

2014

# ANNUAL REPORT



**NATIONAL LOW INCOME  
HOUSING COALITION**

# 2014 NLIHC HIGHLIGHTS



CELEBRATED  
**40 YEARS**

OF HOUSING EDUCATION, ADVOCACY &  
RESEARCH

25TH  
ANNIVERSARY  
OF

# OUT OF REACH



# 618

MEETINGS, CALLS AND  
OTHER EXCHANGES WITH  
CONGRESSIONAL OFFICES

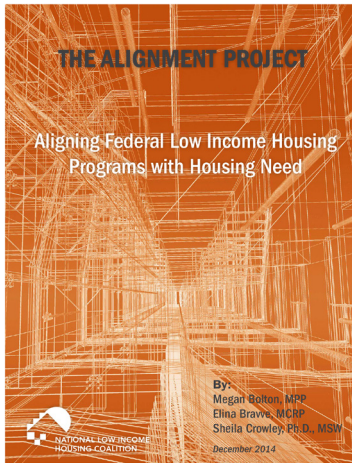
# 96

STAFF INTERVIEWS AND  
OTHER EXCHANGES WITH  
PRINT, ONLINE, RADIO  
AND TELEVISION MEDIA.



# 435

CONGRESSIONAL DISTRICTS  
IN WHICH WE GAINED  
ORGANIZATIONAL OR ELECTED  
OFFICIAL ENDORSERS OF THE  
**UNITED FOR HOMES CAMPAIGN**—  
EVERY DISTRICT OF THE NATION!



NLIHC  
RELEASES  
**THE  
ALIGNMENT  
PROJECT:  
ALIGNING**

**FEDERAL LOW INCOME  
HOUSING PROGRAMS  
WITH HOUSING NEED**



SIGN-ON LETTERS INITIATED  
BY NLIHC REGARDING  
FEDERAL BUDGET AND  
OTHER ISSUES



**MORE THAN** ATTENDEES  
**500** AT THE 2014  
HOUSING  
POLICY  
CONFERENCE

**I M A G I N E**

NATIONAL LOW INCOME HOUSING COALITION

**2014 HOUSING POLICY CONFERENCE & LOBBY DAY**

April 27 - 30, 2014 in Washington, DC

# A MESSAGE FROM THE PRESIDENT

If you read only one of the dozens of annual reports you are sent this year, let it be this one. The National Low Income Housing Coalition had such a monumental year in 2014 that you will want to take a look back at we accomplished. Moreover, this year's report is especially appealing to the eye.

NLIHC celebrated two milestone anniversaries in 2014. We marked the 25<sup>th</sup> year that NLIHC has produced *Out of Reach*. Its central measure, the "Housing Wage," is cited widely by news media, politicians, and housing advocates to illustrate how far the cost of rents are from what ordinary working people can pay. We wish that after 25 years, we had better news, but it is what it is. For a history of *Out of Reach*, go to page 15

We also observed that forty years had passed since Cushing Dolbeare convened social justice advocates in Washington, DC to form what became NLIHC. Former board and staff members and many friends came out for a night of reminiscing and future gazing. The party opened with a video by 98 years young Louis Dolbeare, who traveled from Seattle to honor his late wife and the organization she founded. Spanning the generations, the program closed with a spoken word performance by the DC youth poetry group, *Split This Rock*. To read a brief history of NLIHC, go to [nlihc.org/about/history](http://nlihc.org/about/history).

Making a significant contribution to knowing who lives in Low Income Housing Tax Credit (LIHTC) funded rental housing, we published *The Alignment Report* in 2014. Our research determined that to the extent LIHTC does successfully serve the neediest families, it is because those families also have housing vouchers. *The Alignment Report* can be found at page 16.

The United for Homes Campaign also met a major benchmark in 2014 by getting endorsements in all 435 Congressional Districts for our plan to modify the mortgage interest deduction in order to raise revenue for the National Housing Trust Fund. To find out about United for Homes, go to [www.unitedforhomes.org](http://www.unitedforhomes.org).

Speaking of the National Housing Trust Fund, we closed out the year with a bang! At long last, the National Housing Trust Fund would have some actual money to distribute. On December 11, Federal Housing Finance Agency Director Mel Watt announced he was lifting the six year suspension on the requirement that Fannie Mae and Freddie Mac allocate funds to the National Housing Trust Fund. It was a mighty struggle waged by many people over many years, proving once again that the arc of history is long, but bends toward justice.

NLIHC is fortunate to have a devoted board, an accomplished staff, generous donors, and passionate members who together are an unstoppable force for good. When the sun rose on 2015, we were able to look back at a year of accomplishments. More importantly, we redoubled our commitment to our mission for another year, another decade, for as it takes until the lowest income people in our country have decent and affordable homes.

Please enjoy NLIHC's 2014 Annual Report and please know how grateful I am to you for your support and good work.

Thank you,



Sheila Crowley  
President and CEO

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# 40TH ANNIVERSARY EVENT

## Celebrates NLIHC's Past, Present and Future

**M**ore than 300 people gathered on Monday, November 17 to commemorate the 40<sup>th</sup> anniversary of the National Low Income Housing Coalition, founded in 1974 by Cushing Dolbeare. The event was held at Eastern Market in Washington, DC near the former home of Cushing and Louis Dolbeare. The highlight of the evening was a video by Louis Dolbeare in which he recalled NLIHC's early days.

NLIHC Board Chair Brenda Clement announced that the NLIHC Board of Directors had voted to form a new NLIHC Leadership Council to be composed of former chairs of the NLIHC board and our earlier sister organization, the Low Income Housing Information Service (LIHIS), and former CEOs of NLIHC. It was a testament to how important NLIHC and Cushing Dolbeare were to past leadership, that the three living former CEOs and all but two of the living former chairs were present.

NLIHC President and CEO Sheila Crowley spoke about Cushing Dolbeare as her friend and teacher. She read a statement from President Barack Obama congratulating NLIHC on its 40th anniversary.



The program closed with a performance by *Split This Rock*, the DC-based youth poetry troupe, who presented an original work composed for NLIHC called "Imagine." Representative Maxine Waters (D-CA) recognized NLIHC's 40th Anniversary with a statement that appeared in the *Congressional Record*, applauding NLIHC for its efforts to create the National Housing Trust Fund, "the most promising way for our nation to end the affordable housing shortage."

