



DEDICATION

2011 ANNUAL REPORT



NATIONAL LOW INCOME
HOUSING COALITION

THE NATIONAL LOW INCOME HOUSING COALITION
IS DEDICATED SOLELY TO ACHIEVING SOCIALLY
JUST PUBLIC POLICY THAT ASSURES PEOPLE WITH
THE LOWEST INCOMES IN THE UNITED STATES
HAVE AFFORDABLE AND DECENT HOMES.



Dear Friend of NLIHC,

There is no doubt in my mind that the most important event of 2011 actually occurred in 2010. That event was the mid-term Congressional election, which changed the advocacy landscape for many issues, including housing.

Simply put, 2011 was the most challenging year imaginable for those who advocate for housing affordable to low income people. The House of Representatives had new members who at best needed significant education about affordable housing, and at worst saw no role for the federal government in meeting Americans' housing needs. Simultaneously, the rental market was tightening, unemployment remained stubbornly high, and it was harder than ever for extremely low income people to afford a decent place to live.

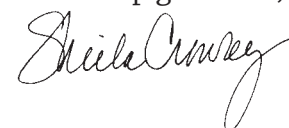
The National Low Income Housing Coalition met the challenges of 2011 with renewed strength and determination. We quickly adapted to the new political reality of the 112th Congress by building more coalitions, honing our strategies, and stepping up our defense of the effective, long-standing programs that are the one thing standing between the lowest income Americans and homelessness.

At the same time, we did not, and will not, back down from our priorities. We supported the introduction of an important new bill to protect tenants, and worked steadfastly to ensure existing bills and regulations would truly serve the needs of low income people. And as always, we pushed for capitalizing the National Housing Trust Fund, seeking new avenues for funding and advocating both publicly and behind the scenes for the \$1 billion allocated to the National Housing Trust Fund in President Obama's FY11 budget.

Throughout it all, we called on you, our members, supporters and allies, for your help. Whether through your donations, your responses to our Calls to Action, your participation in our conference, or keeping up with the news by reading *Memo to Members* each week, you have been an essential, inspirational presence in our work.

Thank you for your dedication. Together, we will continue to advance socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

With deep gratitude,



Sheila Crowley, President and CEO
National Low Income Housing Coalition



leadership | 4

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PRESS
MENTIONS

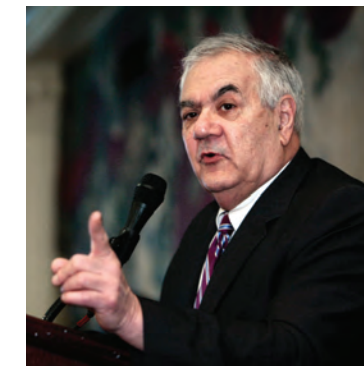


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\$18.46
NATIONAL
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32
CALLS TO
ACTION



collaboration | 16



1,109
MEMBERS



thank you | 20



73
SPEAKING
EVENTS



SINCE 1974, NLIHC HAS BEEN THE
FOREMOST VOICE IN WASHINGTON, D.C.
FOR THE HOUSING NEEDS OF
LOW INCOME AMERICANS.

When Members of Congress want to know how federal housing policy will affect the lowest income Americans, they turn to the Coalition. Our leadership in 2011 put a stop to housing policy proposals that would have proved harmful to low income people, and fought to retain the housing programs low income people need.

DEDICATED TO
LEADERSHIP

NATIONAL HOUSING TRUST FUND

This year, our biggest policy priority was subject to a surprise attack: Representative Ed Royce (R-CA) introduced a bill to abolish the National Housing Trust Fund as part of a package of bills to dismantle the housing government sponsored enterprises Fannie Mae and Freddie Mac. NLIHC launched a far-reaching effort to defend the National Housing Trust Fund, mobilizing advocates in Representative Royce's district to educate his office on the need for the National Housing Trust Fund and producing detailed analyses refuting the claims made by Mr. Royce when introducing his bill. NLIHC President and CEO Sheila Crowley testified in support of the National Housing Trust Fund at a hearing of the Subcommittee on Capital Markets and Government Sponsored Enterprises of the House Financial Services Committee. The full committee never heard the bill, a victory for NLIHC.

