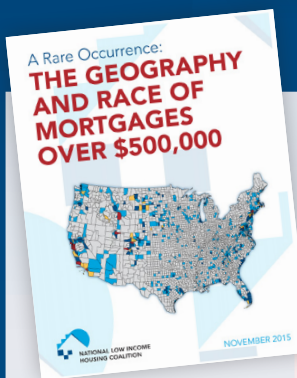
Unique  
NLIHC.org  
page views  
in 2015



5,792

Facebook likes/  
friends (adding  
1,727 in 2015)

## A RARE OCCURRENCE Report



On November 29, the *Washington Post* published an editorial calling for reform of the mortgage interest deduction (MID), citing NLIHC's "**A Rare Occurrence: The Geography and Race of Mortgages over \$500,000.**" Titled "Fixing the Most Expensive Tax Deduction," the editorial described the MID as "one of the most expensive tax breaks" in the tax code and "a significant cause of after-tax income inequality." It called for bipartisan

action to lower the portion of mortgage principal against which borrowers can claim tax relief to \$500,000 from \$1 million and to convert the MID to a tax credit – both of which are called for in NLIHC's United for Homes campaign.

4,061  
Media  
Stories

Nationwide, **4,061 MEDIA STORIES** mentioned NLIHC, the national Housing Trust Fund, *Out of Reach*, and other NLIHC-related topics in 2015.



633,901

Twitter  
Impressions  
in 2015



6,581

Twitter  
Followers  
(added 1,611  
in 2015)

27

Press  
Releases

NLIHC issued  
**27 PRESS RELEASES**  
on key issues during 2015.

## 2015 Out of Reach Report

The Out of Reach report generated **1,578 media stories and mentions in 2015**, and the new Out of Reach interactive web site had **70,111 unique visitors** during the year. In 2015, Out of Reach and the Housing Wage featured in Out of Reach

HUD Secretary Castro: "I have quoted from NLIHC's OUT OF REACH report more than from any other research in my life as a public figure."

were covered in such media outlets as The Washington Post, The Wall Street Journal, The NPR/Diane Rehn Show, The Huffington Post, The Chicago Tribune, Mother Jones, CBS MoneyWatch, The Christian Science Monitor, The Dailey Kos, and many others. A City Lab online article on Out of Reach was shared more than 503,000 times and a Vox online article on Out of Reach was shared more than 65,700 times in 2015.



44

New Blog  
Posts,  
Receiving

7,352

Viewers in  
2015

135  
Interviews

NLIHC staff participated in **135 INTERVIEWS AND OTHER EXCHANGES** with print, online, television and radio media (including the NY Times, Wall Street Journal, Washington Post, NBCNews.com, Huffington Post, USA Today, The National Journal, Politico, Affordable Housing Finance, The Atlantic, Mother Jones, American Prospect, CNN Online, American Banker, The Daily Beast, The Boston Globe, NPR/Diane Rehm, NBC Universal, Al Jazeera USA, Real News Network, Associated Press TV, Telemundo Noticias, KSTP TV, Bloomberg News, and many others)

# 2015 NLIHC MEMBERS

## ALABAMA

Alabama Arise  
Censeo, Inc.  
Collaborative Solutions  
Community Action Agencies  
Association of Alabama  
Community Action Partnership  
of North Alabama  
Community Concepts Agency  
Low Income Housing Coalition  
of Alabama  
Rosedale Apartments Resident  
Council  
Kathie Hiers

## ALASKA

Cook Inlet Housing Authority  
Nome Emergency Shelter Team

## ARIZONA

Arizona Department of Housing  
Arizona Housing Alliance  
Brooke Bedrick  
Lucille Galimi  
Haidee Joy  
Carol Parry and John Fox  
Jeanne Shaw

## ARKANSAS

Jerry Webster

## CALIFORNIA

Affordable Housing Access, Inc.  
Alexander Tenants' Association,  
Inc.  
Alliance for a Better District 6  
Burbank Housing Development  
Corporation  
California Affordable Housing  
Law Project  
California Coalition for Rural  
Housing  
California Department of  
Housing and Community  
Development  
California Housing Finance  
Agency  
California Housing Partnership  
Corporation  
Century Housing Corporation