### Excerpt from the Youth Poetry Performance Troupe *Split This Rock* Honoring NLIHC's 40th Anniversary with the Poem, "Imagine"

*I'm coming home, I'm coming home  
Tell the World I'm coming home*

*Homelessness lingers in the air like death  
It's found its way under my fingernails,  
I've been scratching and clawing for affordability*

*Mom says, "We couldn't afford to pay the rent this month"  
But something about sleeping in the same compact space  
You must drive in makes me feel poor*

*I'm coming home, I'm coming home  
Tell the World I'm coming home  
Imagine a home for everyone  
Imagine all of the lives we can save  
Imagine 40 years of dedication to this mission  
That's 2,080 weeks! 14,600 days!  
350,400 hours of our coalition*

*Together, we can achieve all that we imagine.  
Tell the World that I'm coming*



Youth poetry group Split This Rock recites their poem “Imagine” at the NLIHC 40th Anniversary.



From left to right: Chrishelle Palay, Chip Halbach, Marla Newman, ThaoMee Xiong, Winton Pitcoff, and Josué Ramirez



Louis Dolbeare, husband of the late Cushing Dolbeare, with Sheila Crowley, NLIHC President & CEO

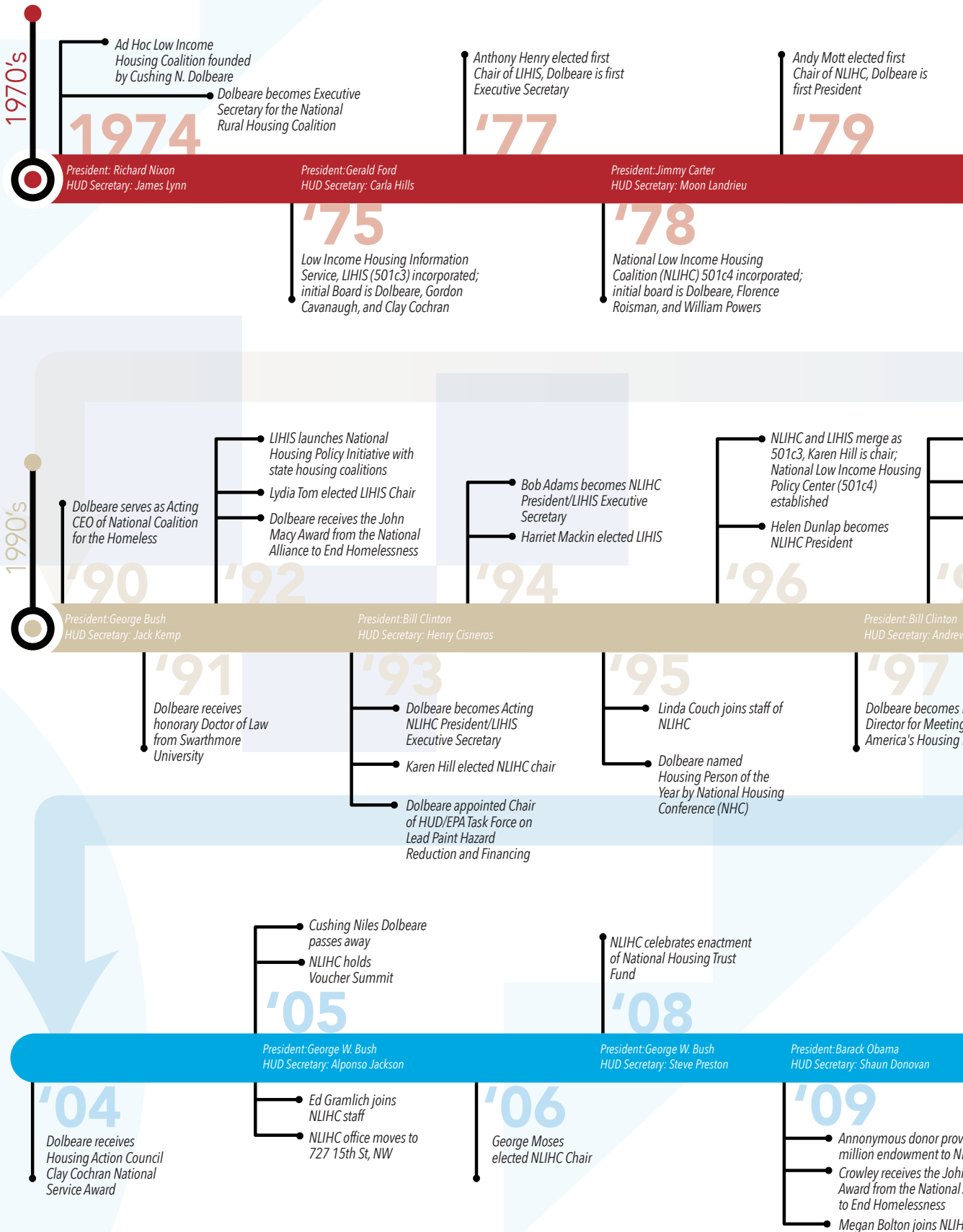


From left to right: Bill Apgar, NLIHC Board Member, Cindy Kelly, Bill Kelly, and George Moses, former NLIHC Board Chair



From left to right: Preddy Ray, former LIHS Board Chair and Larry Yates, former NLIHC staff.

# Timeline of NLIHC History





**1980's**

- 1980: Senator Edward W. Brooke named Honorary Chairman of NLIHC
- 1983: Rafael Torres elected LIHS Chair
- 1986: Dolbearre receives American Planning Association Paul Davidoff Award

President: Ronald Reagan  
HUD Secretary: Samuel Pierce, Jr.

President: George Bush  
HUD Secretary: Jack Kemp

**'82**

- NLIHC establishes Housing Leadership Award; Senator Edward W. Brooke is first honoree
- Shirley Wise elected LIHS Chair

**'84**

- Barry Zigas becomes NLIHC President/ LIHS Executive Secretary
- NLIHC/LIHS office moves from Cushing's garage to 1012 14th St. NW
- Dolbearre elected chair of NLIHC Board
- Preddy Ray elected chair of LIHS Board

**'89**

- First issue of Out of Reach published
- Belinda Mayo elected LIHS Chair

**2000's**

- Bill Faith becomes NLIHC Acting President
- Rafael Torres elected NLIHC chair
- Sheila Crowley becomes NLIHC President
- 2000: NLIHC launches campaign to establish a National Housing Trust Fund
- Bill Faith elected NLIHC chair
- Dolbearre appointed to Millennial Housing Commission
- 2002: NLIHC celebrates Dolbearre's 50th anniversary as Housing Advocate
- Dolbearre receives Heinz Award for the Human Condition; Cushing and Louis Dolbearre donate \$250,000 and begin Cushing N. Dolbearre endowment at NLIHC

President: George W. Bush  
HUD Secretary: Mel Martinez

**'99**

- Dolbearre received National Council of La Raza (NCLR) Graciela Olivarez Award
- Khara Norris joins staff of NLIHC

