

The background features a stylized architectural wireframe of a multi-story building. The lines are thin and light blue, showing the structural elements of the building, including windows, balconies, and stairwells. The building is set against a background of a light green and white grid pattern. The overall aesthetic is clean and modern.

2023

ANNUAL REPORT

**NATIONAL LOW INCOME
HOUSING COALITION**

MISSION STATEMENT

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 examines 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 helps formulate effective housing policies. Our Field Team mobilizes members and supporters across the country to advocate for policies that advance housing stability. 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, AND FRIENDS,

Thank you for your unstinting support and unyielding commitment to housing justice in 2023. As low-income renters continued to face rising rents, insufficient wages, and an inadequate housing safety net, NLIHC members and partners stepped up to confront the housing and homelessness crisis by securing new federal resources, advancing transformative legislation, promoting proven solutions to homelessness, and expanding the movement for housing justice.

Despite a challenging budget climate, we succeeded not only in protecting existing investments but also in securing new funds for federal housing and homelessness programs during the annual appropriations process. Thanks to our partners' advocacy, Congress's final spending bill provided HUD with \$70 billion – \$8.3 billion more than in the preceding year – including significant new resources for Housing Choice Vouchers, Homeless Assistance Grants, the Public Housing Capital and Operating Funds, and the Native American Housing Block Grant program.

At the same time, we worked with congressional supporters to introduce bold new housing legislation, including bills to ensure universal rental assistance for every eligible household; create 250,000 new housing vouchers, paired with mobility-related services, to help low-income families with young children move to communities of their choice; and expand housing choice by prohibiting source-of-income discrimination and discrimination based on military or veteran status. Meanwhile, we collaborated with members of Congress who created two important new caucuses – the Congressional Caucus on Homelessness and the Congressional Renters Caucus – devoted to ensuring housing justice for the lowest-income renters and those experiencing homelessness.

NLIHC's End Rental Arrears to Stop Evictions (ERASE) project wrapped up in 2023 after ensuring the disbursement of nearly \$40 billion in emergency rental assistance to renters threatened with eviction during the pandemic. Over the course of the year, the ERASE team helped guarantee that ERA programs were visible, accessible, and preventative by hosting a three-part webinar series and releasing six new publications. By the time it officially concluded in December, the ERASE project had also helped bring about the passage of more than 280 new tenant protections in state and local jurisdictions around the country, resulting in increased housing stability for millions of renter households.

MESSAGE FROM THE PRESIDENT

In a year that saw homelessness reach record-breaking levels, NLIHC continued to build support for solutions to the crisis by hosting with our partners a joint webinar series. Through monthly calls on different aspects of homelessness and the Housing First model, we shared critical information about best practices for addressing homelessness and amplified the work of advocates and people with lived experience. The series garnered tremendous interest, with as many as 13,400 participants joining the webinars.

NLIHC's IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) project succeeded in promoting anti-racist policies by hosting workshops, conducting administrative advocacy, and expanding work with tenant advocates. Following 10 months of meetings and trainings with housing advocates from across the country, our first Racial Equity Cohort concluded in June, and the second Racial Equity Cohort was formally launched in November, a month after NLIHC convened our second annual Collective Retreat in Georgia, where members of the 2023-24 Collective gathered to discuss shared goals for achieving housing justice.

Despite these successes, we continue to face serious challenges in the years ahead. In the wake of the pandemic, many of the lowest-income renters are still just one crisis away from housing instability, eviction, and – in the worst cases – homelessness. And with rents rising, wages stagnating, and the housing shortage worsening, it is small wonder that homelessness is increasing in so many communities. Meanwhile, federal actions to combat homelessness and reduce housing poverty have often been insufficient – and in some cases, exemplified by the Supreme Court's ruling in *Grants Pass v. Johnson*, counterproductive and needlessly cruel.

