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.

NLIHC 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).

NLIHC 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
- Prioritization in Emergency Rental Assistance Programs: A Framework of Strategies, Policies, and Procedures to Better Serve Priority Populations
- 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

NATIONAL LOW INCOME HOUSING COALITION

HOUSED CAMPAIGN

NLIHC LAUNCHES “HOUSED” CAMPAIGN TO ADVANCE ANTI-RACIST, UNIVERSAL, STABLE, AFFORDABLE HOUSING

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.
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”).
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.

RESOURCES 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.

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.

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.

RESOURCE ON GENDER AND RACIAL JUSTICE IN HOUSING

The 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.
## Advocacy Activities in 2021

<table>
<thead>
<tr>
<th>NLIHC made over</th>
<th>NLIHC staff conducted</th>
<th>NLIHC staff presented</th>
</tr>
</thead>
<tbody>
<tr>
<td>13,600 contacts with congressional offices.</td>
<td>455 contacts with administration departments and offices.</td>
<td>319 meetings/convenings/webinars/forums attended by 46,000 participants.</td>
</tr>
<tr>
<td>NLIHC participated in 20 sign-on /comment letters to federal decision makers.</td>
<td>NLIHC issued 270 calls to action and updates to our network of 145,000 advocates.</td>
<td>NLIHC staff presented 217 events and forums attended by more than 30,655 people.</td>
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</table>

### Advocacy Activities in 2021

<table>
<thead>
<tr>
<th>Date</th>
<th>Committee/Subcommittee</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>APRIL 14</td>
<td>U.S. House Financial Services Committee</td>
<td>Building Back Better: Examining the Need for Investments in America’s Housing and Financial Infrastructure</td>
</tr>
<tr>
<td>MARCH 16</td>
<td>Senate Committee on Banking and Urban Affairs</td>
<td>Home = Life: The State of Housing in America</td>
</tr>
<tr>
<td>JULY 15</td>
<td>Oversight and Investigations Subcommittee of the U.S. House Financial Services Committee</td>
<td>CDBG Disaster Recovery: States, Cities, and Denials of Funding</td>
</tr>
<tr>
<td>JULY 27</td>
<td>U.S. House Select Subcommittee on the Coronavirus Crisis</td>
<td>Oversight of Pandemic Evictions: Assessing Abuses by Corporate Landlords and Federal Efforts to Keep Americans in their Homes</td>
</tr>
<tr>
<td>SEPTEMBER 10</td>
<td>U.S. House Financial Services Committee</td>
<td>Protecting Renters during the Pandemic: Reviewing Reforms to Expedite Emergency Rental Assistance</td>
</tr>
<tr>
<td>DECEMBER 10</td>
<td>U.S. Commission on Civil Rights</td>
<td>Civil Rights Implications of Disaster Relief: Hurricane María in Puerto Rico</td>
</tr>
</tbody>
</table>
MEDIA AND SOCIAL MEDIA IN 2021

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

**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

**GROWTH IN MEDIA STORIES FEATURING NLIHC RESEARCH & EXPERTISE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>2,295</td>
</tr>
<tr>
<td>2018</td>
<td>6,137</td>
</tr>
<tr>
<td>2020</td>
<td>11,006</td>
</tr>
<tr>
<td>2021</td>
<td>17,055</td>
</tr>
</tbody>
</table>
TENANT TALK: THE ENDURING CRISIS: FIGHTING FOR RACIAL AND HOUSING JUSTICE

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.

TENANT TALK: THE INTERSECTIONS OF HOUSING AND DISABILITY RIGHTS

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.