**'01**

- National Housing Trust Fund bill introduced in House by Representative Bernie Sanders (I-VT), and reintroduced in Senate
- Dolbearre receives McAuley Institute Lifetime Achievement Award

**'02**

- Volunteers of America becomes the 2,000th endorser to back the National Housing Trust Fund (NHTF)
- Dolbearre becomes Senior Scholar at Harvard's Joint Center for Housing Studies

**2010's**

**'10**

- Housing Leadership Award is divided into two awards: The Edward W. Brooke III Housing Leadership Award and the Cushing Niles Dolbearre Lifetime Service Award
- Elina Brave joins NLIHC staff

**'12**

- Mark Allison elected NLIHC Chair
- Christina Sin joins NLIHC staff

**2014**

- United for Homes has over 1,700 endorsers in all 435 Congressional Districts
- Brenda Clement elected NLIHC chair
- Paul Kealey, Christine Campbell, Ellen Errico, and Elayne Weiss join NLIHC staff
- FHFA Director Mel Watt lifts the suspension of the National Housing Trust Fund

President: Barack Obama  
HUD Secretary: Shaun Donovan

**'11**

- Mary Kolar joins NLIHC staff

**'13**

- NLIHC launches United for Homes campaign to fund NHTF
- Joseph Lindstrom and Dan Emmanuel join NLIHC staff

# FHFA DIRECTOR MEL WATT

## Lifts The Suspension On Fannie Mae And Freddie Mac's Obligation To Fund The National Housing Trust Fund (NHTF) And The Capital Magnet Fund

On December 11, 2014, NLIHC celebrated a major milestone when Mel Watt, Director of the Federal Housing Finance Agency, lifted the suspension on Fannie Mae and Freddie Mac's obligation to fund the National Housing Trust Fund (NHTF) and the Capital Magnet Fund. The decision by Director Watt will ensure that the National Housing Trust Fund will have resources to begin expanding the housing supply for the lowest income and most vulnerable people in our country, providing a boost to efforts to end homelessness and housing poverty in the United States.

After eight years of advocacy to get the National Housing Trust Fund established and another six years to secure a sustainable funding source, states will finally begin receiving new resources to expand the supply of rental housing for people with extremely low incomes. The decision by Mr. Watt is a great victory for the thousands of housing and homeless advocates who have worked tirelessly to establish the NHTF and, more importantly, for the people we strive to serve.

**NATIONAL LOW INCOME HOUSING COALITION**

### Press Releases

NLIHC in the News | Press Releases

View Edit Devel

DECEMBER 11, 2014. FOR IMMEDIATE RELEASE.

Tweet 90 8+1 3 Like

#### The National Low Income Housing Coalition Applauds Decision to Direct Fannie and Freddie to Fund the National Housing Trust Fund

**CONTACT: Christine Campbell**  
ccampbell@nlihc.org, 202-662-1530 x247

The National Low Income Housing Coalition (NLIHC) commends the decision by Mel Watt, Director of the Federal Housing Finance Agency, to lift the suspension on Fannie Mae and Freddie Mac's obligation to fund the National Housing Trust Fund (NHTF) and the Capital Magnet Fund. Finally, the National Housing Trust Fund will have resources to begin expanding the housing supply for the lowest income and most vulnerable people in our country, providing a major boost to efforts to end homelessness and housing poverty in the United States.

"After eight years of advocacy to get the National Housing Trust Fund established and another six years to receiving critical new resources for the first funds for the National Housing Trust Fund, this is a great victory for the thousands of housing and homeless advocates who have worked tirelessly to establish the NHTF and, more importantly, for the people we strive to serve."

economic Recovery Act of 2008  
points of their annual volume  
ning 35% was to go the Capital  
d Freddie Mac contribute to the  
rship in September 2008 at the  
rst funds are expected to be



FHFA Director Mel Watt

# UNITED FOR HOMES CAMPAIGN

## Gains Organizational and Elected Official Endorsers in All 435 Congressional Districts

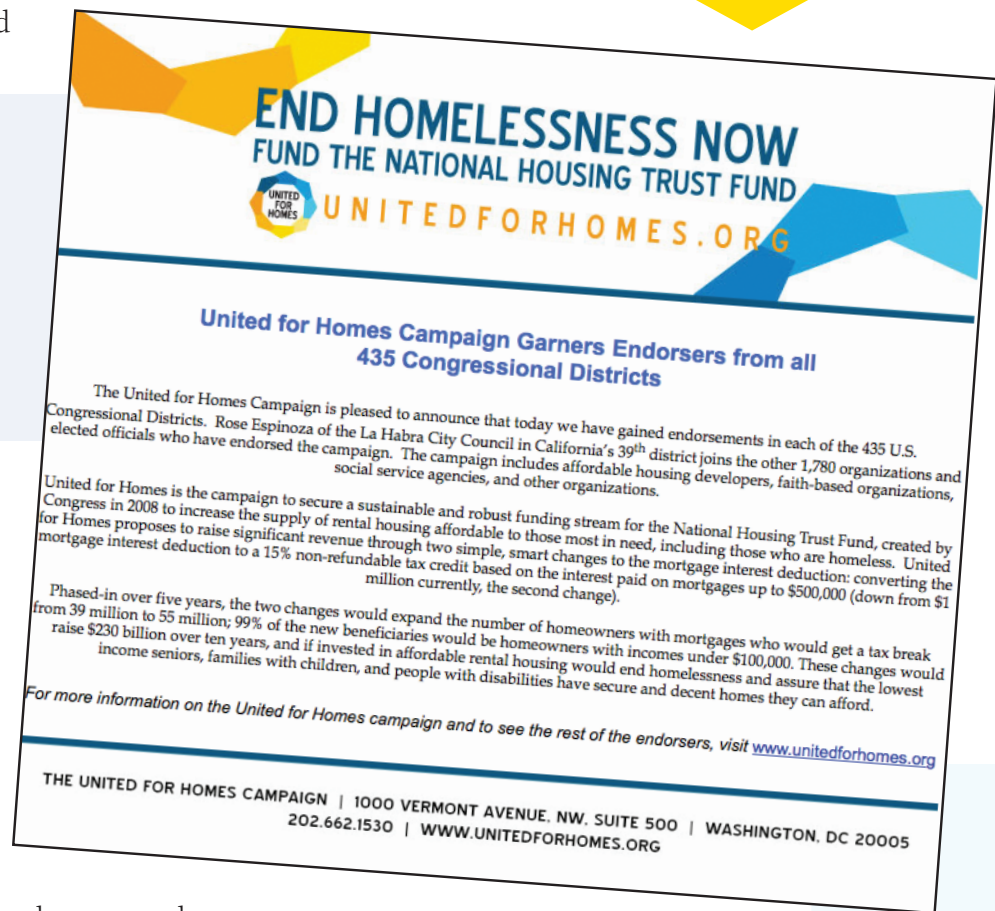


**T**he United for Homes Campaign achieved organizational and elected official endorsements of the campaign in all 435 U.S. Congressional Districts on November 11, 2014. By the end of 2014, the campaign had attracted more than 1,900 endorsers that include affordable housing developers, faith-based organizations, social service agencies, and other organizations.