Charities Housing Development  
Corporation  
City of Los Angeles Housing  
Department  
City of San Jose Housing  
Department  
Coachella Valley Housing  
Coalition  
Community Action North Bay  
Community Economics, Inc.  
Community Housing  
Improvement Program  
Community Housing  
Partnership  
EAH Housing  
East Bay Housing Organizations  
Eden Housing, Inc.  
Federal Home Loan Bank of  
San Francisco  
Fresno Housing Authority  
Gubb & Barshay, LLC  
Housing Authority of the City of  
Santa Barbara  
Housing California  
Housing Trust Silicon Valley  
LifeSTEPS, Inc.  
Marin County Community  
Development Agency  
Mercy Housing California  
Mid-Peninsula Housing  
Coalition  
Mutual Housing California  
Nancy Lewis Associates, Inc.  
Non-Profit Housing Association  
of Northern California  
PolicyLink  
Retirement Housing Foundation  
Rural Community Assistance  
Corporation  
Sacramento Housing Alliance  
Sacramento Housing and  
Redevelopment Agency  
San Diego Housing Federation  
San Francisco Mayor's Office of  
Housing  
Self-Help Enterprises  
Shelter Partnership, Inc.  
Southern California Association  
of NonProfit Housing  
ThriveLA

Western Center on Law and  
Poverty, Inc.  
WNC & Associates  
Women Organizing Resource  
Knowledge & Services  
Gideon Anders  
Cary Brazeman  
Mary Brooks  
Sarah Brundage  
Michael and Linda Carroll  
Alisha Cassidy-Garcia  
James Charles  
Elizabeth Cooper  
Jonathan Cooper  
Cathy Cortez  
John Cotton  
Cathy Creswell  
Marilyn Ditty  
Gary Frazier  
Salvador Gonzalez  
James Grow  
Alisha Jackson  
Ronald Javor  
Stephen Knight  
Zella Knight  
Karl Lauff  
Mary Lawrence  
Monique Lawshe  
Dora Leong Gallo  
Don Lucky  
Marilyn Mayor  
Elizabeth Moody  
Carlisle Morrisette  
Betty Pagett  
Sherri Pendlebury  
Marvis Phillips  
William and Gloria Powers  
Michael Pyatok  
Jerry Rioux  
Marcia Rosen  
Paula Samuel  
Russell Schmunk  
Lela Schwartz  
Roy Schwyer  
Mary Ellen Shay  
Alene Smith  
Rickey Stamps  
Eugene Suh  
Elizabeth Voge  
Amy Voge  
David Walker



# 2015 NLIHC MEMBERS

Karen Westmont  
Brenda White

## COLORADO

Colorado Coalition for the Homeless  
Housing Colorado  
Northeast Colorado Housing, Inc.  
Urban Land Conservancy  
Utah Housing Alliance  
Ute Mountain Housing Authority  
J. Matthew Brady  
Laura Brudzynski  
Karen Degenhart  
Britta Fisher  
Leslie Henderson  
Roger Lewis

## CONNECTICUT

Connecticut Housing Coalition  
Connecticut Housing Finance Authority  
Connecticut Housing Investment Fund  
Housing Authority Insurance Group  
New Neighborhoods, Inc.  
People's United Bank  
Publicly Assisted Housing Resident Network  
Sisters of Notre Dame De Namur  
Daisy Franklin  
Rich Glica  
James Gordeuk  
Scott Kealey  
Luz Sanchez  
Caroline Stevenson

## DELAWARE

Delaware Housing Coalition

## DISTRICT OF COLUMBIA

Butler Family Fund  
Center for Community Change  
Center on Budget and Policy Priorities  
Coalition for Nonprofit Housing & Economic Development