We explored multiple funding source options in our continued effort to capitalize the National Housing Trust Fund. In June, we hosted a webinar for over 500 advocates from across the country on potential funding sources.

We introduced the proposal to fund the National Housing Trust Fund by reforming the mortgage interest deduction. Congressman Keith Ellison (D-MN) pledged to carry our bill when he spoke at our 2011 conference. We advocated with members of the Super Committee for our MID reform proposal to fund the National Housing Trust Fund.

“THERE WOULD BE NO NEED FOR THE NATIONAL HOUSING TRUST FUND IF THE EXISTING FEDERAL PROGRAMS WERE DIFFERENTLY STRUCTURED AND FUNDED ADEQUATELY. HOWEVER, NO EXISTING FEDERAL HOUSING PROGRAM PRODUCES RENTAL HOMES SPECIFICALLY TARGETED FOR EXTREMELY LOW INCOME HOUSEHOLDS, PRECISELY THE PROGRAM THAT IS MOST NEEDED.”

NLIHC President Sheila Crowley's May 25, 2011 testimony to House Financial Services Subcommittee

HOUSING REFORM BILL

The House of Representatives began consideration of the Section 8 Savings Act in the summer of 2011, renewing a longstanding effort to reform the voucher, public housing, and project-based Section 8 programs. NLIHC Senior Vice President for Policy and Research Linda Couch testified before the Subcommittee on Insurance, Housing and Community Opportunity of the House Committee on Financial Services, emphasizing the need for reforms that would make the voucher program more efficient and effective, without sacrificing the rights of tenants. We worked with other national housing groups and Members of Congress to change the Section 8 Savings Act's extreme provisions on minimum rents and expansion of the Moving to Work program.

HOME INVESTMENT PARTNERSHIPS PROGRAM

When an investigative series critical of the HOME program was published in the *Washington Post*, Congress reacted by leveling HOME's budget one of the deepest cuts in memory. NLIHC President and CEO Sheila Crowley lent the Coalition's perspective to the series, telling the *Post* that instead of fixing the problems, cuts can make them worse: "When Congress cuts block grants, everyone gets cut. Both the agencies that are doing a good job and those that are not are hurt equally."

HUD issued its proposed changes to the HOME program regulations in the wake of this controversy. NLIHC provided in-depth analysis of the regulations and kept advocates informed on key hearings. We also published a widely-read commentary on the *Post* series on our blog, *On the Home Front*. That blog post received the most views of any in 2011.

HUD POLICY ON DEMOLITION AND DISPOSITION

The continued loss of public housing due to demolition and disposition of housing units is a silent crisis impacting the housing stability of America's lowest income residents. NLIHC led efforts to change HUD's demolition and disposition policies, calling for more resident participation, more complete demolition and disposition application procedures for public housing agencies, and stronger oversight from HUD. In response, HUD made changes to its program guidance that will result in better oversight and more preservation of scarce public housing resources.



- 1 NLIHC staff and conference attendees outside the Capitol on our Lobby Day.
- 2 NLIHC President & CEO Sheila Crowley speaking at our Annual Housing Policy Conference.
- 3 NLIHC promoted "The Truth About the National Housing Trust Fund" in response to attacks on the NHTF.
- 4 NLIHC board member Daisy Franklin prepares for a meeting with her Member of Congress.

5 CONGRESSIONAL TESTIMONIES

33 LETTERS & COMMENTS SUBMITTED TO CONGRESS

71 MEETINGS WITH ADMINISTRATION OFFICIALS





WE'RE COMMITTED TO
EMPOWERING ADVOCACY.

The Coalition recognizes that constituent advocates must hold federal, state, and local policymakers accountable for meeting the housing needs of low income people.

We provide the latest information on the policy process, along with tools and opportunities that help advocates weigh in with their Members of Congress. Thirty-two Calls to Action were sent out to advise our network about pending Congressional action.

DEDICATED TO

EMPOWERMENT

EMPOWERMENT

MAJOR PUBLICATIONS

Memo to Members covers the spectrum of housing policy news and is delivered to over 4,400 members and affiliates each Monday morning. We publish 48 issues each year.