The United for Homes campaign aims to secure a sustainable and robust funding stream for the National Housing Trust Fund,

through two simple, smart changes to the mortgage interest deduction: converting the mortgage interest deduction to a 15% non-refundable tax credit based on the interest paid on mortgages up to \$500,000 (down from \$1 million currently, the second change).

The fact that the United for Homes campaign now has endorsers in every Congressional District demonstrates the broad support for the campaign across the country.



# IMAGINE: NLIHC'S 2014 HOUSING POLICY CONFERENCE

## Features HUD Secretary Shaun Donovan, Representative Maxine Waters and Others

**N**LIHC's 2014 Housing Policy

Conference held in Washington, DC, April 27-30, was attended by nearly 500 affordable housing advocates from around the nation.

HUD Secretary Shaun Donovan and Representative Maxine Waters (D-CA) called on participants to support housing finance reform legislation that would provide funding for the National Housing Trust Fund (NHTF). HUD Secretary Shaun Donovan highlighted the Obama Administration's work on the Johnson-Crapo housing finance reform bill and the opportunity it offered to make historic progress on affordable rental housing with its strong support for NHTF.



Representative Maxine Waters (D-CA) kicked off NLIHC's Lobby Day by telling conference attendees that she was "counting on your advocacy" to increase support for housing for the most vulnerable households.

In addition to keynote speakers, the 2014 Conference featured 40+ workshops and special presentations, including a documentary film about the plight of tenants in foreclosed properties set in the Bronx, New York, a panel discussion with one of the film makers and with tenant organizers featured in the film, and a spoken word performance by *Split This Rock* written for the NLIHC conference.



*Representative Maxine Waters addresses attendees before the 2014 Lobby Day.*



*OMB Director and former HUD Secretary Shaun Donovan.*

# NLIHC PRESENTS ANNUAL MEDIA AND ORGANIZING AWARDS

The NLIHC Media Award recognizes print journalists who make a dedicated effort to inform the public about the inequities in housing and to add to the understanding of the disparities between the well housed and the poorly or un-housed in our country. NLIHC's 2014 Media Award was presented to staff writers of the *Observer-Reporter* of southwestern Pennsylvania for the series, *No Place to Call Home*—which profiled families and individuals struggling with homelessness, reviewed local shelters and resources, and raised more than \$23,000 in charitable contributions for the Washington County Community Foundation and the Community Foundation of Greene County.

The NLIHC State and Local Organizing (SLO) Award recognizes an NLIHC member organization for outstanding achievement for organizing activity at the state or local level. The 2014 SLO award was given to the South Dakota Housing Opportunity Fund Campaign for their efforts to establish a state housing trust fund.



Liz Rogers, Editor of *The Observer Reporter*, is presented the 2014 Media Award by NLIHC Board Member Rachael Myers. Also receiving the award were Denise Bachman, Jon Stevens, Karen Mansfield, Barbara Miller, Jim McNutt, Katie Roupe, and Mallory Rogers of *The Observer Reporter* for their investigative series “No Place to Call Home.”

The Resident Organizing (RO) Award recognizes outstanding organizing, empowerment, and advocacy achievements of NLIHC member resident-shaped campaigns. The 2014 RO Award was presented to the Cook County Source of Income Protection Coalition, for its successful campaign to get Housing Choice Voucher holders included as a protected class under the Cook County Human Rights Ordinance.



From left to right: Lori Moen of GROW South Dakota and Patty Bacon of South Dakota Habitat for Humanity accept the 2014 State and Local Organizing Award from NLIHC Board Member Daisy Franklin.



From left to right: Brendan Saunders of Open Communities and Shirley Johnson of the Metropolitan Tenants Organization accept the 2014 Resident Organizing Award from NLIHC Board Member Bob Palmer.

# NLIHC LEADERSHIP AWARDS RECEPTION Honors Governor Daniel Malloy and Charles Elsesser, Jr.

Bank of America



The National Low Income Housing Coalition held its 32nd Annual Leadership Awards Reception on April 29 in Washington, D.C. NLIHC honored Connecticut Governor Dannel Malloy with the Edward W. Brooke III Housing Leadership Award and community service and housing advocate Charles Elsesser, Jr. with the Cushing Niles Dolbeare Lifetime Service Award. The Reception was hosted by Bank of America.

**Governor Dannel Malloy** received the 2014 Edward W. Brooke Housing Leadership Award in recognition for his exemplary commitment to increasing Connecticut's investment in affordable housing and for being a model for the nation's governors on affordable housing. Recognizing the importance of affordable housing, Governor Malloy proposed and signed into law a 10-year commitment of \$300 million to preserve and upgrade deteriorated and vacant housing units.

**Charles Elsesser, Jr.** received the 2014 Cushing Niles Dolbeare Lifetime Service Award in recognition for his many years of effective advocacy for affordable housing, his skillful representation of low income individuals and community organizations, and his work in support of the National Housing Trust Fund. Mr. Elsesser, a former board member of the NLIHC, is the Director of the Community Justice Project of Florida Legal Services and is an attorney working in civil rights and housing litigation and advocacy.



Gov. Dannel Malloy, NLIHC Board Members Daisy Franklin and Bill Faith, Leadership Reception Emcee



Charles Elsesser, Jamie Ross, former NLIHC Board Member, and Bill Faith

# 25TH ANNIVERSARY OF OUT OF REACH

In 2014, NLIHC released the 25<sup>th</sup> edition of *Out of Reach*. First published in 1989, *Out of Reach* consistently demonstrates the growing gap between renters' wages and the cost of rental housing nationwide. The national housing wage in 2014 was \$18.92 per hour—more than 2.5 times the federal minimum wage. 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. *Out of Reach* calculates the housing wage for every state, metropolitan area and county in the country. Each year, the study puts sound data into the hands of advocates at the state and local level, allowing them to make the case for affordable housing to their community, local policy makers and the media. The 2014 edition features a foreword from Barry Zigas, former NLIHC President and CEO.