TENANT TALK LIVE

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.
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.
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 LGBQI individuals, among other topics.
OUT OF REACH: THE HIGH COST OF HOUSING

NLIHC 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.
THE ROAD AHEAD FOR LOW-INCOME RENTERS

NLIHC released in July The Road Ahead for Low-Income Renters, a research note summarizing research on how renters had fared during the pandemic and their likely needs in the future. Based on the U.S. Census Bureau’s Household Pulse Survey and other sources, the report showed that approximately 6.5 million renter households were behind on rent as of early July 2021. Surveys suggested that many renters had paid rent only by relying on unsustainable, harmful methods like taking on additional debt or cutting back on paying for basic needs. The note also indicated that renters of color, low-income renters, and renters with lower educational attainment were struggling more than others.

As of early July, there were still nearly 6.5 million renter households behind on rent.
NLHIC 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.**

### Exit Risk

Exit risk results from affordability restrictions that can expire or policies that enable property owners to end affordability restrictions early in exchange for receiving a federal project-based subsidy. Property owners typically agree to affordability and eligibility restrictions for a set period of time. The duration of these restrictions is determined prior to the awarding of a one-time capital subsidy, tied to the payment of a mortgage, or subject to the renewal of a rental assistance contract. Affordability restrictions are set to expire for 745,017 federally assisted homes in the next ten years (see Figure 4). LIHTC (44%) and project-based Section 8 (42%) currently account for most of these homes. The proportion of expiring properties assisted by LIHTC rose 33% since last year and is expected to continue rising towards the end of the decade as the earliest properties assisted by the LIHTC continue to expire. Homes with upcoming subsidy expirations are concentrated in the Midwest and West.

### Other than Public Housing, most federally assisted homes are reliant on multiple subsidy programs.

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Homes as % of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Housing</td>
<td>100%</td>
</tr>
<tr>
<td>Low Income Housing Tax Credits</td>
<td>94%</td>
</tr>
<tr>
<td>Section 8 Contracts</td>
<td>87%</td>
</tr>
<tr>
<td>HOME Assistance</td>
<td>69%</td>
</tr>
<tr>
<td>Project Based Vouchers</td>
<td>48%</td>
</tr>
<tr>
<td>HUD Inspired Mortgages</td>
<td>54%</td>
</tr>
<tr>
<td>Section 515</td>
<td>6%</td>
</tr>
<tr>
<td>Section 521</td>
<td>6%</td>
</tr>
</tbody>
</table>

Note: Properties are excluded if their latest subsidy end date is after 2030.

**FIGURE 2**

2021 *Picture of Preservation*.
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.

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

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

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

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

NATIONAL LOW INCOME HOUSING COALITION

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.”
OTHER ACHIEVEMENTS

DISASTER HOUSING RECOVERY

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.”
NLIHC continued to support and engage 64 state homelessness and affordable housing coalitions in 43 states and the District of Colombia 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.
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 ACHIEVEMENTS

PROJECT-BASED RENTAL ASSISTANCE (PBRA)
• As of January 22, 748 rental assistance contracts have expired in December and January (see programmatic breakdown below). These contracts will affect roughly 27,200 low-income households. The number of expiring contracts will increase as time goes on, as HUD expects approximately 100 additional contracts will expire by the end of February and March. Without additional funding, HUD cannot renew these contracts or obligate funds – doing so would be in violation of the Antideficiency Act.

Section 8 Project-Based Assistance
• As of January 22, 221 Section 8 rental assistance contracts have expired. The 221 contracts that HUD didn’t renew will affect around 12,000 low-income households – roughly two-thirds of these households are elderly or have disabilities, and an estimated 17,723 households already have incomes of less than $13,000 per year. HUD is working to renew some of these contracts and is working to determine what viable funding is available.

IMPACTS OF GOVERNMENT SHUTDOWN ON AFFORDABLE HOUSING PROGRAMS

On December 21, Congress failed to provide FY19 funding for several federal agencies, including HUD and USDA, causing a partial government shutdown. Outlined below are the impacts the shutdown is having on HUD and USDA affordable housing and community development programs:

• Nearly 10,000 of the 17,723 project-based Section 8 contracts are insured by the Federal Housing Administration (FHA). The estimated unpaid balance of the FHA insured debt underlying these properties as of December 19 is $13.5 billion. Without additional funding, neither FHA nor HUD will be able to pay the tab.