Tenant Talk is a quarterly newsletter for residents, tenants and their allies covering the spectrum of housing issues of interest to low income advocates. For each of the four issues in 2011, over 2,000 copies were distributed to 645 resident and tenant organizations across the country.

The Advocates' Guide to Housing and Community Development Policy provides an overview of the most relevant federal housing programs and issues, as well as information related to income programs and the community planning process. NLIHC distributed over 1,500 copies of the *Guide* in 2011.

Congressional District Profiles are a key tool for data-driven advocacy. Available for download from our website and updated with new data throughout the year, the profiles allow advocates to show their lawmakers the true impact of the affordable housing shortage in their community.

ANNUAL HOUSING POLICY CONFERENCE AND LOBBY DAY

With nearly 500 registered attendees taking in over 40 workshops, as well as keynote speeches from HUD Secretary Shaun Donovan, columnist Michelle Singletary, Representative Barney Frank (D-MA), and Representative Keith Ellison (D-MN), our annual conference provided advocates from around the country with the latest information on affordable housing policy and programs. Capping the conference was Lobby Day, where advocates traveled to Capitol Hill to educate lawmakers on solutions to the housing problems in their communities.

“YOU HAVE NO IDEA HOW EMPOWERED I FEEL AFTER ATTENDING.... WHAT I LEARN HERE IS NOT JUST FOR ME. I, TOO, AM HELPING PEOPLE FIND AND KEEP THEIR HOUSING.”

Diane Fox • Moline, IL • 2011 conference attendee

RECOGNIZING EXCELLENCE

In 2011, NLIHC awarded four honors: The Cushing Niles Dolbeare Lifetime Service Award, the Edward W. Brooke, III Housing Leadership Award, the State and Local Organizing Award, and the Media Award. These awards serve to inspire the housing advocacy community and serve as an example of the work we can achieve as advocates.

Nan Roman, President of the National Alliance to End Homelessness, was honored with the Edward W. Brooke, III Housing Leadership Award for being the leading voice on ending homelessness in America.

Florence Wagman Roisman, Esq., the William F. Harvey Professor of Law at Indiana University, received the Cushing Niles Dolbeare Lifetime Service Award for her lifetime devotion to low income housing legal advocacy and teaching.

Citizens' Housing and Planning Association, NLIHC's state partner in Massachusetts, was recognized with the State and Local Organizing Award for leading the campaign to defeat a ballot initiative to repeal Massachusetts' affordable housing law.

Anne Danahy, Chris Rosenblum, Ed Mahon, Sara Ganim, and Lauren Boyer of the *Centre Daily Times* (State College, PA) were honored with the Media Award for their series, "Priced Out: High Rents Drive Housing Crisis."



“[MEMOTO MEMBERS IS] THE SEMINAL HOUSING NEWS SUMMARY, PARTICULARLY FOR NEWS RELATED TO AFFORDABLE HOUSING POLICY.”



- 1 Anne Danahy, 2011 Media Award Honoree; *Washington Post* columnist Michelle Singletary.
- 2 *Tenant Talk* topics included public housing legislation, voterization, and the federal budget.
- 3 MacArthur Foundation study of online housing resources, October 2011.
- 4 Citizens' Housing & Planning Association, 2011 State & Local Organizing Award Honoree.
- 5 NLIHC President & CEO Sheila Crowley; Nan Roman, 2011 Housing Leadership Award Honoree.
- 6 2011 conference attendees prepare to meet with their Members of Congress.





