OUR MISSION

Founded in 1974 by Cushing N. Dolbeare, NLIHC is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

Our goals are to preserve existing federally assisted homes and housing resources, expand the supply of low income housing, and establish housing stability as the primary purpose of federal low-income housing policy.

NLIHC’s staff work together to achieve our advocacy goals. Our Research Team studies trends and analyzes data to create a picture of the need for low-income housing across the country. Our Policy Team educates lawmakers about housing needs and analyzes and shapes public policy. Our Field Team mobilizes members and supporters across the country to advocate for good housing policy. Our Communications Team shapes public opinion about low-income housing issues. And our Administration Team works to ensure NLIHC remains a sustainable, high-capacity organization.
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DEAR NLIHC MEMBERS, DONORS, & FRIENDS
MESSAGE from
the PRESIDENT & CEO

Dear NLIHC Members, Donors, and Friends,

Thank you for your unceasing support and unwavering commitment throughout 2021, another year of global pandemic. In the face of unprecedented challenges, NLIHC’s members and partners joined together in a powerful, broad, and effective movement to achieve historic resources and protections for the lowest-income renters throughout our country.

The pandemic has shown in profound and unforgettable ways who we are as a country and just how much we can accomplish when we work together. In 2021, we fought for – and won – a series of extensions of the national moratorium on evictions, keeping it in place for almost a year. We secured $46.5 billion in emergency rental assistance (ERA) for low-income renters and worked together to build a national infrastructure to disburse these vital resources to those most in need. We advocated successfully for the enactment or implementation of more than 130 new tenant protections by state and local governments around the country. And we launched the “End Rental Arrears to Stop Evictions (ERASE)” project to gather information about ERA programs and expedite assistance to renters in need to stop evictions. These achievements helped keep millions of families safely housed during the pandemic.

We also launched our “HoUSed Campaign for Universal, Stable, Affordable Homes,” which, together with our Opportunity Starts at Home multi-sector campaign, mobilized thousands of advocates to ensure that investments in housing for the lowest-income people were included in the “Build Back Better Act.” Our collective advocacy helped secure $150 billion in housing investments in the House-passed bill – which would have been the largest single federal investment in safe, stable, affordable homes for the lowest-income people in our country’s history.

At the same time, we made significant progress in our organization-wide initiative to advance racial justice and inclusion in our policy analysis and advocacy, research, organizing, internal operations, and external relationships. In addition to establishing an NLIHC Equity Action Team and creating and filling a new NLIHC Senior Vice President position to lead our racial equity work, the NLIHC board of directors created new vision and updated mission statements for our organization, making more explicit the centrality of racial justice in all of NLIHC’s work.

Much remains to be done, and the road ahead is daunting. ERA is running out. Homelessness is increasing. Rents are skyrocketing. Racial injustices persist. Public housing is deteriorating, and NIMBYism is growing. Yet these challenges only strengthen our resolve to keep fighting. As the pandemic has made clear, we have only ever lacked the political will to end homelessness and housing poverty. When our movement saw the danger the pandemic posed, we mobilized with a singular focus to protect struggling renters and people who are homeless. When governments recognized the emergency and the need, they acted and funded solutions on a scale unlike any in our lifetimes. Working together, we achieved what we would once have considered impossible. Together, we will do so again – we will end homelessness and housing poverty once and for all.

Thank you for your commitment, your partnership, and your tireless work throughout 2021. You are an inspiration.

Onward.

Diane Yentel
NLIHC President and CEO
NLIHC Responds to the COVID-19 Pandemic

NLIHC and Allies Secure Billions for Low-Income Renters and People Experiencing Homelessness During the Pandemic and Launch “ERASE” Project to Prevent Evictions

By the end of 2020, NLIHC and our thousands of partners around the country had already achieved a bipartisan COVID-19 relief package with $25 billion for emergency rental assistance (ERA) and an extension of a CDC eviction moratorium. In 2021, we and our allies redoubled our efforts and secured nearly $50 billion in additional housing and homelessness resources in the “American Rescue Plan Act” enacted in March, including $21.5 billion more for ERA for households at high risk of eviction. Meanwhile, we pushed for and achieved extensions of the moratorium to June, July, and August 2021, ensuring the ban remained in place for nearly a year.

NLIHC urged the administration to take action to address troubling roadblocks in ERA programs, identified through our research, tracking, and analysis of over 500 ERA programs. In May 2021, the U.S. Department of the Treasury (Treasury) published new ERA guidance with major improvements recommended by NLIHC. Senior administration officials and NLIHC were in frequent communication about further improvements, and Treasury released several rounds of subsequent ERA guidance, as well as FAQs, model forms, and other materials to expedite and improve ERA payments. The administration also undertook an all-of-government initiative, encouraged by NLIHC, to promote eviction-diversion efforts nationwide.

NLIHC launched our “End Rental Arrears to Stop Evictions (ERASE)” project to ensure that the $46.5 billion in ERA enacted by Congress reaches the lowest-income, most marginalized renters and people without homes as efficiently and equitably as possible. ERA program administrators in some states were slow to adopt best practices (e.g., reducing documentation requirements, allowing self-attestation of income/need, and permitting direct-to-tenant assistance) promoted by NLIHC and, eventually, by Treasury. Our ERASE project – which includes 38 state and local partners working with NLIHC on this effort around the country – continues to help ERA programs disburse funds as efficiently and equitably as possible. Many programs adopted ERASE recommendations and models, and ERA distribution to those in need improved significantly. Through December 2021, $20.6 billion in ERA had been disbursed by state and local programs, keeping nearly 8 million renters in 3.2 million households stably housed. Treasury data indicate that 66% of beneficiaries were extremely low-income households, over 40% were Black households, and 20% were Latinos.