• On December 19, HUD announced it was proposing to extend the deadline for processing expiring contracts for up to 12 months, beginning January 22. This delay would give HUD and property owners time to process and renew contracts. Without additional funding, HUD will not be able to renew expiring contracts.

• Nearly 10,000 of the 17,723 project-based Section 8 properties are at risk of not being renewed. As of January 22, 17,723 Section 8 PBRA contracts have expired. Without additional funding, HUD will not be able to renew these contracts and obligate funds – doing so would be in violation of the Antideficiency Act.

• Service Coordinators are essential in serving residents who rely on home and community-based services to age in place. Funded under the Section 202 Service Coordinator Grants program, Service Coordinators are not able to register for Standards for Success or renew their certification.
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### Members

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<td>Diane Rose</td>
<td>Eileen Shaw</td>
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<td>Robert Piemme</td>
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<td>Daniella Pierre</td>
<td>Victoria Rentz</td>
<td>Jeremy Rosen</td>
<td>Aaron Shaw</td>
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<td>Jaime Reynolds</td>
<td>Dina Rosin</td>
<td>Mary Ellen Shay</td>
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<td>Heather Rice</td>
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<td>Betty Pittard</td>
<td>David Rich</td>
<td>Donna Ross</td>
<td>Chuck Sheketoff</td>
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<td>Rd Plasschaert</td>
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<td>William Pope</td>
<td>Shea Richland</td>
<td>Joanna Ruggiero</td>
<td>Lizabeth Shirley</td>
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<td>Erica Riley</td>
<td>Douglas Ryan</td>
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<td>Barbara Poppe</td>
<td>Lafonda Riley Jones</td>
<td>Andres Saavedra</td>
<td>Mark Silverman</td>
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<td>Laticia Rios</td>
<td>Shane Salyards</td>
<td>Harold Simon</td>
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<td>Monika M Poston Zanuttini</td>
<td>David L. Ritter</td>
<td>Mary Sanders</td>
<td>Sarah Simoneau</td>
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<td>Dana Preston</td>
<td>Lily Ann Ritter</td>
<td>Phyllis Sanford</td>
<td>Bob Simpson</td>
</tr>
<tr>
<td>Doreen Price</td>
<td>Rosalinda Rivera</td>
<td>Stephanie Saniter</td>
<td>Christina Sin</td>
</tr>
</tbody>
</table>
LIFETIME MEMBERS

Bob Adams
Mark Allison
Janet Becker
Sheila Crowley
Helen Dunlap
Karen Hill
Belinda Mayo
George Moses
Andrew Mott
Preddy Ray
Rafael Torres
Barry Zigas