Community Action Partnership  
Congressional Research Service  
Council of Large Public Housing Authorities  
Evangelical Lutheran Church in America  
Father McKenna Center  
Friends Committee on National Legislation  
General Board of Church & Society of the United Methodist Church  
Home Builders Institute  
Housing Assistance Council  
Law Offices of Eisen & Rome, P.C.  
Lutheran Services in America  
National Association of Affordable Housing Lenders  
National Housing Trust  
National Law Center on Homelessness and Poverty  
National NeighborWorks Association  
NETWORK: A National Catholic Social Justice Lobby  
Office of the Comptroller of the Currency  
Office of the Tenant Advocate  
Poverty and Race Research Action Council  
Quadel Consulting Corporation  
Reno & Cavanaugh, PLLC  
Somerset Development Company, LLC  
Stewards of Affordable Housing for the Future  
Lois Athey  
Andrew Aurand  
Dara Baldwin  
Nancy Bernstine  
William Caplan  
Gordon and Joan Cavanaugh  
Marcie Cohen  
Willette Coleman  
Patrick Costigan  
Rita Dongas  
Steve Dubb  
Dan Emmanuel  
Merrit Gillard  
Ed Gramlich

Jordan Gulley  
Noah Hale  
Anna Holt-Danau  
Jill Khadduri  
Austin King  
Peter Lawrence  
Harry Lawson  
Hershel Lipow  
Brian Maney  
John Nelson  
Julie Nepveu  
Tillman Neuner  
Laurence Pearl  
Lydia Pecker  
Mark Robinson  
Barbara Sard  
Bill Shields  
Leah Smith  
Leslie Strauss  
Bonnie Temple  
John Weicher  
Mark Weinheimer  
Katie Wells  
Kimberly Williams  
Stockton Williams

## FLORIDA

Ability Housing of Northeast Florida  
Broward Housing Council  
Community Legal Services of Mid-Florida, Inc.  
Delray Beach Community Land Trust  
Escambia-Pensacola Fair Housing Office  
Florida Housing Coalition  
Florida Supportive Housing Coalition  
Homes in Partnership, Inc.  
KMX Group  
Miami Coalition for the Homeless  
Monroe County Homeless Services  
Raymond James Tax Credit Funds, Inc.  
Real Estate Education and Community Housing, Inc.  
Christine Allamanno  
Mark Buchbinder



# 2015 NLIHC MEMBERS

Suzette DeCastro  
Charles Elsesser  
Vincent Gardner  
Stephen Golant  
Deborah Hallisky  
Sheila Hamilton  
Jeff Hearne  
Roshanda Jackson  
Patrick McNamara  
Nancy Muller  
Anne Ray  
William Russell

## GEORGIA

Georgia Advancing  
Communities Together  
Georgia Alliance to End  
Homelessness  
Georgia Department of  
Community Affairs  
Georgia Supportive Housing  
Association  
Toni Gail Brewer  
Essie Carswell  
Kelly Cooney  
Fannie Hall  
Isadoer Harden  
Russ Henry  
Young Hughley  
Nanda Johnson  
Larry Keating  
Lee Ann Lands  
Mary Thompson

## HAWAII

Deborah Kimball

## IDAHO

Northwest Integrity Housing  
Company  
Michael Gibson  
Judith Payne

## ILLINOIS

Bickerdike Redevelopment  
Corporation  
Chicago Alliance to End  
Homelessness  
Chicago Community Loan Fund  
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Vicksburg Housing Authority  
Resident Council\*



# 2015 NLIHC DONORS

Gregory Watson  
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## \$99 and under

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\*Denotes donors who are also members.



# STATEMENT OF FINANCIAL POSITION

As of December 31, 2015

2015 ASSETS	COALITION	POLICY CENTER	C3/C4 ELIM.	TOTAL
Cash and cash equivalents	\$ 742,789	\$ 6,141		\$ 748,930
Due from Policy Center	\$ 4,000		\$ (4,000)	
Grants and other receivables	\$ 1,130,313			\$1,130,313
Prepaid expenses and deposits	\$ 47,511			\$ 47,511
Property and equipment, net	\$ 549,763			\$ 549,763
Investments	\$ 4,775,303			\$4,775,303
Interest in Charitable Remainder Trust	\$ 140,861			\$ 140,861
<b>TOTAL ASSETS</b>	<b>\$ 7,390,540</b>	<b>\$ 6,141</b>	<b>\$ (4,000)</b>	<b>\$7,392,681</b>