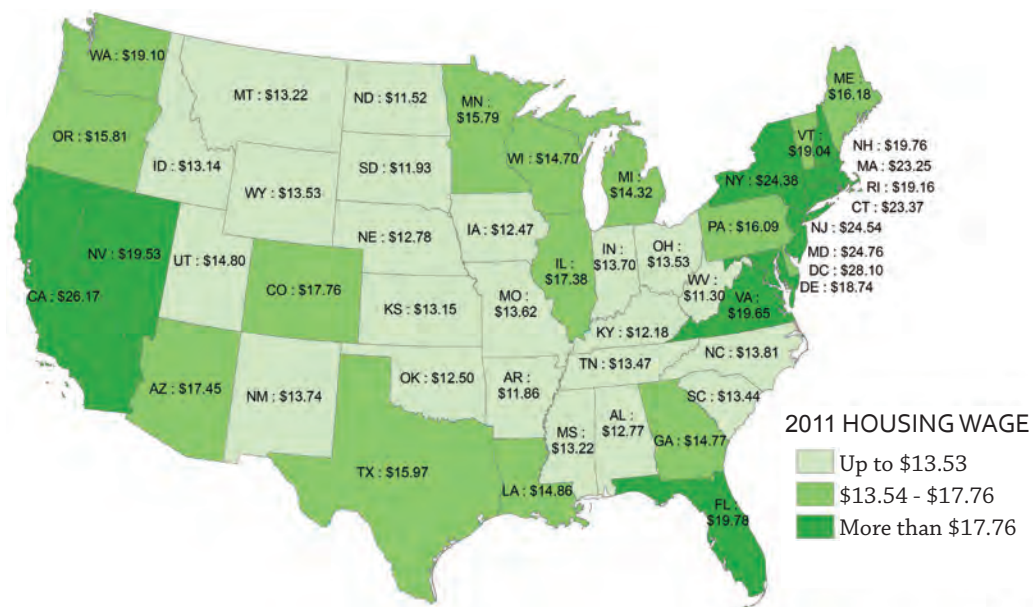
WE BELIEVE INFORMATION IS POWER.
Our research translates numbers into the reality low income people know first-hand: the shortage of housing affordable to low income people means millions of households are forced to scrimp on necessities in order to pay for a roof over their heads. Our reports on the affordable housing shortage and the mismatch between wages and housing costs improve advocates' and policymakers' understanding of America's housing challenges.

DEDICATED TO
ANALYSIS

ANALYSIS

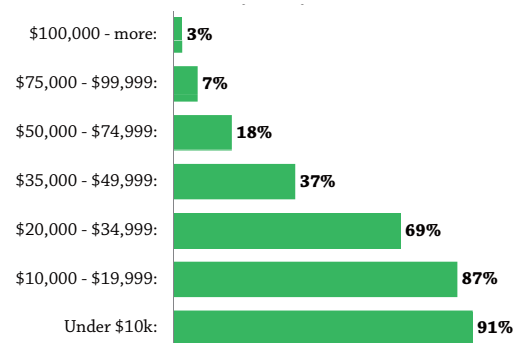
Out of Reach 2011: Renters Await the Recovery shows how the slow recovery from the Great Recession had negatively impacted the lowest income renters, resulting in an increase in the “Housing Wage” - the full-time hourly wage one would need to afford the cost of a modest two-bedroom apartment- to \$18.46 for 2011 (see map below). This yearly report was featured in the press almost 100 times.

Dark Before the Storm: A Picture of Low Income Renters’ Housing Needs before the Great Recession shows that housing need was already significant before the recession took hold. This report provides the results of an analysis of HUD data that use the 2005-2007 American Community Survey (ACS) to develop indicators of housing need.

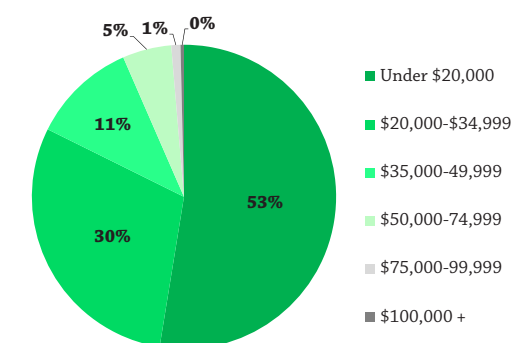


Housing Spotlight: Renters’ Growing Pain is the first in a series of research briefs, begun in 2011, that use data from different sources to highlight a variety of housing issues. The first issue of *Housing Spotlight* uses data from the 2010 American Community Survey to examine the housing problems of American renters. This analysis shows that even as more Americans turn to renting instead of homeownership, the combination of rising rents and stagnating incomes resulted in the majority of renters experiencing cost burden.