ORGANIZATIONS

202 Partners
4 Feathers Development
A Community of Friends
Accessible Housing Resources
Action for Boston Community Development, Inc.
ADAPT of Texas
Affordable Homeownership Foundation, Inc.
Affordable Housing Advocates
Affordable Housing Connections
Affordable Housing Management, Inc
African American Alliance for Homeownership
AGM Financial Services
AHD Management
AI For Rural
Alaska Coalition on Housing and Homelessness
Albuquerque Health Care for the Homeless, Inc.
Aleutian Housing Authority
All Home
Alliance Housing
AMR of Pensacola
Apollo Engineering Solutions LLC
Arbour Valley Development
Arizona Department of Housing
Arizona Housing Coalition
Arizona Housing, Inc.
Arkansas Coalition of Housing and Neighborhood Growth for Empowerment
Arlington Partnership for Affordable Housing
Association of Alaska Housing Authorities
Atlas Group LTD
Avenue Community Development Corporation
Back Home in Indiana Alliance
Baltimore Regional Housing Partnership
Beacon Development Group
Berkshire County Regional Housing Authority
Bessemer Redevelopment Corporation
Bickerdike Redevelopment Corporation
Bishop Sheen Ecumenical Housing Foundation, Inc.
Boston Tenant Coalition
Bridge Women’s Center
Bridging Hope dba Organization Of Hope
Burbank Housing Development Corporation
California Coalition for Rural Housing
California Community Foundation
California Housing Finance Agency
California Housing Partnership Corporation
CAMBA Housing Ventures
CAN-DO
CASA of Oregon
Catholic Charities USA
Censere Consulting, LLC
Center for American Progress
Center for Civic and Public Policy Improvement (CCPPI)
Center for Housing and Health
Central Massachusetts Housing Alliance, Inc.
Central Virginia Housing Coalition
Century Housing Corporation
Champlain Housing Trust
Champlain Valley Office of Economic Opportunity
Charities Housing Development Corporation
Charter Oak Communities
Chicago Community Loan Fund
Chicago Rehab Network
CHN Housing Partners
Citizens’ Housing and Planning Association, Inc.
City of Colorado Springs - Community Development Division
City of Los Angeles Housing Department
City of St. Louis Civil Rights Enforcement Agency
Clarksville Housing Authority
Coachella Valley Housing Coalition
Coalition For Equitable Community Development
Coalition on Homelessness and Housing in Ohio
Coastal Enterprises, Inc.
Collaborative Solutions
Colorado Coalition for the Homeless
Communities Together Inc.
Community Action Agencies Association of Alabama
Community Action Partnership of North Alabama
Community Bridges
Community Change
Community Council
Community Economic Development Assistance Corporation
Community Economic Development Association of Michigan
Community Economics, Inc.
Community Housing of Maine
Community Revitalization and Development Corporation
Community Service Network
Concern for Independent Living
Congressional Research Service
Connections for the Homeless
Cook Inlet Housing Authority
Copper River Basin Regional Housing Authority
Council of Large Public Housing Authorities
CSI Support & Development Services
D’Adreinne Real Estate Professional
Del-Mor Dwellings Corporation
DHIC, Inc.
disAbility Resource Center
DreamKey Partners
EAH Housing
East Bay for Everyone
East Bay Housing Organizations
Eisen and Rome, P.C.
Empower Missouri
Ending Community Homelessness Coalition
Evangelical Lutheran Church in America, Washington
EVERNORTH
Fahe
Fair Housing Center of Central Indiana
Fair Housing Council of Northern New Jersey
Family Housing Advisory Services, Inc.
Family Promise of Greater Des Moines
Father McKenna Center
Florida Housing Coalition
Florida Supportive Housing Coalition
Focus Strategies
Foundation Communities
Franklin County Recorder’s Office
Freeport Housing Trust
Funders Together To End Homelessness
General Board of Church & Society of the United Methodist Church
Georgia Advancing Communities Together
Georgia Supportive Housing Association
Great Plains Housing Authority
Greater Syracuse Tenants Network
Guste Homes Resident Management Corporation
H3LP Florida Employment Services - Kearney Center
Habitat For Humanity of Champaign County
Habitat for Humanity of Florida, Inc.
Habitat for Humanity South Carolina
HAI Group
Harlingen Community Development Corporation
Hawai Appleseed
Haymarket Neighborhood Association
HDC MidAtlantic
Heritage Housing Partners Corporation
Hernandez Consulting LLC
High Plains Fair Housing Center
Hill District Consensus Group
HOM, Inc.
Home Is The Foundation
HOME Line
Home Opportunities Made Easy, Inc.
Homeless and Housing Coalition of Kentucky
Homeless Services United
Homeownership Institute (DHCD)
Homestead Affordable Housing, Inc.
Hope Homes Foundation, Inc.
Hope Whispers Community Organization, Inc.
Housing & Community Development Network of New Jersey
Housing Action Council
Housing Action Illinois
Housing Action NH
Housing Alliance Delaware
Housing Alliance of Pennsylvania
Housing Authority of Cook County
Housing Authority of the City of Austin
Housing Authority of the City of Milwaukee
Housing Authority of the City of Santa Barbara
Housing Choice Partners of Illinois, Inc.
Housing Colorado
Housing Development Fund, Inc.
Housing Justice Center
Housing Justice League
Housing Network of Rhode Island
Housing Oregon
HousingWorks RI
Hudson River Housing
Human Development Services of Westchester, Inc.
Illinois Housing Council