Yet these setbacks only strengthen our resolve to keep up the fight. The COVID-19 pandemic proved that our country has the power to stably house the lowest-income renters – all that we lack is the political will. When the pandemic threatened millions of households with eviction, we mobilized with a singular focus to extend unprecedented resources and protections to struggling renters and people experiencing homelessness. And when governments acknowledged the extent of the crisis, they acted promptly by funding solutions on a scale unlike any in our lifetimes. Working together, we achieved what we would have once thought impossible. Together, we will do so again, and we will end homelessness and housing poverty once and for all.

Thank you for your steadfast partnership, your tireless work, and your continuing dedication to achieving housing justice for the lowest-income people.

Onward.



NLIHC'S ERASE PROJECT HELPS ENACT MORE THAN 280 NEW STATE AND LOCAL TENANT PROTECTIONS AND ENSURE NEARLY \$40 BILLION IN EMERGENCY RENTAL ASSISTANCE FOR LOW-INCOME RENTERS

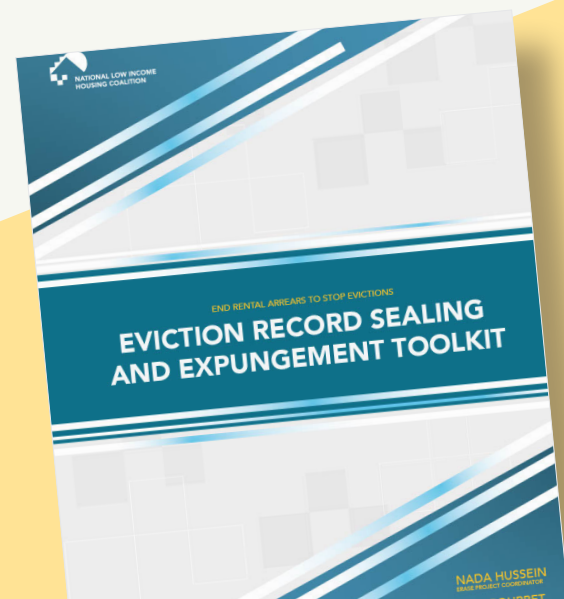
Launched in 2021, NLIHC's End Rental Arrears to Stop Evictions (ERASE) project aimed to ensure that an unprecedented \$46.5 billion in emergency rental assistance (ERA) provided by Congress reached the lowest-income, most marginalized renters and people without homes as efficiently and equitably as possible and protected households from eviction. Throughout 2023, the ERASE project continued to help state and local ERA programs around the country improve by providing implementation recommendations and models, leading to improvements in ERA disbursement. By the time the ERASE project officially concluded in December 2023, \$39.9 billion in ERA had been issued to renters in need, and the ERA program had made nearly 11.6 million payments to households. U.S. Treasury data indicate that 62% of beneficiaries were extremely low-income households.

The ERASE project hosted a three-part webinar series during the summer of 2023 highlighting the successes of members of the

2022-2023 ERASE cohort in supporting local tenant organizing efforts to increase housing stability. The first call, held in June, focused on the successes of cohort members in advocating for permanent tenant protections in their jurisdictions. The second call, held in July, addressed the efforts of cohort members to secure state and local legislative investments aimed at protecting tenants from the wide-ranging impacts of the eviction process. The final call, held in August, highlighted cohort members' work maintaining and building upon components of Treasury's ERA Program in their jurisdictions.

The ERASE project also released a total of six publications in 2023:

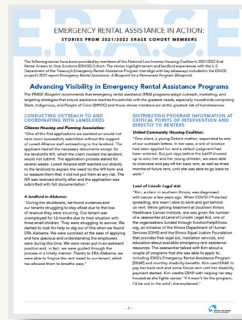
- [*Eviction Record Sealing and Expungement Toolkit*](#) (April) provided information about eviction record sealing and expungement protections nationwide, surveying record sealing and expungement legislation currently in place, identifying the core components of existing protections, and making recommendations for lawmakers developing new eviction record sealing and expungement protections in their jurisdictions.