NLIHC also launched an Emergency Rental Assistance Resource Hub, Dashboard, and Program Table to monitor trends, facilitate resource sharing, and help renters access ERA. The ERA Resource Hub facilitates resource sharing across programs, particularly as administrators have begun incorporating updated Treasury guidance into their program designs. The Hub collects program forms, applications, procedures, reports, and other materials to serve as adaptable examples. The ERA Dashboard presents a snapshot of ERA programs with spending rates and data on the use of key design features that enable programs to serve the lowest-income and most marginalized renters. The ERA Program Table helps renters find ERA programs near them with links to programs’ websites, and users can search for their state, territory, county, city, or tribal governments to find applicable programs.

In collaboration with NLIHC’s state and local partners, the ERASE team released in October a State and...
Local ERA Tenant Protections Database, with information about more than 130 ERA tenant protections enacted over the past year advocated for by ERASE cohort members. The resource includes legislation, ordinances, executive orders, and court orders put in place by cities, counties, and states across the country to protect marginalized renters and prevent evictions.

NLICH President and CEO Diane Yentel testified before Congress at two hearings devoted to ERA: “Oversight of Pandemic Evictions: Assessing Abuses by Corporate Landlords and Federal Efforts to Keep Americans in their Homes” (July 27); and “Protecting Renters During the Pandemic: Reviewing Reforms to Expedite Emergency Rental Assistance” (September 10).

NLICH also released a series of reports and briefs – several with our partners at the Housing Initiative at Penn and the NYU Furman Center - examining the development and implementation of ERA programs, including:

Best Practices for State and Local Emergency Rental Assistance Programs

COVID-19 Emergency Rental Assistance: Analysis of a National Survey of Programs

Learning from Emergency Rental Assistance Programs: Lessons from Fifteen Case Studies

Treasury Emergency Rental Assistance Programs in 2021: Analysis of a National Survey

Understanding Landlord or Tenant Refusal to Participate in ERA Programs


Direct-to-Tenant Payment Implementation: Increasing Flexibility and Equity in Emergency Rental Assistance Program

Emergency Rental Assistance Spending and Performance Trends

Treasury Emergency Rental Assistance Programs in 2021: Preliminary Analysis of Program Features and Spending Performance
In collaboration with congressional champions and national, state, and local partners, NLIHC launched the HoUSed campaign in March to advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure renters with the lowest incomes have affordable and accessible places to call home. The HoUSed campaign, with its more than 1,800 organizational partners, advocates for solutions to America’s housing crisis, including:

- **Expanding rental assistance** to every eligible household.
- **Increasing the supply of affordable housing** for people with the lowest incomes.
- **Providing emergency housing assistance** to help stabilize families in a crisis.
- **Strengthening and enforcing robust renter protections.**

NLIHC’s HoUSed campaign advocated for increased investments in affordable housing in the “American Jobs Plan,” President Biden’s $2.3 trillion infrastructure proposal, calling for an expansion of rental assistance to every eligible household; $70 billion to repair and make energy-efficient upgrades to public housing; and at least $40 billion for the national Housing Trust Fund to build and preserve homes affordable to people with the lowest incomes.

The administration initially proposed approximately $100 billion for affordable housing investments. After unstinting advocacy by NLIHC and our campaign partners, the administration increased its total proposed investments in affordable housing to $213 billion. Following further advocacy, the Chairs of the House Financial Services and Senate Banking Committees announced another proposed increase to $327 billion. The new proposal included investments in all of the HoUSed campaign’s top priorities for an infrastructure bill: $37 billion for the national Housing Trust Fund; a major expansion of Housing Choice Vouchers; and major investments to rehabilitate and preserve the nation’s public housing stock.
When the American Jobs Plan was repackaged as the “Build Back Better Act” and pared back to gain centrist votes, housing investments were at risk of being eliminated. NLIHC and our partners and allies fought to ensure the provisions remained in any final version of the bill. The U.S. House of Representatives eventually voted in November 2021 to approve the Build Back Better Act with an historic $150 billion for affordable housing programs, with the highest allocations for the HoUSed campaign’s priorities, including:

- **$25 billion** to expand housing vouchers to 300,000 households.
- **$65 billion** to repair or preserve public housing for its 2.5 million residents.

Unfortunately, the bill stalled in the Senate due to opposition by one Democrat to provisions included in the broader package (though not the housing provisions, specifically).

NLIHC’s successes in the HoUSed campaign were due in large part to our ability to mobilize the affordable housing community, including over 1,800 organizations – as well as many leading organizations from other sectors through our Opportunity Starts at Home campaign – and engage thousands of advocates in numerous calls, webinars, sign-ons, advocacy days, and other calls-to-action.
RACIAL EQUITY AND HOUSING JUSTICE

NLIHC undertook an organization-wide initiative in 2021 to advance racial equity and inclusion in our policy analysis and strategy, our internal operations and relationships, and our work with external partners. NLIHC established an Equity Action Team (EAT) of staff and created and filled a new senior leadership position - a senior vice president for racial equity, diversity, and inclusion - to lead our efforts in this area. A collaborative effort by NLIHC leadership, the EAT, and the NLIHC board resulted in the adoption of new mission and vision statements for the Coalition in 2021:

**NLIHC’S VISION:** A racially and socially equitable society where everyone has a quality, accessible, and affordable home.