Inclusivity Institute
Inter-faith Housing Alliance
International Network of Street Papers
Iowa Housing Partnership
Johnson County Social Services
Jordan and Co. Financials
Justice in Aging
Kansas Statewide Homeless Coalition
Kearney Housing Agency
Kentucky Housing Corporation
Kevin Dwarka, LLC
Lassel Architects
Legacy Five LLC
Legal Aid Justice Center
Lift to Rise
Long Island Housing Services
Los Vecinos de Buford Highway
Louisiana Fair Housing Action Center
Low Income Housing Coalition of Alabama
Low Income Housing Institute
Maiker Housing Partners
Maine Affordable Housing Coalition
Manufactured Home Owners Association of New Jersey
Maryland Affordable Housing Coalition
Maryland Department of Disabilities
Massachusetts Housing Partnership
Massachusetts Union of Public Housing Tenants
Mazaska Owecaso Otipi Financial
Mental Health America of West Central Indiana
Meta
Metropolitan Housing Coalition
Metropolitan Interfaith Council on Affordable Housing
Metropolitan St. Louis Equal Housing and Opportunity Council
Metropolitan Tenants Organization
Meyer Memorial Trust
Miami Valley Fair Housing Center
Michigan Coalition Against Homelessness
Milestone
Minnesota Coalition for the Homeless
Minnesota Housing Partnership
Minot Area Homeless Coalition
Miriam’s Kitchen
Monarch Housing Associates
Monroe Group
Monterey Bay Economic Partnership
MT Housing Coalition
Mutual Housing California
National ADAPT - Housing Group
National Advocacy Center
National Alliance of HUD Tenants
National Church Residences
National Homelessness Law Center
National Housing Conference
National Indian Council on Aging
National NeighborWorks Association
National Network to End Domestic Violence
National Women’s Law Center
Nebraska Housing Developers Association
Neighborhood Housing Services of San Antonio
Neighborhood Partnerships
Neighborhood Preservation Coalition of NYS
Neighborworks Montana
Network for Oregon Affordable Housing
Nevada H.A.N.D., Inc.
Nevada Housing Coalition
Nevada Rural Housing Authority
New Destiny Housing Corporation
New Mexico Coalition to End Homelessness
New River Community Action
New York City Housing Development Corporation
New York Housing Conference
New York State Association for Affordable Housing
New York State Rural Advocates
New York State Rural Housing Coalition
Northeast Colorado Housing, Inc.
Northeast Ohio Coalition for the Homeless
Northgate Residents’ Ownership Corporation
Northwest Pilot Project
Oglala Sioux Tribe Partnership for Housing
Oklahoma Coalition for Affordable Housing
OnyxGroup Development LLC
Open Communities
PathStone Corporation
Pennsylvania Developers’ Council
Philadelphia Association of Community Development Corporations
Philadelphia Housing Development Corporation
Piedmont Housing Alliance
Pine Street Inn
Plymouth Housing Group
Polk County Housing Trust Fund
Princeton Community Housing
Project H.O.M.E.
Prosperity Indiana
Public Housing Youth Academy
Region Nine Housing Corporation
Reinvestment Partners
Resident Owned Communities
Retirement Housing Foundation
Rhode Island Coalition to End Homelessness
Rhode Island Housing
Ripley Housing Authority
Ripple Community Inc.
RLH Development, LLC
Sacramento Housing Alliance
Sacramento Housing and Redevelopment Agency
Safe Harbour
Salazar Architects, Inc.
San Diego Housing Federation
Sanctuary in the Ordinary
SaveSolar
Seattle/King County Coalition on Homelessness
Self-Help Enterprises
SFF Consulting Group
Shelborne Development
Southeast Michigan Nonprofit Housing Corporation
Spirit For Change Consulting
St. James HRA/Park Apartments
St. Vincent de Paul Society of Lane County
Statewide Independent Living Council of Georgia
Summit County, Ohio
Sunrise Affordable Housing Group
Superior Housing Solutions
Supportive Housing Network of New York
Tara Estates
Tenant Organization for GME Jadin 1765 R Street LLC
Tenants & Neighbors
Tenants Union of Washington State
Tennessee Affordable Housing Coalition
Texas Association of Community Development Corporations
Texas Homeless Network
Texas Housers
Texas Tenants Union
The Arc of North Carolina
The Coalition for the Homeless
The Housing Collective
The NHP Foundation
The Open Door Shelter
The Public Interest Law Project
The Related Companies
The Salvation Army National Headquarters
Toolbox Creative
Town of Chapel Hill
Town of Hamburg, New York
Transition Projects, Incorporated
Twin Pines Housing Trust
Twins Gate Landings, LLC
Two Rivers-Ottauquechee Regional Commission
Unique People Services
United Native American Housing Association
Uniting Citizens for Affordable Housing in Newton
Up For Growth
Upper Valley Haven
Urban Economic Development Association of Wisconsin
Urban Edge Housing Corporation
Urban Land Conservancy
Utah Housing Coalition
Vermont Affordable Housing Coalition
Vermont Housing and Conservation Board
Vermont Housing Finance Agency
Virginia Association of Housing Counselors Inc.
Virginia Commonwealth University, School of Social Work
Virginia Housing Alliance
Virginia Supportive Housing
Viriya Consulting LLC
Voice of the People in Uptown
Washington Low Income Housing Alliance
Washington State Housing Finance Commission
Washtenaw Housing Alliance
Wesley Housing Development Corporation
West Bank Community Development Corporation
Western Massachusetts Network to End Homelessness
Wisconsin Partnership for Housing Development, Inc
YOUUnity Village, LP