END RENTAL ARREARS TO STOP EVICTIONS

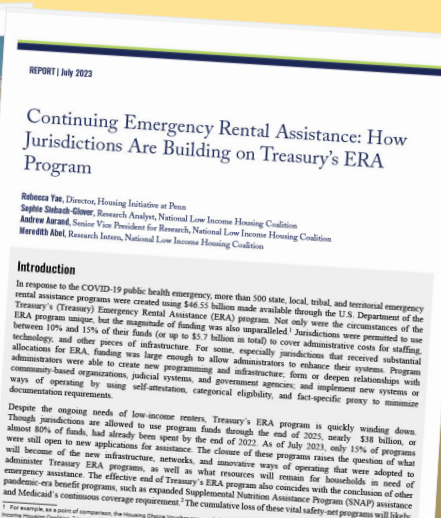
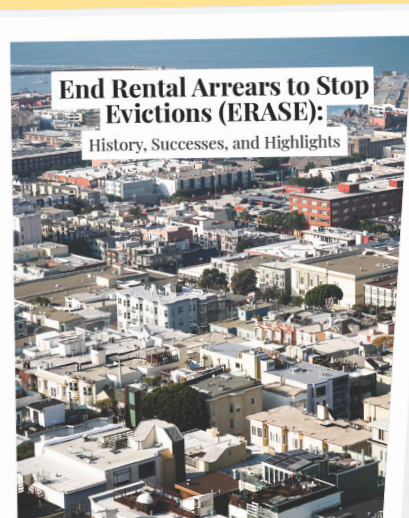
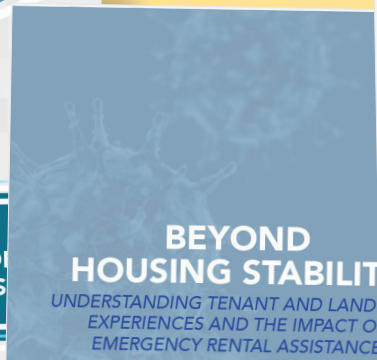
- [The State of Statewide Protections](#) (May) presented in-depth summaries of five common tenant protections, detailed the challenges faced by state lawmakers enacting protections, and offered recommendations for developing and implementing state laws establishing long-term renter protections.
- [Continuing Emergency Rental Assistance: How Jurisdictions Are Building on Treasury's ERA Program](#) (released jointly with the University of Pennsylvania's Housing Initiative at Penn (HIP) in July) examined which components of Treasury's ERA Program were being retained by state and local jurisdictions, as well as the factors leading to their retention.
- [Beyond Housing Stability: Understanding Tenant and Landlord Experiences and the Impact of ERA](#) (released jointly with HIP and the Reinvestment Fund in August) explored tenant and landlord experiences with Treasury's ERA Program.
- [Emergency Rental Assistance in Action](#) (September) presented a collection of stories revealing how Treasury's ERA Program benefited the lowest-income renters around the country.

- [End Rental Arrears to Stop Evictions \(ERASE\): History, Successes, and Highlights](#) (December) provided a history of the ERASE project and an overview of its many accomplishments.



The ERASE project also released in May a set of case studies highlighting the successes of five members of the 2021-2022 ERASE Cohort: Connecticut Fair Housing Coalition, Idaho Asset Building Network, Prosperity Indiana, Keep Detroiters in Their Homes Coalition, and Hope Policy Institute & Mississippi NAACP.

In all, the ERASE project's work with state and local partners throughout the country resulted in more than 280 new state and local tenant protections being passed or implemented between 2021 and 2023, resulting in increased housing stability for millions of renter households. NLIHC tracked the creation of new tenant protections on its Tenant Protections webpage throughout 2023 and while also making data from its State and Local ERA Tenant Protections Database available to the public.