Percentage of Renters in each Income Group with Housing Cost Burden, 2010



Percentage of Cost Burdened Renters by Income Group, 2010



“PROVIDING BOTH A NATIONAL AND A LOCAL PERSPECTIVE, *OUT OF REACH* IS AN INVALUABLE RESOURCE FOR POLICYMAKERS AND HOUSING PROVIDERS SEEKING TO BETTER UNDERSTAND AND ADDRESS THE HOUSING PROBLEMS CONFRONTING OUR FAMILIES AND COMMUNITIES.”

Senator Tim Johnson (D-SD) • Preface, *Out of Reach 2011*

social media ENGAGEMENT

We use social media to spread the word about our research, foster conversation about housing issues and spur advocates to action.



1,700
FACEBOOK LIKES



1,350
TWITTER FOLLOWERS



4,000
BLOG VIEWS



**TOGETHER, WE KNOW WE CAN
MAKE A GREATER IMPACT.**

Developing strong alliances is crucial to achieving success in the face of opposition. In 2011 we deepened our partnerships with local and national organizations to advance our policy agenda and budget priorities.

DEDICATED TO
COLLABORATION



COLLABORATION

PROTECTING TENANTS AT FORECLOSURE

NLIHC scored a win for the nation's renters in 2009 with our successful advocacy for passage of the Protecting Tenants at Foreclosure Act, which ensures that after foreclosure bona fide tenants have the right to stay in their homes for the remainder of their leases, or at least 90 days.

In 2011, NLIHC worked with tenant advocates to support introduction of the Permanently Protecting Tenants at Foreclosure Act, which would remove the PTFA's 2014 sunset and strengthen the bill with a private right of action for tenants.

NLIHC also hosted a joint webinar with the National Law Center on Homelessness & Poverty, "Protecting Tenants in Foreclosure: Working with Constituents." The public education webinar reviewed PTFA and results of a survey conducted by NLIHC and NLCHP.

RENTAL ASSISTANCE DEMONSTRATION

The Coalition's participation in a working group around HUD's Rental Assistance Demonstration proposal helped ensure the pilot program includes public ownership, resident rights and protections, and long-term affordability. NLIHC board member Charles Elsesser, Jr. testified on the Rental Assistance Demonstration at a hearing of the Subcommittee on Insurance, Housing and Community Opportunity of the House Committee on Financial Services. Mr. Elsesser urged enactment of the demonstration, saying that "NLIHC believes that [the Rental Assistance Demonstration] is one of many solutions that, together, would address our nation's affordable housing needs."

BUDGET AND APPROPRIATIONS ADVOCACY

Deficit reduction was the dominant theme of the FY12 budget cycle. The 2010 election resulted in further polarization of Congress, and housing advocates fought just to maintain funding levels for key housing programs like public housing and vouchers. In addition to our usual efforts to educate lawmakers on the importance of funding HUD and USDA housing programs, NLIHC staffed the Campaign for Housing and Community Development Funding, a coalition of national organizations dedicated to adequate federal housing and community development funding for lower income families and communities. Our investment in this national coalition meant more coordinated, effective advocacy for housing appropriations.

LUNCH TIME SERIES

With the intent of increasing the understanding of HUD programs within the housing community and on Capitol Hill, NLIHC collaborated with other national organizations to host brown bag lectures on policy and programs.

These included:

- Indian Housing, *presented by the National American Indian Housing Council*
- Community Reinvestment Act, *presented by the National Community Reinvestment Coalition*
- HEARTH implementation, *presented by the National Alliance to End Homelessness*
- HOPWA, *presented by the National AIDS Housing Coalition*

DISASTER RECOVERY

Under the leadership of the National Low Income Housing Coalition since 2005, the Katrina Housing Group has been a strong national voice for the housing needs of low income disaster victims. The introduction of the Disaster Recovery Act of 2011, which reflects many key priorities of the Katrina Housing Group, is a victory for both disaster victims and the coalition-building efforts of NLIHC.



73 SPEAKING EVENTS
35 OUTREACH ACTIVITIES
195 EXTERNAL MEETINGS

- 1 HUD Secretary Shaun Donovan; NLIHC board member Martha Weatherspoon.
- 2 NLIHC partnered with the National Association of Housing & Redevelopment Officials for our March Lobby Day.
- 3 NLIHC staff traveled to 22 states for various meetings and partnership events.
- 4 NLIHC board member Charles Elsesser, Jr. testified on Rental Assistance Demonstration at a House Finance Subcommittee hearing.
- 5 NLIHC staff with Congressman Keith Ellison at a rally outside the Capitol.