2&4 Tenants Association
334 East 92nd Street Tenant Association
Alexander Tenants Association, Inc.
Greenhouse Tenant Council
Harpia Eagle LLC
Highland Park Resident Corporation
Medgar Evers Tenant Association
Minneapolis Highrise Representative Council
New Jersey Tenants Organization
One Heart A Million Beats, Inc.
Outsiders Inn
Partners In Healthy Communities
PPL UMatter
Public Housing Association of Residents (PHAR)
Redwood Gardens Tenant Association
Residents Association of Lafayette Gardens
Sarasota Housing Authority Agency-Wide Resident Council
St. Clair County Housing Authority
Tenant Resource Center
Tenderloin/Soma/Wsoma Community Planners
The Real Kingston Tenants Union
West Street Recovery
Wisconsin Housing First Coalition
Women Helping All People
NLIHC is grateful for the generous support of all our donors, without which our work would not be possible.

**$500,000+**

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- CONRAD N. HILTON FOUNDATION
- MELVILLE CHARITABLE TRUST
- Robert Wood Johnson Foundation

**$200,000 TO $499,999**

- THE ANNIE E. CASEY FOUNDATION
- Bank of America
- CAMPION FOUNDATION

**$100,000 TO $199,999**

- MAY & STANLEY SMITH CHARITABLE TRUST
- solidarity giving
- WELLS FARGO

An Anonymous Donor
Advised Fund at the Chicago Community Foundation

JPMORGAN CHASE & CO.
### $50,000 TO $99,999

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<tr>
<th>Comptroller’s Office, City of St. Louis</th>
<th>Ohio Capital Corporation for Housing</th>
<th>PolicyLink</th>
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<td>CREDO Mobile</td>
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<td>Jolu Productions, Inc.</td>
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### $10,000 TO $49,999