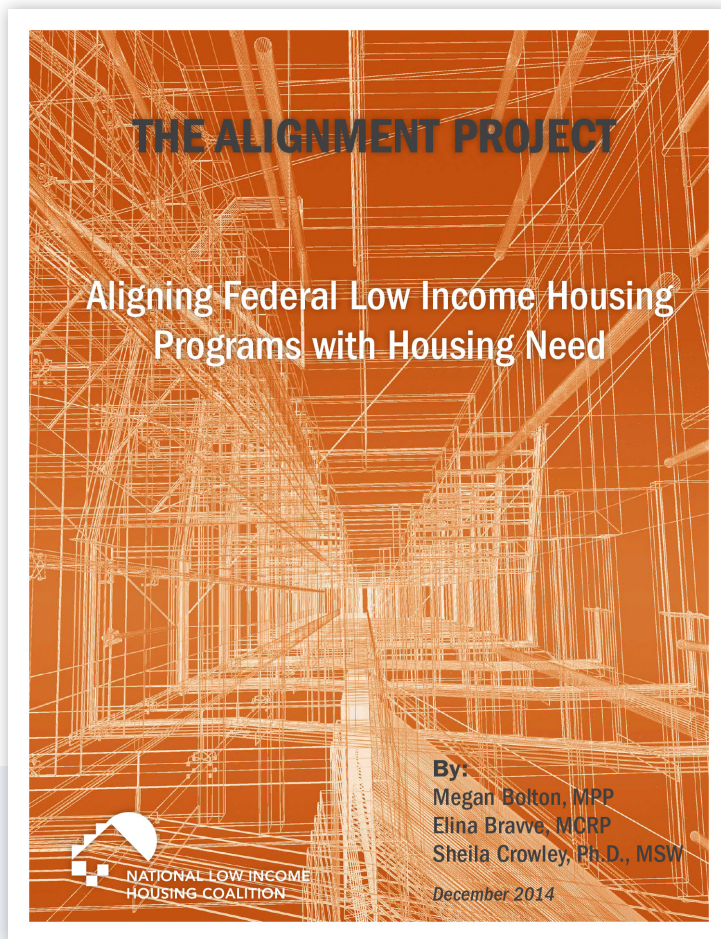


# THE ALIGNMENT PROJECT REPORT IS RELEASED

**N**LIHC released the *Alignment Project: Aligning Federal Low Income Housing Programs with Housing Need* in December of 2014. The Alignment Project began in 2012, with the goal of gaining a better understanding of how existing federal low income housing programs are being used to serve extremely low income (ELI) households.

The 2014 report included an analysis of a random sample of housing developments subsidized by the Low Income Housing Tax Credit (LIHTC) across five states. This analysis found that while 36% of the LIHTC units were occupied by ELI households, 69% of these ELI households were receiving additional rental assistance, primarily in the form of housing vouchers. Of the ELI households without additional assistance, 83% were housing cost burdened. The study highlights the importance of vouchers not only to ELI recipients, but also to developers who relied on them for operating revenue.

NLIHC also conducted in-depth interviews with 47 affordable housing developers to learn of their innovative solutions to the challenges they face in serving ELI households. Their solutions included greater cross-subsidization of ELI rental units by higher-income units, eliminating mortgage debt, cultivating partnerships with government entities, relying on state and local programs, and private fundraising.





# NLIHC REACTIVATES NEW POLICY CENTER

Throughout our history, the National Low Income Housing Coalition has been a trusted voice with Members of Congress on the lack of affordable housing for the poorest people in our country – the root cause of homelessness and housing poverty in America. We have consistently advocated with Congress to enact legislation to protect and increase affordable housing resources.

As a 501(c)(3) organization, NLIHC is constrained in the amount of direct and grassroots lobbying we can do. Since our earliest days in the 1970s, we have had a 501(c)(4) advocacy organization, but from 1996 to 2014, that organization, the National Low Income Housing Policy Center, was inactive for lack of resources.

In 2014, we reactivated the Policy Center with a \$200,000 grant from the Oak Foundation and with contributions from individuals and organizations who wish to directly support our advocacy efforts. The Policy Center is a vital part of our mission, allowing us to be a leading voice for specific legislation related to public housing, vouchers, project-based rental assistance, the National Housing Trust Fund, protecting tenants at foreclosure and much more. *The National Low Income Housing Coalition and the Policy Center are both strictly nonpartisan, never engage in electoral politics, and never endorse candidates for political office.*



# PROGRAM ACTIVITIES

## Carried Out in 2014

### Congressional

NLIHC staff conducted **618 meetings, calls and exchanges** with Congressional offices.



### Administration Departments and Offices

NLIHC staff conducted **202** meetings, calls and exchanges with Administration departments and offices.



### Sign-On Letters and Comments

NLIHC initiated or participated in **49 sign-on letters and comments** related to the federal budget appropriations, housing, legislation and regulations to Congressional and Administration offices.



- 10 sign-on letters initiated by NLIHC regarding federal budget and other issues
- 36 sign-on letters initiated by other partners
- 3 comment submissions related to Moving to Work extension, proposed demo-dispo rule, and Affirmatively Furthering Fair Housing

### Meetings Convened



NLIHC staff conducted **80 MEETINGS** with partners and collaborators related to the federal budget appropriations, housing, legislation, regulations, The National Housing Trust Fund, United for Homes, AFFH, FUP Vouchers, PTFA, MTW and other issues.

### Meetings, Conferences, Speaking Engagements Hosted by Others

NLIHC staff participated in **175** meetings, conferences, and other events (including online events) that served as outreach and speaking opportunities.



- Presented at 42 conferences and forums reaching more than 3,300 individuals
- Participated in 102 planning, policy, and board meetings

## Calls-to-Action

NLIHC initiated **43** calls-to-action, and **26** were sent to more than **18,000** recipients each.



## Media Interviews and Information Sharing

NLIHC staff participated in **96 interviews and other exchanges** with print, online, radio and television media, including the *New York Times*, *Wall Street Journal*, *Washington Post*, *Bloomberg*, *CQ*, *Mother Jones*, *Market Watch*, *National Catholic Reporter*, *Orlando Sentinel*, *Pittsburgh Tribune*, *Washington Examiner*, *Al Jazeera America/Real Money*, and many others.

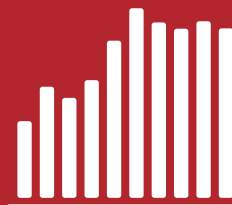


NLIHC and its key efforts received **10,043 media hits** nationwide during 2014.