YOUR SUPPORT IS THE
FOUNDATION OF OUR SUCCESS.
Maintaining an effective coalition means
building strength in numbers. The people
and organizations making up our donors,
members, state partners, board, and staff
are the lifeblood of NLIHC.

DEDICATED TO
YOU

2011 MEMBERS

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ASSOCIATION
NATIONAL HOUSING CONFERENCE*

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WAYNE AND MARTI NELSON
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NEW YORK CITY HOUSING DEVELOPMENT
CORPORATION
THE NHP FOUNDATION
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PENNSYLVANIA HOUSING FINANCE AGENCY
PEPPER HAMILTON, LLP
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PRESBYTERIAN CHURCH (U.S.A)
PRUDENTIAL MORTGAGE CAPITAL COMPANY
RBC CAPITAL MARKETS
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RENO & CAVANAUGH, PLLC
REZNICK GROUP, P.C.
RKR CONSTRUCTION COMPANY, LLC
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SECURITIES INDUSTRY AND FINANCIAL MARKET
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SENVILLE FOUNDATION
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\$500 - \$999

AGM FINANCIAL SERVICES, INC.
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BENEDICTINE SISTERS
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CENTRAL VIRGINIA HOUSING COALITION*
COAN AND LYONS
COUNCIL FOR AFFORDABLE AND RURAL HOUSING
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INVESTMENT FUND*
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RODNEY SOLOMON
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COMMUNITY ACTION PARTNERSHIP
COMMUNITY HOUSING OF MAINE*
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SHANNON DODGE*
LOUIS DOLBEARE
EAST LOS ANGELES COMMUNITY CORPORATION*
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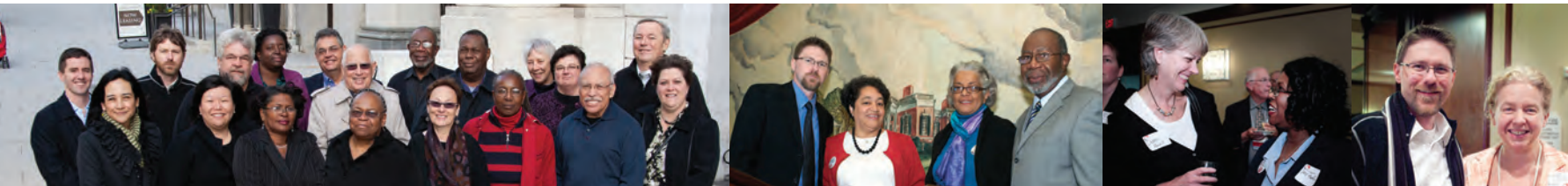
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PEOPLE*
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2011 BOARD OF DIRECTORS



As of December 31, 2011

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MARY BROOKS • HOUSING TRUST FUND PROJECT, CENTER FOR COMMUNITY CHANGE • FRAZIER PARK, CA
GAIL BURKS • NEVADA FAIR HOUSING CENTER • LAS VEGAS, NV
MARIA CABILDO • EAST LA COMMUNITY CORPORATION • LOS ANGELES, CA
DELORISE CALHOUN • JURISDICTION-WIDE RESIDENT ADVISORY BOARD, CINCINNATI HOUSING AUTHORITY • CINCINNATI, OH
DONALD CHAMBERLAIN 1st Vice Chair • SOUND THINKING • SEATTLE, WA
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MOISES LOZA Treasurer • HOUSING ASSISTANCE COUNCIL • WASHINGTON, D.C.
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REYMUENDO OCAÑAS • BBVA COMPASS • HOUSTON, TX
GREG PAYNE Secretary • MAINE AFFORDABLE HOUSING COALITION • PORTLAND, ME
TARA ROLLINS • UTAH HOUSING COALITION • SALT LAKE CITY, UT
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PAUL WEECH • HOUSING PARTNERSHIP NETWORK • WASHINGTON, D.C.
LEONARD WILLIAMS • BUFFALO MUNICIPAL HOUSING AUTHORITY • BUFFALO, NY