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<th>Baltimore City Department of Housing and Community Development</th>
<th>Caliber Home Loans, Inc.</th>
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<tr>
<td>Grace Spalding</td>
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<td>Kathryn P. Nelson</td>
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### $5,000 TO $9,999

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<td>William Apgar</td>
<td>Bonnie Caldwell</td>
<td>Brenda Clement</td>
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<td>Dara Baldwin</td>
<td>Cambridge Housing Authority</td>
<td>Coalition on Homelessness and Housing in Ohio</td>
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### $1,000 TO $4,999

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**NATIONAL LOW INCOME HOUSING COALITION**
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<th>Generous Support &amp; Donors</th>
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<tr>
<td>Karen Amy</td>
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<td>Carol Scotto Brotman</td>
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<td>Christ’s Church Quincy</td>
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<tr>
<td>Hannah Dueck</td>
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<td>Feingold and Shaw</td>
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<td>Madalene Fetsch</td>
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<td>Jerome Friedman</td>
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| Caroline Gaudet | Marla Y Newman | |}

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<td>Carnita Thomas</td>
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<td>United States Treasury Department</td>
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<td>Charles Upton</td>
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<td>Wally and Cecy Faster Family Fund</td>
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<td>William C. Kelly Jr.</td>
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<td>Elan Kriegel</td>
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<td>National Association of Affordable Housing Lenders</td>
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<td>National Association of Housing and Redevelopment Officials</td>
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<tr>
<td>National Council of State Housing Agencies</td>
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<tr>
<td>National Church Residences</td>
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<tr>
<td>Cassandra Newkirk</td>
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<tr>
<td>Charles Oestreich</td>
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<td>Ann O’Hara</td>
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<tr>
<td>Greg Payne</td>
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<tr>
<td>Danilo Pelletiere</td>
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<tr>
<td>Philadelphia Housing Authority</td>
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<td>Pine River Foundation</td>
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<tr>
<td>Barbara Poppe</td>
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<td>HRI Properties</td>
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<td>HRI Properties</td>
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<tr>
<td>Mark Allison</td>
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<tr>
<td>Michelle Arose</td>
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<td>Susan G. Baker</td>
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<tr>
<td>Elizabeth Bales</td>
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<tr>
<td>Joseph Basloe</td>
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<tr>
<td>Clare Bauman and Larry Woodbridge</td>
</tr>
<tr>
<td>Janelle Becker</td>
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<tr>
<td>Staci Berger</td>
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<tr>
<td>Nancy Bernstine</td>
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<tr>
<td>Catherine Bishop</td>
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<tr>
<td>David Bowers</td>
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<td>Julie Braam</td>
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<td>Mark Braley</td>
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<tr>
<td>John Brandenburg</td>
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<tr>
<td>Richard Brown</td>
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<tr>
<td>Andrew Cafarella</td>
</tr>
<tr>
<td>Matt Caffrey</td>
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<td>Nico Calavita</td>
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<td>Heather Esme Caramello</td>
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<tr>
<td>Cameron Carow</td>
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<td>Stephen Cerny</td>
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<td>Vishal Chintawar</td>
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<tr>
<td>Name</td>
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<tr>
<td>Saralyn Peritz</td>
</tr>
<tr>
<td>Jonah Perrin</td>
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<tr>
<td>Jane Peterson</td>
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<tr>
<td>Julia Pierson</td>
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<td>Raphael L. Podolsky</td>
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<td>Raphael Podolsky</td>
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<td>Elaine Poon</td>
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<td>Treyvon Rawls</td>
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<td>Gerald Rescigno</td>
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<td>Rhode Island Housing</td>
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<tr>
<td>John Riblett</td>
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<td>Samuel Rieck</td>
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<td>Michael Rohrbeck</td>
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### $99 and Under