## Research, Publications and Reports

NLIHC staff produced and distributed the following reports, studies and publications:

- Produced and distributed **Memo to Members** to more than **3,000 recipients each week**.
- Produced the 2014 edition of the **Advocates Guide** and distributed to more than **250 members** (new and existing members upon request) and provided copies to our Annual Conference attendees and to other groups.
- Produced and distributed two editions of **Tenant Talk** to more than **600 residents, resident associations, and other partners**.
- Produced the 25th Anniversary edition of **Out of Reach** and distributed it proudly to media, advocates, and congressional offices.
- Produced a **Housing Spotlight** on our annual gap analysis and distributed electronic copies to our e-mailing list of more than **3,000 member contacts**.
- Published a comprehensive research report titled, **Aligning Federal Low Income Housing Programs with Housing Need**, which analyzed the extent to which existing federal housing programs serve extremely low income (ELI) households, and identified strategies employed by affordable housing developers to serve ELI households without vouchers.
- Conducted a **Housing and Economic Development Needs Assessment** for the Federal Home Loan Bank of Dallas.
- Updated the **National Housing Preservation Database (NHPD)** twice with new data and helped with continued scrubbing of existing data. There are currently more than 2,000 registered users of the NHPD.
- Updated **State Housing Profiles** and **Congressional District Profiles** for use by advocates throughout the year.



# 2014 Special Members



# 2014 NLIHC Members

## ALABAMA

Alabama Arise  
Joseph Clark  
Collaborative Solutions  
Community Action Association of Alabama  
Community Action Partnership of North Alabama  
Community Concepts Agency  
Irene Johnson  
Low Income Housing Coalition of Alabama  
Dwight White

## ALASKA

Alaska Coalition on Housing and Homelessness  
Cook Inlet Housing Authority  
Nome Emergency Shelter Team

## ARIZONA

Arizona Department of Housing  
Arizona Housing Alliance  
Brooke Bedrick  
Housing America Corporation  
Lucille Galimi  
Carl Mangold  
Occupancy Solutions  
Carol Parry and John Fox  
Forest Replogle  
Jeanne Shaw  
Southern Arizona Land Trust, Inc.

## ARKANSAS

Arkansas Coalition of Housing and Neighborhood Growth and Empowerment  
Jerry Webster

## CALIFORNIA

Affordable Housing Access, Inc.  
AIDS Housing Alliance San Francisco  
Alexander Tenants Association, Inc.  
Alliance for a Better District 6  
Laura Archuleta  
Victoria Basolo  
Catherine Bishop  
Ashley Bledsoe  
Gabriel Bloom

Cary Brazeman  
Jan Breidenbach  
BRIDGE Housing Corporation  
Mary Brooks  
Sarah Brundage  
Burbank Housing Development Corporation  
Cabrillo Economic Development Corporation  
California Affordable Housing Law Project  
California Coalition for Rural Housing  
California Housing Finance Agency  
California Housing Partnership Corporation  
Dwayne Carl  
Michael and Linda Carroll  
Craig Castellanet  
Century Housing Corporation  
Charities Housing Development Corporation  
James Charles  
City of Los Angeles Housing Department  
City of San Jose, Housing Department  
Coachella Valley Housing Coalition  
Community Economics, Inc.  
Community Housing Improvement Program  
Elizabeth Cooper  
Jonathan Cooper  
Wilfred Cooper  
Cathy Cortez  
John Cotton  
Cathy Cresswell  
EAH Housing  
East Bay Housing Organizations  
Eden Housing, Inc.  
Crystal Espinoza  
Federal Home Loan Bank of San Francisco  
Gary Frazier  
Fresno Housing Authority  
Ira Goldberg  
Salvador Gonzalez  
James Grow  
Gubb & Barshay, LLC  
Habitat for Humanity of Greater Los Angeles

Edward Helfeld  
Jody Heslop  
HomeBase  
Housing Authority of the City of Santa Barbara  
Housing California  
Housing Integration Set Aside Task Force  
Housing Trust Silicon Valley  
Robin Howlett  
Integrity Housing  
Alisha Jackson  
Ronald Javor  
Sara Kimberlin  
Zella Knight  
Monique Lawshe  
LifeSTEPS, Inc.  
Ben Manski  
Marin County Community Development Agency  
Brenda Martin  
Del Mason  
Ruth Matz  
Marilyn Mayor  
Mercy Housing California  
Mid-Peninsula Housing Coalition  
Claudia Monterrosa  
Mutual Housing California  
Nancy Lewis Associates, Inc.  
Non Profit Housing Association of Northern California  
David Oddo  
Elliott Owensby  
Betty Pagett  
Partnering for Change  
Dan Pearlman  
Susan Peck  
PolicyLink  
William and Gloria Powers  
Michael Pyatok  
Retirement Housing Foundation  
Jerry Rioux  
Marcia Rosen  
Rosen Bien Galvan & Grunfeld LLP  
Sacramento Housing Alliance  
Sacramento Housing and Redevelopment Agency  
San Diego Housing Federation  
San Francisco Mayor's Office of Housing  
Russell Schmunck  
Roy Schweyer

# 2014 NLIHC Members

## CALIFORNIA (continued)

Self-Help Enterprises  
Andre Shashaty  
Mary Ellen Shay  
Shelter Partnership, Inc.  
Skid Row Housing Trust  
Alene Smith  
Southern California Association of  
NonProfit Housing  
State of California Department  
of Housing & Community  
Development  
Amy Voge  
Western Center on Law and  
Poverty, Inc.  
Linda Wheaton  
Brenda White  
Carol Wilkins  
Willis Williams  
Women Organizing Resource  
Knowledge & Services  
Jenny York

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- Alaska Coalition on Housing and Homelessness

## ALABAMA

- Alabama Arise
- Low Income Housing Coalition of Alabama

## ARIZONA

- Arizona Housing Alliance

## ARKANSAS

- Arkansas Coalition of Housing and Neighborhood Growth for Empowerment
- Housing Arkansas

## CALIFORNIA

- California Coalition for Rural Housing
- California Housing Partnership Corporation
- Housing California
- Non-Profit Housing Association of Northern California
- Southern California Association of Non-Profit Housing

## COLORADO

- Colorado Coalition for the Homeless
- Housing Colorado

## CONNECTICUT

- Connecticut Housing Coalition

## DISTRICT OF COLUMBIA

- Coalition for Nonprofit Housing & Economic Development

## DELAWARE

- Delaware Housing Coalition

## FLORIDA

- Florida Coalition for the Homeless
- Florida Housing Coalition, Inc.