**Joined in 2011*

Departing the Board in 2011

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DEDE CARNEY • CARNEY & COMPANY TEAM • GREENVILLE, NC
DIANE RANDALL • PARTNERSHIP FOR STRONG COMMUNITIES • HARTFORD, CT
JULIE SPEZIA • HOUSING CALIFORNIA • SACRAMENTO, CA

2011 STAFF



As of December 31, 2011

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SARAH BRUNDAGE COMMUNICATIONS ASSOCIATE
AMY CLARK COMMUNICATIONS DIRECTOR
LINDA COUCH SENIOR VICE PRESIDENT FOR POLICY AND RESEARCH
SHEILA CROWLEY PRESIDENT AND CEO
MEGAN BOLTON SENIOR RESEARCH ANALYST
SHANNON FAULK EXECUTIVE ASSISTANT
ED GRAMLICH REGULATORY DIRECTOR
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MARY KOLAR OUTREACH ASSOCIATE
SHAM MANGLIK POLICY ANALYST
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KHARA NORRIS DIRECTOR OF ADMINISTRATION
MELISSA QUIRK SENIOR POLICY ANALYST
BILL SHIELDS VICE PRESIDENT OF OPERATIONS
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STATEMENT OF FINANCIAL POSITION

As of December 31, 2011

2011 ASSETS

CURRENT ASSETS	
Cash and cash equivalents	\$554,578
Investments	\$5,415,331
Grants receivable	\$150,000
Pledges and accounts receivable	\$41,742
Prepaid expenses	\$9,280
Deposits	\$2,685
Total current assets	\$6,173,616

FIXED ASSETS

Furniture and equipment	\$77,216
Leasehold improvements	\$189,541
Accumulated depreciation and amortization	(\$188,324)
Net fixed assets	\$78,433

OTHER ASSETS - LONG-TERM

Enterprise Community Impact Note	\$100,000
Contribution receivable from Remainder Trust	\$145,854
Total other assets - long-term	\$245,854

TOTAL ASSETS **\$6,497,903**

2011 LIABILITIES AND NET ASSETS

CURRENT LIABILITIES	
Accounts payable and accrued liabilities	\$56,134
Accrued salaries and related benefits	\$73,348
Deferred revenue	\$3,705
Deferred rent, current	\$14,206
Total current liabilities	\$147,393

LONG-TERM LIABILITIES

Deferred rent, net of current portion	\$88,653
Total liabilities	\$236,046

NET ASSETS

Undesignated (unrestricted)	\$796,526
Board-designated (unrestricted)	\$5,415,331
Temporary restricted	\$50,000
Total net assets	\$6,261,857

TOTAL LIABILITIES AND NET ASSETS **\$6,497,903**

	Unrestricted	Temporarily Restricted	Total
<u>2011 REVENUE</u>			
Grants and contributions	\$76,244	\$1,029,000	\$1,105,244
Contracts	\$17,500	-	\$17,500
Investment income	\$109,217	-	\$109,217
Change in value of Charitable Remainder Trust	(\$16,352)	-	(\$16,352)
Membership	\$337,848	-	\$337,848
Event revenue	\$365,145	-	\$365,145
Rental income	\$4,359	-	\$4,359
Application and other fees	\$20,292	-	\$20,292
Publications	\$939	-	\$939
Net assets received from donor restrictions	\$1,113,000	(\$1,113,000)	-
Total Revenue	\$2,028,192	(\$84,000)	\$1,944,192
<u>2011 EXPENSES</u>			
<i>Program Services</i>			
Education	\$1,994,022	-	\$1,994,022
<i>Supporting Services</i>			
Fundraising	\$207,008	-	\$207,008
Management and General	\$359,161	-	\$359,161
Total expenses	\$2,560,191	-	\$2,560,191
Change in net assets	(\$531,999)	(\$84,000)	(\$615,999)
Net assets at beginning of year	\$6,743,856	\$134,000	\$6,877,856
NET ASSETS AT END OF YEAR	\$6,211,857	\$50,000	\$6,261,857

Photo Credit: Momenta Creative; Little Film Studio



**NATIONAL LOW INCOME
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