**NLIHC’S MISSION:** NLIHC is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

NLIHC provided racial equity, diversity, and inclusion training to the NLIHC staff, board, and tenant leaders; created an IDEAS Framework (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) to frame NLIHC’s ongoing racial justice work; and began developing a curriculum using the IDEAS framework for upcoming trainings for NLIHC state partners, tenants, and other stakeholders. NLIHC’s efforts to advance racial equity and housing justice also resulted in the following accomplishments:

**FRAMEWORK FOR ADDRESSING HOMELESSNESS AND COVID-19**

NLIHC, the National Alliance to End Homelessness, the Center on Budget and Policy Priorities, the National Health Care for the Homeless Council, the National Innovation Service, and other partners collaborated on a Framework for an Equitable COVID-19 Homelessness Response to provide communities with guidance on the strategic use of federal funds across a range of public health and economic recovery stages, with a focus on ensuring racial justice and equity.

**TWO STUDY BRIEFS ON RACIAL EQUITY AND ERA PROGRAM DESIGN**

NLIHC released research briefs on March 12 illustrating how two ERA programs incorporate racial equity in their program design to effectively serve extremely low-income, marginalized households. The two case studies - Santa Clara County Homelessness Prevention System’s COVID-19 Emergency Homelessness Prevention Program and Washington State Department of Commerce’s Eviction Rent Assistance Program - highlight the importance of partnering with community organizations, designing flexible programs, and addressing inequities in housing services provided to marginalized populations.

**TENANT TALK**

*The Enduring Crisis: Fighting for Racial and Housing Justice* was released by NLIHC in February 2021 (see “Tenant Talk”).
**DOT’S HOME VIDEO GAME**

NLIHC worked with other partners to develop *Dot's Home*, a 2021 IndieCade Impact Award-nominated video game that gives players a chance to explore the harmful systems dictating our relationships to race and place. The game follows a young Black woman in Detroit who travels through time to relive key moments in her family's history when race, place, and home collided in difficult choices. *Dot’s Home* was the result of a collaboration between housing justice advocates from NLIHC, Texas Housers, and Public Advocates; members of United for a New Economy (representing the Rise-Home Stories Project); and an award-winning BIPOC production team including developer Neil Jones, artist Sanford Greene, writer Evan Narcisse, composer Natalie White, and the interactive media and art studio Weathered Sweater.

**RESOURCE ON GENDER AND RACIAL JUSTICE IN HOUSING**

The National Women’s Law Center and NLIHC co-authored a fact sheet on gender and racial justice in housing. The fact sheet outlines the disproportionate impact of housing instability on women, and particularly women of color, women with disabilities, and members of the LGBTQ community.

**REPORT ON THE RACIAL INEQUITY OF THE MORTGAGE INTEREST DEDUCTION**

NLIHC and the Institute for Economic and Racial Equity at Brandeis University released in May “Misdirected Housing Supports: Why the Mortgage Interest Deduction Unjustly Subsidizes High-Income Households and Expands Racial Disparities.” The report examines who is most likely to benefit from the $25 billion annual tax expenditure on the mortgage interest deduction (MID) and finds that most benefits flow to higher-income, disproportionately white homeowners. The authors outline how resources dedicated to the MID could instead be used to support low-income renters and homeowners.

**JOINT RESEARCH BRIEF ON ADVANCING RACIAL EQUITY IN ERA PROGRAMS**

The University of Pennsylvania’s Housing Initiative at Penn, the NYU Furman Center, and NLIHC published a joint research brief in March, “Advancing Racial Equity in Emergency Rental Assistance Programs.” The brief discusses five strategies for advancing racial equity based on lessons learned from a survey of ERA programs and interviews with a selection of ERA program administrators.

**NLIHC-LED “OPPORTUNITY STARTS AT HOME” CAMPAIGN RELEASES NEW POLICY AGENDA WITH FOCUS ON RACIAL EQUITY**

The Opportunity Starts at Home multi-sector affordable homes campaign released an updated national policy agenda to reflect racial equity more strongly within the campaign’s policy priorities. The updated policy agenda explains how the campaign’s top priorities would advance racial equity and how racial disparities in housing impact other sectors, from healthcare and education to food security. The policy agenda acknowledges the impact of COVID-19 on renters with the lowest incomes across the nation, particularly BIPOC renters, and includes revised goals to reflect the robust solutions needed. The updates were made in consultation with the campaign’s Racial Equity Working Group, which includes leading national organizations from housing, education, health, food security, faith, civil rights, child welfare, social work, criminal justice, and other sectors.
# Advocacy Activities in 2021

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<thead>
<tr>
<th>NLIHC Activities</th>
<th>Number</th>
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<tr>
<td>Made over 13,600 contacts with congressional offices.</td>
<td>13,600</td>
</tr>
<tr>
<td>Made 455 contacts with administration departments and offices.</td>
<td>455</td>
</tr>
<tr>
<td>Participated in 20 sign-on /comment letters to federal decision makers.</td>
<td>20</td>
</tr>
<tr>
<td>Issued 270 calls to action and updates to our network of 145,000 advocates.</td>
<td>270</td>
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<tr>
<td>Conducted 319 meetings/convenings/webinars/forums attended by 46,000 participants.</td>
<td>319</td>
</tr>
<tr>
<td>Presented at 217 events and forums attended by more than 30,655 people.</td>
<td>217</td>
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## NLIHC Testified at the Following Hearings:

- **April 14**: U.S. House Financial Services Committee
  - Building Back Better: Examining the Need for Investments in America’s Housing and Financial Infrastructure
- **March 16**: Senate Committee on Banking and Urban Affairs
  - Home = Life: The State of Housing in America
- **July 15**: Oversight and Investigations Subcommittee of the U.S. House Financial Services Committee
  - CDBG Disaster Recovery: States, Cities, and Denials of Funding
- **July 27**: U.S. House Select Subcommittee on the Coronavirus Crisis
  - Oversight of Pandemic Evictions: Assessing Abuses by Corporate Landlords and Federal Efforts to Keep Americans in their Homes
- **September 10**: U.S. House Financial Services Committee
  - Protecting Renters during the Pandemic: Reviewing Reforms to Expedite Emergency Rental Assistance
- **December 10**: U.S. Commission on Civil Rights
  - Civil Rights Implications of Disaster Relief: Hurricane María in Puerto Rico
MEDIA AND SOCIAL MEDIA IN 2021

NLIHC research and expertise were featured in 17,055 stories by media around the country.

GROWTH IN MEDIA STORIES FEATURING NLIHC RESEARCH & EXPERTISE

<table>
<thead>
<tr>
<th>Year</th>
<th>2016</th>
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<tr>
<td>2,295</td>
<td>6,137</td>
<td>11,006</td>
<td>17,055</td>
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NLIHC CEO and staff participated in 457 MEDIA INTERVIEWS.

NLIHC issued 32 PRESS RELEASES/STATEMENTS.

4.02 million unique web visitors
17,242 Facebook “Likes”
18,945,400 Twitter impressions
65,664 Twitter followers
NLIHC released in February the winter 2021 issue of Tenant Talk, a publication by and for residents of public and assisted housing and those in need of such housing. Tenant Talk: The Enduring Crisis: Fighting for Racial and Housing Justice emphasized the links between housing justice and racial justice – before, during, and beyond the COVID-19 pandemic. Due to historical and continuing racism and discriminatory policies, Black and Native American people are far more likely to experience homelessness than whites, and Latino and Black people – and especially Black mothers – have experienced more evictions than members of other demographic groups during the pandemic. The issue discussed how NLIHC is advancing racial equity and housing justice, how gentrification interacts with over-policing, and how advocates successfully thwarted proposed policies harmful to communities of color.

NLIHC released the fall 2021 issue of Tenant Talk in September. The issue, Tenant Talk: The Intersection of Housing and Disability Rights, focused on the intersection of housing affordability and disability justice and included articles on how resident leaders and resident organizations can take action to achieve accessible housing; the importance of resident organizing; the National ADAPT’s “Lives Worth Life” social media campaign; the right to counsel for renters facing eviction passed in Maryland; the expiration of the federal eviction moratorium; and more.

NLIHC continued “Tenant Talk Live” - a resident engagement webinar series - in 2021. Throughout the year, NLIHC organized monthly Tenant Talk Live webinars with tenants and tenant leaders from across the country to address the issues and concerns of tenants related to COVID-19 tenant protections, emergency rental assistance, tenant empowerment, federal advocacy, racial justice, and other topics. Tenant Talk Live continued to provide opportunities for residents to connect with NLIHC and one another, to share best practices, and to become more involved in influencing federal housing policies and housing access in their communities.
THE GAP:
A SHORTAGE OF AFFORDABLE HOMES

In March, NLIHC released *The Gap: A Shortage of Affordable Homes*, finding that extremely low-income renters in the U.S. were facing a shortage of nearly 7 million affordable and available rental homes. The report, which is issued annually, showed that only 37 affordable and available homes existed for every 100 extremely low-income renter households, and nearly 8 million extremely low-income households spend more than half of their limited incomes on housing. Thus, even before the COVID-19 public health and economic crises began, low-income households were struggling to find decent, affordable homes. The report called for policies that would ensure everyone has access to affordable, stable housing.

Nearly 10.8 million of the nation’s 44 million renter households have extremely low incomes.
Today, about 2.3 million households have HUD Housing Choice Vouchers (HCVs), also called Section 8 tenant-based rental assistance.

The Advocates’ Guide is a comprehensive resource covering virtually every federal affordable housing program and policy pertaining to low-income people. Written by NLIHC staff and other leading experts in the field, the guide contains summaries of housing and community development programs, as well as housing policy advocacy tools and a range of other information. Released in April, Advocates’ Guide 2021 included new information about COVID-19 housing and homelessness response programs; NLIHC’s HoUSed campaign for racial housing justice and universal, stable, and affordable housing; and actions taken by the Biden administration to advance fair housing and strengthen protections for immigrant households and LBGTQ individuals, among other topics.
NLHIC released in July its annual report *Out of Reach 2021: The High Cost of Housing*. The report showed that millions of low-wage renters were struggling to afford their homes before the pandemic and would remain in economically precarious positions without significant congressional action. According to the report, the national “housing wage” needed to afford rental housing was $24.90 per hour for a modest two-bedroom home at fair market rent and $20.40 per hour for a modest one-bedroom rental home. In no county in America could a renter earning a full-time prevailing minimum wage afford a modest two-bedroom apartment, and in only 7% of U.S. counties could they afford a modest one-bedroom rental. The report included a preface written by HUD Secretary Marcia L. Fudge.
As of early July, there were still nearly 6.5 million renter households behind on rent.
PICTURE OF PRESERVATION

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released in October *Picture of Preservation 2021*. The joint report characterized the nearly 5 million homes constituting the nation’s federally assisted housing stock, analyzed the preservation risks faced by these homes, and identified policy priorities to support their preservation. The report estimated that 176,760 federally assisted homes could be lost from the affordable housing stock over the next five years if preservation efforts are not expanded. The report highlighted the need for more financial resources and stronger preservation protections to ensure the continued affordability and physical quality of federally assisted homes.