## GEORGIA

- Georgia State Trade Association of Nonprofit Developers

## HAWAII

- Affordable Housing and Homeless Alliance

## ILLINOIS

- Housing Action Illinois

## INDIANA

- Indiana Association for Community Economic Development

## KANSAS

- Kansas Statewide Homeless Coalition

## KENTUCKY

- Homeless and Housing Coalition of Kentucky

## LOUISIANA

- Louisiana Housing Alliance

## MARYLAND

- Maryland Affordable Housing Coalition

## MASSACHUSETTS

- Citizens' Housing and Planning Association

## MAINE

- Maine Affordable Housing Coalition

## MICHIGAN

- Community Economic Development Association of Michigan
- Michigan Disability Rights Coalition

## MINNESOTA

- Minnesota Housing Partnership
- Minnesota Coalition for the Homeless

## MISSOURI

- Missouri Association for Social Welfare

## NORTH CAROLINA

- North Carolina Coalition to End Homelessness
- North Carolina Housing Coalition

## NORTH DAKOTA

- North Dakota Coalition for Homeless People

## NEBRASKA

- Nebraska Housing Developers Association

# 2014 State Partners

## NEW HAMPSHIRE

- Housing Action New Hampshire

## NEW JERSEY

- Housing and Community Development Network of New Jersey

## NEW MEXICO

- New Mexico Coalition to End Homelessness
- Supportive Housing Coalition of New Mexico

## NEW YORK

- Neighborhood Preservation Coalition of New York State
- Coalition for the Homeless
- New York State Rural Housing Coalition
- Supportive Housing Network of New York
- Tenants and Neighbors

## OHIO

- Coalition on Homelessness and Housing in Ohio

## OREGON

- Oregon Housing Alliance
- Oregon Opportunity Network

## PENNSYLVANIA

- Housing Alliance of Pennsylvania

## RHODE ISLAND

- Housing Network of Rhode Island
- Rhode Island Coalition for the Homeless
- Housing Action Coalition of Rhode Island

## SOUTH CAROLINA

- Affordable Housing Coalition of South Carolina

## TEXAS

- Texas Association of Community Development Corporations
- Texas Homeless Network
- Texas Low Income Housing Information Service

## UTAH

- Utah Housing Coalition

## VIRGINIA

- Virginia Coalition to End Homelessness
- Virginia Housing Coalition

## VERMONT

- Vermont Affordable Housing Coalition

## WASHINGTON

- Washington Low Income Housing Alliance

## WEST VIRGINIA

- West Virginia Coalition to End Homelessness

## WISCONSIN

- Housing for All
- Wisconsin Partnership for Housing Development, Inc.

## WYOMING

- Wyoming Coalition for the Homeless

# 2014 NLIHC Donors

## \$200,000+

The Melville Charitable Trust  
Oak Foundation

## \$100,000 TO \$199,999

Bank of America Charitable Foundation  
Ford Foundation  
JPMorgan Chase & Company  
Wells Fargo

## \$50,000 TO \$99,999

BBVA Compass  
Capital One  
The Home Depot Foundation  
PNC Financial Services Group

## \$20,000 to \$49,999

Campion Foundation  
AFL-CIO Housing Investment Trust\*  
Elderly Housing Development & Operations Corporation\*  
Enterprise Community Partners\*  
Federal Home Loan Banks\*  
Low Income Investment Fund\*  
National Equity Fund\*  
Technical Assistance Collaborative\*

## \$10,000 TO \$19,999

Butler Family Fund\*  
CitiBank  
Federal Home Loan Bank of Dallas  
Housing Assistance Council\*

Local Initiatives Support Corporation\*  
Mercy Housing\*  
National Council of La Raza\*  
NeighborWorks America\*  
Ohio Capital Corporation for Housing  
Volunteers of America\*

## \$5,000 TO \$9,999

Anonymous  
Baltimore Housing - Department of Housing & Community Development  
The Honorable Edward Brooke & Anne Brooke\*  
Colorado Coalition for the Homeless\*  
Housing Authority of Cook County\*  
Klein Hornig  
Mortgage Bankers Association of America  
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## \$1,000 TO \$4,999

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McCormack Baron Salazar  
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Mercy Health  
Merritt Community Capital Corporation  
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National Affordable Housing Management Association  
National Affordable Housing Trust  
National Alliance to End Homelessness\*  
National Association of Housing and Redevelopment  
National CAPACD\*  
National Church Residences  
National Council of State Housing Agencies



# 2014 NLIHC Donors

National Housing and Rehabilitation Association	Kathleen & Fred Rotonadaro	Chris Estes	Service Coordinators
National Housing Conference*	Tal Saraf & Irene Basloe Saraf*	Evangelical Lutheran Church in America, Washington	Arizona Housing Alliance*
National Housing Trust*	Securities Industry & Financial Market Association	Federal Home Loan Bank of San Francisco	Laura and John Arnold Foundation
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Nehemiah Corporation of America	Telesis Corporation	Hessel, Aluise & Neun	Elinor Bacon
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Olson Advocacy Group		Andrew Mott*	Esther Stewart Buford Foundation
Opportunity Finance Network	<b>\$500 TO \$999</b>	Northern New England Housing Investment Fund*	California Housing Partnership Corporation*
Greg Payne*	Mark Allison*	Reymundo Ocañas	Esme Caramello
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Piton Investment Fund	Mark Calabria	Rodney Solomon	Coastal Enterprises*
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Prudential Mortgage Capital Company	California Coalition for Rural Housing*	Washington Low Income Housing Alliance*	Kent Colton
Quadel Consulting Corporation*	Gordon and Joan Cavanaugh*	Washington State Housing Finance Commission*	Combined Federal Campaign
Reno & Cavanaugh*	Center on Budget and Policy Priorities*		Community Economic Development Association of Michigan*
Riverside Advisors	Citizens' Housing and Planning Association*	<b>\$100 TO \$499</b>	Connecticut Housing Coalition*
Tara & Dan Rollins	Brenda Clement*	Action for Boston Community Development*	
Naomi & Michael Rosenfeld	Emma Clifford*	ACTION-Housing	
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	Council for Affordable and Rural Housing	American Association of	
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# 2014 NLIHC Donors

Connecticut Fair Housing Center	Jane Harrison	William Longbrake	Poverty and Race Research Action Council*
Connecticut Legal Rights Project	Richard Hayes	Louisiana Housing Alliance*	Preservation Management
Patrick Costigan*	Jeff Hearne*	Low Income Housing Coalition of Alabama*	Gregory Provenzano*
Constance Crowley*	Edward Helfeld*	Moises Loza*	Diane Randall and Roger Catlin
Ruth Crystal	Colleen Hernandez	Matthew de Ferranti	Michael Rawson
Janet Dakan*	Karen Hiller	Michael McKee	Retirement Housing Foundation*
Martha Davis	Homeless and Housing Coalition of Kentucky*	Larry McNickle*	Rhode Island Coalition for the Homeless*
Delaware Housing Coalition*	Homeless and Traveler's Aid Society	Metropolitan Interfaith Council on Affordable Housing*	Neil Rohr
Lot Diaz	Chris Hornig	Rachael Myers	Herbert Rubin*
Duluth Affordable Housing Coalition	Housing & Community Development Network of New Jersey*	National Advocacy Center*	Robert Sabel*
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Karen Flock	Ann Kay	Eric Novak*	Marvin Siflinger
Florida Non-Profit Housing	Paul & Marta Kealey*	Vincent O'Donnell	Sisters, Servants of the Immaculate Heart of Mary
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Deborah Hallisky*	Ellen Lazar*		Bonnie Temple*
Michael Hanley	Peter & Lisa Levin		Texas Homeless Network*
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Christine Harper-Fahey	Karen Lilleleht		
Timm Harris*	Jim Loellbach		