<table>
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<th>Name</th>
<th>Name</th>
<th>Name</th>
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<tbody>
<tr>
<td>Mark Abel</td>
<td>Jeff Bissell</td>
<td>Miles Brookfield</td>
<td>America’s Charities</td>
</tr>
<tr>
<td>Amazon Smile</td>
<td>Betsy Blitz</td>
<td>Tim Brown</td>
<td>Jacoba Coes</td>
</tr>
<tr>
<td>Zoila Rivera Avila</td>
<td>Sarah Bouboulis</td>
<td>Rebecca Buckwalter-Poza</td>
<td>Arnold Cohen</td>
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<tr>
<td>Ellen Baker</td>
<td>Ryan Bowers</td>
<td>Zachary Cardona</td>
<td>Jack Cooper</td>
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<td>Karina Baldwin-Koch</td>
<td>Cynthia Brandon-Slocum</td>
<td>Erin Cavanaugh</td>
<td>Whitney Crismore</td>
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<td>Sheilah M. Bason</td>
<td>Michael Briese</td>
<td>Blake Chambliss</td>
<td>David Dangler</td>
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<tr>
<td>Karl Becker</td>
<td>Patrick Brogan</td>
<td>ActBlue Charities</td>
<td>Danielle Pelfrey Duryea</td>
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*As of December 31, 2021*
## STATEMENT of FINANCIAL POSITION

### 2021 ASSETS

<table>
<thead>
<tr>
<th>Description</th>
<th>COALITION (C)(3)</th>
<th>POLICY CTR</th>
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<td>Cash and cash equivalents</td>
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<td>$3,142</td>
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<tr>
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<td>$2,618,981</td>
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<tr>
<td>Property and equipment, net</td>
<td>$298,581</td>
<td>$298,581</td>
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<tr>
<td>Investments</td>
<td>$6,159,435</td>
<td>$6,159,435</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td><strong>$13,467,381</strong></td>
<td><strong>$6,140</strong></td>
<td><strong>$13,473,521</strong></td>
<td></td>
</tr>
</tbody>
</table>

### 2021 LIABILITIES AND NET ASSETS

#### LIABILITIES

- Accounts payable and accrued expenses: $489,185
- Capital lease obligation: $32,003
- Deferred revenue: $11,338
- Deferred lease incentive: $256,745
- Deferred rent: $318,622

**TOTAL LIABILITIES**: $1,107,893

#### NET ASSETS

**Without Donor Restrictions**

- Undesignated: $3,776,490
- Board designated as endowment funds: $6,160,935

**Total Net Assets Without Donor Restrictions**: $9,937,425

**With Donor Restrictions**: $2,422,063

**TOTAL NET ASSETS**: $12,359,488

**TOTAL LIABILITIES & NET ASSETS**: $13,467,381

### 2021 OPERATING REVENUE AND SUPPORT

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants and contributions</td>
<td>$10,704,532</td>
</tr>
<tr>
<td>Annual conference registration revenue</td>
<td>$54,470</td>
</tr>
<tr>
<td>Leadership awards event sponsorship</td>
<td>$632,535</td>
</tr>
<tr>
<td>Membership contributions</td>
<td>$442,312</td>
</tr>
<tr>
<td>Other</td>
<td>$60,382</td>
</tr>
<tr>
<td>Interest income</td>
<td>$19</td>
</tr>
</tbody>
</table>

**TOTAL OPERATING REVENUE AND SUPPORT**: $11,894,250

### 2021 EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services/Education</td>
<td>$10,064,043</td>
</tr>
<tr>
<td>Management and general</td>
<td>$515,299</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$204,331</td>
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</tbody>
</table>

**TOTAL OPERATING EXPENSES**: $10,783,673