WHITE HOUSE RELEASES BLUEPRINT FOR A RENTERS BILL OF RIGHTS FOLLOWING ADVOCACY BY NLIHC AND TENANT COLLECTIVE

In response to advocacy by NLIHC and tenant leaders, including NLIHC's Tenant Collective, the Biden-Harris administration released in January a *Blueprint for a Renters Bill of Rights* aiming to strengthen and enforce critical renter protections and announced new actions for federal agencies implementing housing assistance. NLIHC applauded the administration's actions while calling for more work to be done. Since that time, NLIHC has engaged federal agencies to ensure tenant perspectives are heard. Following the recommendations of the report, the following actions were taken:

- The Federal Housing Finance Agency (FHFA) launched in summer 2023 a public process to examine proposed renter protections and anti-rent gouging measures for new federally backed mortgages. NLIHC and other national organizations worked to ensure that thousands of public comments were submitted, including from renters.
- The administration committed to quarterly meetings with renters and advocates to continue the conversation on renter protections and launched a Resident-Centered Housing Challenge, a call to action to housing providers and other stakeholders to commit to renter protections.
- The Federal Trade Commission (FTC) and Consumer Financial Protection Bureau (CFPB) began a process to collect information to identify unfair practices that prevent tenants from accessing or staying in housing, informing each agency's enforcement actions – the first time the FTC acted on renter protections.

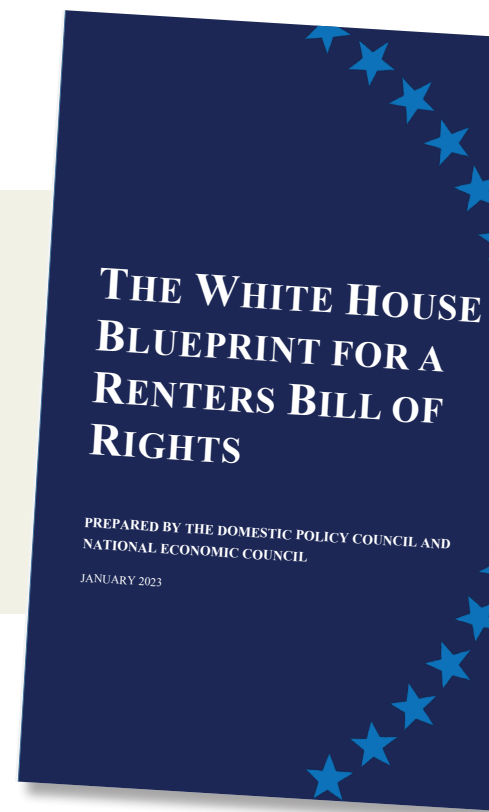


“**...the Biden-Harris administration released in January a *Blueprint for a Renters Bill of Rights* aiming to strengthen and enforce critical renter protections...**”

- The CFPB coordinated with the FTC on enforcement to ensure accurate credit reporting.
- HUD published a Notice of Proposed Rule-making requiring public housing authorities and owners of project-based rental assistance properties to provide at least 30 days’ advanced notice before terminating a lease due to nonpayment of rent.

NLIHC, the Revolving Door Project, and the People’s Action Homes Guarantee Campaign followed up on a Request for Information (RFI) regarding new tenant protections issued by the FHFA by sending a letter to FHFA Director Sandra Thompson presenting conclusions from an analysis of more than 3,500 publicly available comments and urging Director Thompson to make public an additional 3,500 comments submitted confidentially, as well as those submitted after the deadline. The letter also urged Director Thompson to act swiftly to enact clear, strong, and enforceable renter protections for households living in properties with federally backed mortgages. Additionally, NLIHC and our two partners sent a Freedom

of Information Act (FOIA) request to the FHFA focused on the non-public comments submitted to the agency in response to the RFI.



NLIHC PARTNERS AND KEY CONGRESSIONAL CHAMPIONS SECURE INCREASED FUNDING FOR HUD PROGRAMS IN FY24 SPENDING BILL DESPITE TIGHT TOPLINE NUMBERS

Following advocacy by NLIHC and our partners, President Biden and HUD Secretary Marcia L. Fudge released a full fiscal year (FY) 2024 budget request in March calling for increased funding for affordable housing and homelessness resources using two approaches: modest funding increases to HUD programs through the regular appropriations process, and major investments in housing through mandatory spending proposals. Through the regular appropriations process, the president's budget

called for funding HUD programs at \$73.3 billion, an approximately \$1.1 billion – or 1.6% – increase over FY23 enacted funding. The proposal called for \$32.7 billion to renew all existing housing vouchers and to expand assistance to an additional 50,000 households through increased funding and an additional 130,000 households through program reserves. The budget also called for \$3 billion for emergency rental assistance, universal rental assistance for low-income veterans and youth

aging out of foster care, and \$7.5 billion to address public housing needs.