# 2014 NLIHC Donors

United Tenants of Albany\*  
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 Virginia Housing Coalition\*  
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 Heather Way  
 Paul Weech\*  
 Jim Weill  
 Deborah Weinstein  
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 Mark Welch  
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 Wisconsin Partnership for Housing Development\*  
 Women's Institute for Housing and Economic Development  
 Wyoming Coalition for the Homeless

## \$99 AND UNDER

William Abbott  
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 Jane O'Grady  
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 Katherine Pickering  
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 Herbert Ziegeldorf\*

# Statement of Financial Position

As of December 31, 2014

2014 ASSETS	COALITION	POLICY CENTER	TOTAL
Cash and cash equivalents	\$ 553,368	\$ 208,189	\$ 761,557
Grants and other receivables	180,696	—	180,696
Prepaid expenses and deposits	48,510	—	48,510
Property and equipment, net	108,741	—	108,741
Investments	5,464,198	—	5,464,198
Interest in Charitable Remainder Trust	150,073	—	150,073
<b>TOTAL ASSETS</b>	<b>\$ 6,505,586</b>	<b>\$ 208,189</b>	<b>\$ 6,713,775</b>

## 2014 LIABILITIES AND NET ASSETS

Liabilities			
Accounts payable and accrued expenses	\$ 151,402	\$ —	\$ 151,402
Line of credit	201,500	—	201,500
Capital lease obligation	24,347	—	24,347
Deferred revenue	74,575	—	74,575
Deferred lease incentive	45,704	—	45,704
Deferred rent	39,853	—	39,853
<b>Total Liabilities</b>	<b>537,381</b>	<b>—</b>	<b>537,381</b>
Net Assets			
Undesignated	\$ 154,007	\$ 208,189	\$ 362,196
Endowment funds	5,664,198	—	5,664,198
<b>Total Unrestricted</b>	<b>5,818,205</b>	<b>208,189</b>	<b>6,026,394</b>
Temporarily restricted	150,000	—	150,000
<b>Total Net Assets</b>	<b>5,968,205</b>	<b>208,189</b>	<b>6,176,394</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 6,505,586</b>	<b>\$ 208,189</b>	<b>\$ 6,713,775</b>

## OPERATING REVENUE AND SUPPORT

Grants and contributions	\$ 812,764	\$ 289,270	\$ 1,102,034
Investment return designated for operations	769,923	—	769,923
Annual conference and registration revenue	499,131	—	499,131
Membership contributions	324,303	—	324,303
Fee for service	39,798	—	39,798
Rental income	12,000	—	12,000
Other	4,715	—	4,715
Interest income	1,366	—	1,366
<b>TOTAL OPERATING REVENUE AND SUPPORT</b>	<b>\$ 2,464,000</b>	<b>\$ 289,270</b>	<b>\$ 2,753,270</b>

## 2014 EXPENSES

Program Services/Education:	\$ 1,915,452	\$ 274,886	\$ 2,190,338
Management and general	270,843	1,078	271,921
Fundraising	237,600	11,306	248,906
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 2,423,895</b>	<b>\$ 287,270</b>	<b>\$ 2,711,165</b>

# NLIHC BOARD

## Elects New Leadership

**O**n April 26, 2014 the NLIHC Board of Directors reelected eight members to additional three year terms, and elected its officers and at-large Executive Committee for the 2014-2015 term. Brenda Clement, the executive director of Citizens' Housing and Planning Association, MA, a NLIHC state coalition partner organization, was elected Chair of the Board replacing Mark Allison, who ended his second term as Chair.



NLIHC Board of Directors

### NEW OFFICERS AND EXECUTIVE COMMITTEE MEMBERS ELECTED:

- 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*

### THANK YOU, MARK ALLISON!

NLIHC bid farewell to Mark Allison, our Former Board Chair. Thank you for all the incredible work and service to NLIHC!



Mark Allison

# 2014 Board of Directors

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

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

**Mark Allison,**  
New Mexico Wilderness Alliance  
Albuquerque, NM

**William Apgar,**  
Orleans, MA

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

**Maria Cabildo,**  
East Los Angeles Community  
Corporation  
Los Angeles, CA

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

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

**Marcie Cohen,**  
Community CoNexus  
Washington, DC

**Lot Diaz,**  
National Council of La Raza  
Washington, DC

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

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

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

**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, D.C.

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

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

**Marla Newman, 2<sup>nd</sup> 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

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

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

**Paul Weech,**  
Housing Partnership Network  
Washington, DC

**Leonard Williams,**  
Kenfield-Langfield Resident  
Council  
Buffalo, NY

# NLIHC Staff

**Eli Alexandre**, Executive Assistant

**Megan Bolton**, Research Director

**Elina Bravve**, Research Analyst

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

**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

**Mary Kolar**, Field Director

**Paul Kealey**, Chief Operating Officer

**Joseph Lindstrom**, Housing Advocacy Organizer

**Khara Norris**, Director of Administration

**Christina Sin**, Development Coordinator

**Elayne Weiss**, Policy Analyst

*(As of December 2014)*



# 2014 NLIHC Interns

**NLIHC THANKS OUR 2014 INTERNS FOR THEIR EXCELLENT CONTRIBUTIONS TO OUR CAUSE.**

**Pilar Alatorre**, Outreach Intern

**Christine Biddlecombe**, Research Intern

**Nicole Brown**, Research Intern

**Aliza Cohen**, Summer Fellow

**Shaina Castonguay**, Research Intern

**Francine Glaser**, Policy Intern

**Sean Griffin**, Policy Intern

**Jesse Lederman**, Policy Intern

**Olivia Lewis**, Outreach Intern

**Zoe Rheingold**, Research Intern

**Bill Sands**, Communications Intern

**Lauren Williams**, Communications Intern

**Will Zahn**, Outreach Intern



*NLIHC Interns Meet Actress Susan Sarandon at a hill briefing on housing.*



**NATIONAL LOW INCOME  
HOUSING COALITION**

The National Low Income Housing Coalition  
1000 Vermont Avenue, NW • Suite 500 • Washington, DC 20005  
202-662-1530 • [www.nlihc.org](http://www.nlihc.org)