Nearly 5 million rental homes were supported by federal project-based assistance in 2020, which represented 10% of the U.S. rental housing stock.
OVER 1,100 ATTEND NLIHC’S 2021 VIRTUAL HOUSING POLICY FORUM

More than 1,100 housing advocates from around the country participated in NLIHC’s Virtual Housing Policy Forum 2021: A New Day on March 30-31. The Forum featured a conversation with HUD Secretary Marcia L. Fudge – her first at a housing conference in her new role – and special presentations by Senators Elizabeth Warren (D-MA), Rob Portman (R-OH), Ron Wyden (D-OR), Brian Schatz (D-HI), and Chris Van Hollen (D-MD), and Representatives Joyce Beatty (D-OH), Jesús “Chuy” García (D-IL), and Mario Diaz-Balart (R-FL). The Forum offered panels like Racial Equity and Housing Justice; Best Practices in Organizing; Legislative Opportunities to Advance Housing in 2021; State and Local Emergency Rental Assistance Programs; Achieving Universal Housing Assistance; Lessons Learned from COVID-19 and the Need for Structural Reform; and Sharing Stories of Lived-Experience to Bring About Change.
On April 28, more than 300 viewers joined NLIHC in celebrating the 2021 Housing Leadership Awards honorees. Senator Sherrod Brown (D-OH) and Representative Maxine Waters (D-CA) each received the Edward W. Brooke Housing Leadership Award for their exceptional commitment to advancing legislation in Congress on behalf of those experiencing homelessness and low-income renters, especially during the pandemic. The Cushing Niles Dolbeare Lifetime Service Award was awarded to Joy Johnson, a former NLIHC board member and the founder of Charlottesville’s Public Housing Association of Residents, for her decades of advocacy and organizing with public housing residents and other low-income people. The National Housing Law Project’s Housing Justice Network received the Sheila Crowley Housing Justice Award for its tireless efforts to defend low-income tenants from wrongful evictions during the pandemic and to litigate on issues related to federally assisted housing, evictions, foreclosures, and fair housing.

JOY JOHNSON

2021 Cushing Niles Dolbeare Lifetime Service Award

I am so happy to see Joy Johnson act as the recipient of this award. I know no one that is more deserving of this. She has worked tirelessly in an area where a lot of the work is thankless. Charlottesville would not be the same without her impact. I could not have a better PHAR Board President for 2021.

— Shelby Edwards
Executive Director, Charlottesville PHAR

HOUSING JUSTICE NETWORK

2021 Sheila Crowley Housing Justice Award

The Housing Justice Network (née LALSHAC) is the lifeblood of those who advocate for decent, affordable, dignified, racially just housing for every human being in the United States. It’s terrifying to imagine what the housing consequences of this pandemic would have been without HJN.

— Florence Wagman Roisman
William F. Harvey Professor of Law and Chancellor’s Professor, Indiana University Robert H. McKinney School of Law

U.S. REPRESENTATIVE MAXINE WATERS

2021 Edward W. Brooke Housing Leadership Award

Chairwoman Waters has been among the nation’s strongest leadership voices that housing is infrastructure. Her determination has directly led to billions of dollars of investment in America’s lowest-income communities, providing housing opportunities to those with the least among us. And her passion and tenacity to solve homelessness pushes us all to do better. Congratulations to my friend Maxine on this award.

— Gavin Newsom
Governor, California

U.S. SENATOR SHERROD BROWN

2021 Edward W. Brooke Housing Leadership Award

Our own Senator Sherrod Brown of Ohio is truly a champion for affordable housing. A longtime friend and ally, he deeply understands the critical role housing plays and its intersection with health, education, employment, transportation and other aspects of community life. Sherrod’s advocacy both on expanding public resources and pushing the banks and GSEs to increase their commitment to affordable housing will have lasting impact.

— Hal Keller
President Emeritus, Ohio Capital Corporation for Housing
OTHER ACHIEVEMENTS

NLIHC AND PARTNERS’ ADVOCACY RESULTS IN FAIR HOUSING WINS

HUD WITHDRAWS PROPOSED MIXED-STATUS RULE AFTER OPPOSITION BY NLIHC AND OUR ALLIES

Following advocacy by NLIHC and our partners, HUD published a rule withdrawal, “Housing and Community Development Act of 1980: Verification of Eligible Status; Withdrawal” in the Federal Register on April 2. The previous administration’s harmful rule would have forced thousands of mixed-status immigrant families with members who are undocumented or otherwise ineligible for public and other subsidized housing to split up or be evicted. NLIHC, the National Housing Law Project (NHLP), and other partners mobilized in a campaign that generated over 30,450 public comments, most of them against the rule.