## 2015 LIABILITIES AND NET ASSETS

### Liabilities

Accounts payable and accrued expenses	\$ 104,055			\$ 104,055
Due to the Coalition		\$ 4,000	\$ (4,000)	
Line of credit	\$ 1,509	-		\$ 1,509
Capital lease obligation	\$ 57,807	-		\$ 57,807
Deferred revenue	\$ 83,100	-		\$ 83,100
Deferred lease incentive	\$ 451,360	-		\$ 451,360
Deferred rent	\$ 230,271	-		\$ 230,271
<b>Total Liabilities</b>	<b>\$ 928,102</b>	<b>\$ 4,000</b>	<b>(4,000)</b>	<b>\$ 928,102</b>

### Net Assets

Undesignated	\$ 556,848	\$ 2,141		\$ 558,989
Endowment Funds	\$ 4,775,303			\$4,775,303
<b>Total Unrestricted</b>	<b>\$5,332,151</b>	<b>\$ 2,141</b>		<b>\$5,334,292</b>
Temporarily Restricted	\$ 1,130,287			\$1,130,287
<b>Total Net Assets</b>	<b>\$ 6,462,438</b>	<b>\$ 2,141</b>		<b>\$6,464,579</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 7,390,540</b>	<b>\$ 6,141</b>	<b>\$ (4,000)</b>	<b>\$7,392,681</b>

## 2015 OPERATING REVENUE AND SUPPORT

Grants and contributions	\$ 2,363,189	\$ 203,478	\$ (199,198)	\$2,367,469
Investments designated for operations	\$ 653,233			\$ 653,233
Annual conference and registration revenue	\$ 469,950			\$ 469,950
Membership contributions	\$ 361,209			\$ 361,209
Other	\$ 27,737			\$ 27,737
Interest income	\$ 135			\$ 135
<b>TOTAL OPERATING REVENUE AND SUPPORT</b>	<b>\$ 3,875,453</b>	<b>\$ 203,478</b>	<b>\$ (199,198)</b>	<b>\$3,879,733</b>

## 2015 EXPENSES

Program Services/Education:	\$ 2,065,851	\$ 198,578	\$ (199,198)	\$2,065,231
Management and general	\$ 489,963	\$ 3,399		\$ 493,362
Fundraising	\$ 133,623	\$ 1,360		\$ 134,983
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 2,689,437</b>	<b>\$ 203,337</b>		<b>\$2,693,576</b>





# NLIHC BOARD OF DIRECTORS

## NLIHC Board of Directors Elects New Leadership

**A**t its meeting on March 4, 2015, the NLIHC Board of Directors elected five new members to the board and said farewell to five others. New board members: Dara Baldwin, Public Policy Analyst, National Disability Rights Network, Washington, DC; Dora Leong Gallo, Chief Executive Officer, A Community of Friends, Los Angeles, CA; Isabelle Headrick, Executive Director, Accessible Housing Austin!, Austin, TX; Eric Price, Executive Vice President, AFL-CIO Housing Investment Trust and CEO of Building America CDE, Inc., Washington, DC; and Michael Steele, President, Rutgers Houses Resident Association, NY City Housing Authority, New York, NY.

NLIHC thanked departing board members Mark Allison, Maria Cabildo, Marcie Cohen, Paul Weech, and Leonard Williams.

NLIHC officers elected to serve another one-year term:

- Brenda Clement, Chair
- Greg Payne, 1st Vice Chair
- Marla Newman, 2nd Vice Chair
- Christine Allamanno, Secretary
- Moises Loza, Treasurer
- Lisa Hasegawa and Matt Gerard, at-large members