HUD WITHDRAWS EQUAL ACCESS RULE FOLLOWING NLIHC-LED WEEK-OF-ACTION

HUD published a withdrawal of a proposed rule, “Making Admissions or Placement Determinations Based on Sex in Facilities Under Community Planning and Development Housing Programs; Withdrawal; Regulatory Review,” in the Federal Register on April 27. The withdrawal removed a harmful anti-transgender proposal by the previous administration. HUD’s withdrawal of the rule followed a successful Week of Action led by NLIHC and Housing Saves Lives that called for public comments against the proposal during a 60-day comment period. Over 66,000 public comments were submitted, resulting in one of the largest public comment campaigns ever in response to a HUD regulation.

HUD PUBLISHES PROPOSED RULE TO REINSTATE 2013 DISPARATE IMPACT RULE FOLLOWING ADVOCACY BY NLIHC AND ALLIES

Following advocacy by NLIHC and our partners, HUD published a proposed rule reinstating the 2013 Disparate Impact Rule in the Federal Register on June 25. The rule will recodify the 2013 rule’s discriminatory effects standard, removing most changes made from the previous administration’s 2020 Disparate Impact Rule, which would have undermined disparate impact and brought about harm to members of those classes protected by the “Fair Housing Act.”
NLIHC continued to lead the Disaster Housing Recovery Coalition (DHRC), comprising more than 850 groups striving to ensure disaster housing recovery is carried out equitably for the lowest-income and most marginalized communities.

**FEMA ANNOUNCES IMPROVEMENTS FOR LOW-INCOME DISASTER SURVIVORS AT URGING OF NLIHC-LED DHRC**

FEMA announced major reforms to address long-standing barriers preventing the lowest-income and most marginalized disaster survivors from receiving the assistance needed to recover. The reforms were developed and advanced by the DHRC and its partners in impacted communities. Under FEMA’s new policy, these survivors can now self-certify ownership of their homes when they do not have other documentation, and they may submit a broader array of documents to prove occupancy and ownership of their homes.

**NLIHC AND PAHRC PUBLISH “TAKING STOCK: NATURAL HAZARDS AND FEDERALLY ASSISTED HOUSING”**

NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released on June 29 “Taking Stock: Natural Hazards and Federally Assisted Housing,” examining the locations of project-based federally assisted properties in relation to risks for 18 types of natural hazards. The report found that one-third of federally assisted homes are in areas at very high or relatively high risk of negative impacts from natural hazards compared to one-quarter of all renter-occupied homes and just 14% of owner-occupied homes.

**NLIHC TESTIFIES BEFORE CONGRESS IN SUPPORT OF DISASTER HOUSING RECOVERY**

NLIHC testified at “CDBG Disaster Recovery: States, Cities, and Denials of Funding,” a hearing held by the Oversight and Investigations Subcommittee of the U.S. House Financial Services Committee on July 15; and “Civil Rights Implications of Disaster Relief: Hurricane María in Puerto Rico,” a hearing held by the U.S. Commission on Civil Rights on December 10.
NLIHC RECOGNITIONS

NLIHC PARTNERSHIP HONORED WITH AWARD FROM CSH
The organizational partners of the Framework for an Equitable Covid-19 Response to Homelessness (of which NLIHC is a founding partner) were recognized for innovative and inspired leadership at the Corporation for Supportive Housing's (CSH) 30th anniversary symposium. The Framework is a partnership between NLIHC and the National Alliance to End Homelessness, the Center for Budget and Policy Priorities, Urban Institute, the National Innovation Service, Health Care for the Homeless, Barb Poppe, and Mathew Doherty.

NLIHC NAMED “2021 EXCEPTIONAL COMMUNITY PARTNER” BY HCDNNJ
NLIHC was named a 2021 Exceptional Community Partner by the Housing and Community Development Network of New Jersey (HCDNNJ). Presented to allied organizations, the award recognizes partners who have gone above and beyond to address housing insecurity and advance policy solutions that create housing justice.

NLIHC NAMED “BEST NATIONAL ADVOCACY GROUP” IN BEYOND CHRON’S 2021 BEST IN POLITICS AWARDS
Beyond Chron, a Tenderloin Housing Clinic website covering political and cultural issues, named NLIHC the “Best National Advocacy Group” in 2021. Randy Shaw, editor at Beyond Chron and director of the Tenderloin Housing Clinic, explained that he chose NLIHC “because of their historic success in getting political support for massive new federal funding to address homelessness and affordable housing. NLIHC Director Diane Yentel has been tireless in dealing both with the White House and Congress. Most importantly, NLIHC staff assembled the national grassroots mobilizing base that the housing cause has long lacked…”

NLIHC HONORED WITH “EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EXEMPLARY PRACTICE AWARD”
The American Society for Public Administration honored NLIHC with an “Equal Opportunity/Affirmative Action Exemplary Practice Award.” The award is presented annually to “individuals and organizations that have made outstanding contributions to a more equal society.”
OTHER ACHIEVEMENTS

**NLIHC STATE PARTNERS**

NLIHC continued to support and engage 64 state homelessness and affordable housing coalitions in 43 states and the District of Columbia in efforts to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. These state partners are vital to NLIHC’s work, regularly mobilizing tens of thousands of advocates around federal policy issues. NLIHC convenes state partner calls and convenings featuring peer learning, NLIHC research, federal policy updates, advocacy campaigns, NLIHC media toolkits, and guest presenters on special topics. In 2021, NLIHC staff presented as keynote speakers, plenary panelists, and workshop presenters at dozens of virtual events hosted by state partners and attended by thousands of advocates.

**STATE PARTNERS**
64

**IN STATES**
43

**STATE & TRIBAL COALITION MEETINGS**
20

NEW PARTNER ALERT!

**PARTNERSHIP FOR STRONG COMMUNITIES**
NLHIC continued to convene and lead several other broad-based national policy advocacy campaigns and task forces. The Campaign for Housing and Community Development Funding (CHCDF) consists of more than 70 national organizations that advocate collectively for the highest possible federal funding for all affordable housing and community development programs. The Housing and Criminal Justice Reform Task Force of more than 20 national housing and civil rights groups advocates for policies that ensure justice-involved individuals can successfully return to decent, affordable homes after incarceration.

### OTHER NLIHC-LED CAMPAIGNS AND COALITIONS

**Campaign for Housing and Community Development Funding**

*Waiting toewareﺋAlberta federal resources for housing and community development*

**IMPACTS OF GOVERNMENT SHUTDOWN ON AFFORDABLE HOUSING PROGRAMS**

**JANUARY 24, 2019**

The Campaign for Housing and Community Development Funding (CHCDF) urges Congress to end the government shutdown and enact clean, full-year FY19 spending bills for the Departments of Housing and Urban Development (HUD) and Agriculture (USDA) as soon as possible.

On December 21, Congress failed to approve FY19 funding to continue federal agencies, including HUD and USDA, causing a partial government shutdown. CHCDF analyzed the impacts the shutdown is having on HUD and USDA affordable housing and community development programs.

**PROJECT-BASED RENTAL ASSISTANCE (PBRA)**

- As of January 22, 715 rental assistance contracts have expired. The 715 contracts that HUD didn’t renew will affect around 19,000 households. The number of expiring contracts will increase as time goes on, as HUD anticipates approximately 180 additional contracts will expire and be up for renewal each January and February. Without additional funding, the expired contracts or obligations - doing so would be in violation of the Antideficiency Act.

**Section 8 Project-Based Assistance**

- As of January 22, 221 Section 8 project-based rental assistance contracts have expired. The 221 contracts that HUD didn’t renew will affect around 12,000 households. The number of expiring contracts will increase as time goes on, as HUD anticipates approximately 140 additional contracts will expire and be up for renewal each January and February. Without additional funding, the expired contracts or obligations - doing so would be in violation of the Antideficiency Act.

**Section 202 Housing for the Elderly**

- Contracts that provide ongoing operating subsidies to the nation’s almost 6,700 Section 202 communities are at risk of not being renewed. As of January 22, 272 contracts have expired. HUD does not have the funding to renew these contracts and has proposed that private owners use their individual reserves, where available, to cover shortfalls.

**Service Coordinators**

- Service Coordinators are essential in serving residents who rely on homed-based services to age in place. Funded under the Section 202 Service Coordinator Grants (SCG) program and PBRA, Service Coordinators are not able to register for Standards for Success or IMPACTS OF GOVERNMENT SHUTDOWN ON AFFORDABLE HOUSING PROGRAMS

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</tr>
<tr>
<td>Marvin Farbman</td>
<td>Karen Joseph</td>
<td>Emily Pines</td>
<td>Kate Sjoberg</td>
</tr>
<tr>
<td>FedEx</td>
<td>Kay Keller</td>
<td>Jeffrey Pipo</td>
<td>Jen Snow</td>
</tr>
<tr>
<td>Marina Fisher</td>
<td>Robyn Kelton</td>
<td>Eddie Plaut</td>
<td>Sarah Southerland</td>
</tr>
<tr>
<td>Samantha Flint</td>
<td>Erin Kruger</td>
<td>Lauren Poppen</td>
<td>State of Florida</td>
</tr>
<tr>
<td>Cristina Foung</td>
<td>Jess Leahey</td>
<td>Maya Ramp</td>
<td>Rachel Storniolo</td>
</tr>
<tr>
<td>Frontstream</td>
<td>Leavitt Partners, LLC</td>
<td>Julie Refkin</td>
<td>Katie Swanson</td>
</tr>
<tr>
<td>Rachel Gallo</td>
<td>Jolene Lester</td>
<td>Alyssa Riley</td>
<td>Renata Talmont</td>
</tr>
<tr>
<td>Kimberly Gard</td>
<td>Jim Lin</td>
<td>Roserria Roberts</td>
<td>Brittany Thomas</td>
</tr>
<tr>
<td>Owen Gillespie</td>
<td>Katy Ma</td>
<td>Sarah Robertson</td>
<td>Sarah Thompson</td>
</tr>
<tr>
<td>Ruth Gillett</td>
<td>Jessica Maurer</td>
<td>Fredricka Robinson</td>
<td>Adaena Tray</td>
</tr>
<tr>
<td>Leigh Gleason</td>
<td>Rachel McElwain</td>
<td>Britton Rogers</td>
<td>TS Kao V. CardConnect Corporation</td>
</tr>
<tr>
<td>Alexandra Goodwin</td>
<td>Nancy McGraw</td>
<td>Maggie Rogers</td>
<td>Andrej Tusicsny</td>
</tr>
<tr>
<td>Karen Green</td>
<td>Jolene Miesner</td>
<td>Raula Rohrbeck</td>
<td>United Way of Rhode Island</td>
</tr>
<tr>
<td>Michelle Harvey</td>
<td>Lois Morgan</td>
<td>Jay Rose</td>
<td>Tricia Valdes</td>
</tr>
<tr>
<td>Bambie Hayes-Brown</td>
<td>Melissa Mortimer</td>
<td>Lilah Rosenfield</td>
<td>Ann Verme</td>
</tr>
<tr>
<td>Miss Rita E. Henderson-Kravitz-Ratzinger</td>
<td>Jo-Ann Murphy</td>
<td>Jessica Rosenkranz</td>
<td>Jennifer Willyard</td>
</tr>
<tr>
<td></td>
<td>Alan Nazzaro</td>
<td>Celia Rostow</td>
<td></td>
</tr>
</tbody>
</table>