## 2015 Board of Directors

**Christine Allamanno,**  
*Secretary*  
Keiser University Sarasota  
Sarasota FL

**William C. Apgar**  
Orleans, MA

**Dara Baldwin**  
National Disability Rights  
Network  
Washington, DC

**David Bowers**  
Enterprise Community  
Partners  
Washington, DC

**Delorise Calhoun**  
Jurisdiction-Wide Resident  
Advisory Board  
Cincinnati Housing Authority  
Cincinnati, OH

**Brenda J. Clement,** *Chair*  
Citizens' Housing and  
Planning Association, Inc.  
Boston, MA

**Emma "Pinky" Clifford**  
Oglala Sioux Tribe Partnership  
for Housing  
Pine Ridge, SD

**Lot Diaz**  
National Council of La Raza  
Washington, D.C.

**Chris Estes**  
National Housing Conference  
Washington, DC

**Bill Faith**  
Coalition on Homelessness  
and Housing in Ohio  
Columbus, OH

**Daisy Franklin**  
Public Housing Resident  
Network  
Norwalk, CT

**Dora Leong Gallo**  
A Community of Friends  
Los Angeles, CA

**Matt Gerard,** *Exec Comm.*  
*at-large*  
Minneapolis Highrise  
Representative Council  
Minneapolis, MN

**Deirdre "DeeDee" Gilmore**  
Charlottesville Public Housing  
Association of Residents  
Charlottesville, VA

**Lisa Hasegawa,** *Exec Comm.*  
*at-large*  
National Coalition for Asian  
Pacific American Community  
Development (National  
CAPACD)  
Washington, DC

**Isabelle Headrick**  
Accessible Housing Austin!  
Austin, TX

**Moises Loza,** *Treasurer*  
Housing Assistance Council  
Washington, DC

**Rachael Myers**  
Washington Low Income  
Housing Alliance  
Seattle, WA

**Marla Newman,** *2nd Vice  
Chair*  
Louisiana Housing Alliance  
Baton Rouge, LA

**Ann O'Hara**  
Technical Assistance  
Collaborative  
Boston, MA

**Bob Palmer**  
Housing Action Illinois  
Chicago, IL

**Greg Payne,** *1st Vice Chair*  
Maine Affordable Housing  
Coalition  
Portland, ME

**Eric Price**  
AFL-CIO Housing Investment  
Trust  
Washington, DC

**Tara Rollins**  
Utah Housing Coalition  
Salt Lake City, UT

**Michael Steele**  
Rutgers Houses Resident  
Association  
New York, NY

**Martha Weatherspoon**  
Lincoln Home Resident  
Council  
Clarksville, TN



# 2015 NLIHC STAFF

**Malik Siraj Akbar**, Communications Specialist

**Andrew Aurand**, Vice President for Research

**Nicole Brown**, Executive Assistant

**Megan Bolton**, Research Director

**Elina Bravve**, Senior Research Analyst

**Christine Campbell**, Vice President for Field and Communications

**Josephine Clarke**, Executive Assistant

**Linda Couch**, Senior Vice President for Policy

**Sheila Crowley**, President and CEO

**Dan Emmanuel**, Housing Advocacy Organizer

**Ellen Errico**, Graphic Design and Web Manager

**Ed Gramlich**, Special Advisor

**Blaire Hoffman**, Staff Assistant

**Mary Kolar**, Field Director

**Paul Kealey**, Chief Operating Officer

**Joseph Lindstrom**, Senior Housing Advocacy Organizer

**Khara Norris**, Director of Administration

**James Saucedo**, Housing Advocacy Organizer

**Christina Sin**, Development Coordinator

**Elayne Weiss**, Policy Analyst

**Renee Willis**, Vice President for Field and Communications

*(During 2015)*



# 2015 NLIHC INTERNS

NLIHC thanks our 2015 interns for their excellent contributions to our cause.

**Sylvia Deyo**, Field Intern

**Kathryn Greenwell**, Policy Intern

**Pressley Harrison**, Communications Intern

**Blaire Hoffman**, Field Intern

**Tierra Langley**, Field Intern

**Gar Meng Leong**, Research Intern

**Won-Hee Lim**, Policy Intern

**Emily Miller**, Research Intern

**Ikra Rafi**, Graphic Design Intern

**William Sands**, Communications Intern

**Trevor Smith**, Communications Intern

**Alexandra Williams**, Field Fellow







**NATIONAL LOW INCOME  
HOUSING COALITION**

National Low Income Housing Coalition  
1000 Vermont Street NW, Suite 500  
Washington, DC 20005  
202.662.1530  
[www.nlihc.org](http://www.nlihc.org)