*As of December 31, 2021
## 2021 Assets

<table>
<thead>
<tr>
<th>Asset</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$4,193,165</td>
<td>$3,142</td>
<td></td>
<td>$4,196,307</td>
</tr>
<tr>
<td>Grant and other receivables</td>
<td>$2,618,981</td>
<td></td>
<td></td>
<td>$2,618,981</td>
</tr>
<tr>
<td>Prepaid expenses and deposits</td>
<td>$197,219</td>
<td>$2,998</td>
<td></td>
<td>$200,217</td>
</tr>
<tr>
<td>Property and equipment, net</td>
<td>$298,581</td>
<td></td>
<td></td>
<td>$298,581</td>
</tr>
<tr>
<td>Investments</td>
<td>$6,159,435</td>
<td></td>
<td></td>
<td>$6,159,435</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$13,467,381</td>
<td>$6,140</td>
<td></td>
<td>$13,473,521</td>
</tr>
</tbody>
</table>

## 2021 Liabilities and Net Assets

### Liabilities

<table>
<thead>
<tr>
<th>Liability</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$489,185</td>
<td></td>
<td></td>
<td>$489,185</td>
</tr>
<tr>
<td>Capital lease obligation</td>
<td>$32,003</td>
<td></td>
<td></td>
<td>$32,003</td>
</tr>
<tr>
<td>Deferred revenue</td>
<td>$11,338</td>
<td></td>
<td></td>
<td>$11,338</td>
</tr>
<tr>
<td>Deferred lease incentive</td>
<td>$256,745</td>
<td></td>
<td></td>
<td>$256,745</td>
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<tr>
<td>Deferred rent</td>
<td>$318,622</td>
<td></td>
<td></td>
<td>$318,622</td>
</tr>
<tr>
<td><strong>Total Liabilities</strong></td>
<td>$1,107,893</td>
<td></td>
<td></td>
<td>$1,107,893</td>
</tr>
</tbody>
</table>

### Net Assets

#### Without Donor Restrictions

<table>
<thead>
<tr>
<th>Net Asset</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undesignated</td>
<td>$3,776,490</td>
<td>$6,140</td>
<td></td>
<td>$3,782,630</td>
</tr>
<tr>
<td>Board designated as endowment funds</td>
<td>$6,160,935</td>
<td></td>
<td></td>
<td>$6,160,935</td>
</tr>
<tr>
<td><strong>Total Net Assets Without Donor Restrictions</strong></td>
<td>$9,937,425</td>
<td>$6,140</td>
<td></td>
<td>$9,943,565</td>
</tr>
</tbody>
</table>

#### With Donor Restrictions

<table>
<thead>
<tr>
<th>Net Asset</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>With Donor Restrictions</td>
<td>$2,422,063</td>
<td></td>
<td></td>
<td>$2,422,063</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td>$12,359,488</td>
<td>$6,140</td>
<td></td>
<td>$12,365,628</td>
</tr>
</tbody>
</table>

### Total Liabilities & Net Assets

<table>
<thead>
<tr>
<th>Amount</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Liabilities &amp; Net Assets</strong></td>
<td>$13,467,381</td>
<td>$6,140</td>
<td></td>
<td>$13,473,521</td>
</tr>
</tbody>
</table>

## 2021 Operating Revenue and Support

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants and contributions</td>
<td>$10,704,532</td>
<td>$76,294</td>
<td>$(76,294)</td>
<td>$10,704,532</td>
</tr>
<tr>
<td>Annual conference registration revenue</td>
<td>$5,4470</td>
<td></td>
<td></td>
<td>$5,4470</td>
</tr>
<tr>
<td>Leadership awards event sponsorship</td>
<td>$632,535</td>
<td></td>
<td></td>
<td>$632,535</td>
</tr>
<tr>
<td>Membership contributions</td>
<td>$442,312</td>
<td></td>
<td></td>
<td>$442,312</td>
</tr>
<tr>
<td>Other</td>
<td>$60,382</td>
<td></td>
<td></td>
<td>$60,382</td>
</tr>
<tr>
<td>Interest income</td>
<td>$19</td>
<td></td>
<td></td>
<td>$19</td>
</tr>
<tr>
<td><strong>Total Operating Revenue and Support</strong></td>
<td>$11,894,250</td>
<td>$76,294</td>
<td>$(76,294)</td>
<td>$11,894,250</td>
</tr>
</tbody>
</table>

## 2021 Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Coalition (C)(3)</th>
<th>Policy CTR</th>
<th>C3/C4 Elim.</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services/Education</td>
<td>$10,064,043</td>
<td>$72,045</td>
<td>$(76,294)</td>
<td>$10,059,794</td>
</tr>
<tr>
<td>Management and general</td>
<td>$515,299</td>
<td>$4,149</td>
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<td>$519,448</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$204,331</td>
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<td>$204,331</td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>$10,783,673</td>
<td>$76,194</td>
<td>$(76,294)</td>
<td>$10,783,573</td>
</tr>
</tbody>
</table>