Meanwhile, advocacy by NLIHC's HoUSed and Opportunity Starts at Home campaign partners focused on protecting investments in affordable housing and homelessness services in the FY24 budget process, despite calls from conservative Republicans to slash funding for domestic programs by up to 30% in FY24 and despite spending caps imposed by the *Fiscal Responsibility Act of*



2023. Advocates showed up strong for NLIHC’s “Spring into Action” campaign in May, engaging their members of Congress about the importance of funding vital housing and homelessness programs. The two-week effort, which coincided with a key period for negotiations over the debt ceiling and the FY24 budget, mobilized advocates to oppose deep budget cuts and push Congress to invest in affordable housing and homelessness programs at the scale needed.

These efforts paid off, with Congress ultimately passing and President Biden signing into law a final FY24 spending package that funded HUD’s affordable housing and homelessness assistance programs at \$70 billion – an \$8.3 billion increase over FY23. In a major win for NLIHC’s HoUSed campaign amid a challenging political climate, the final spending bill provided significant resources for the Housing Choice Voucher (HCV) program, which was funded at \$32.4 billion, resulting in a \$2.1 billion increase over

FY23-enacted levels. In fact, this funding level was higher than the levels proposed in either the House or Senate versions of the bill, which could have led to a loss of 80,000 to 112,000 housing vouchers. Other programs – including Homeless Assistance Grants, the Public Housing Capital Fund, the Public Housing Operating Fund, and the Native American Housing Block Grant program – also received significant funding increases in the FY24 bill, contrary to expectations.

NLIHC RECEIVES TRANSFORMATIVE \$15 MILLION DONATION FROM MACKENZIE SCOTT

NLIHC received the largest gift of our history in 2023: a \$15 million donation from MacKenzie Scott's Yield Giving. The gift is an extraordinary testament to NLIHC's collective reach and impact and will provide transformative stability and resources for NLIHC to further expand both. Combined with the ongoing, critical support of other key foundations, donors, and partners, the gift allows NLIHC to develop our capacity, deepen and expand our collective partnerships and campaigns, and build the political will needed to advance our long-term policy solutions and achieve housing justice. With the new resources, NLIHC will:

- Advance racial justice by expanding our IDEAS initiative for Inclusion, Diversity, Equity, Anti-Racism, and Systems thinking.
- Support, engage, and amplify the leadership of tenants and other impacted people.
- Strengthen our nonpartisan Our Homes, Our Votes campaign to close the voter turnout gap and push political candidates and policymakers to further prioritize housing.
- Expand state/local innovation to strengthen tenants' rights, prevent and end homelessness, and build an evidence-base for long-term federal solutions.
- Expand our work to ensure equitable and complete disaster housing recovery and climate resilience for the lowest-income and most marginalized people/communities.





NLIHC'S HOUSED AND OSAH CAMPAIGNS ACHIEVE MAJOR TRIUMPHS IN EFFORT TO PROMOTE HOUSING SECURITY AND SOLVE HOMELESSNESS

NLIHC's [HoUsed Campaign](#) for Universal, Stable, Affordable Homes and our [Opportunity Starts at Home](#) (OSAH) campaign achieved notable triumphs in the effort to promote housing security and solve homelessness in 2023. In addition to seeking to advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure renters with the lowest incomes have an affordable and accessible place to call home, the HoUsed campaign advocates for four solutions in particular to America's housing crisis:

- 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 OSAH campaign brings together organizations from different sectors with the aim of ensuring that the nation’s lowest-income people have access to safe, stable, affordable housing.”

While the HoUSed campaign mobilizes partners in the housing sector, NLIHC’s OSAH campaign brings together organizations from different sectors with the aim of ensuring that the nation’s lowest-income people have access to safe, stable, affordable housing. The OSAH campaign is founded on a recognition that housing intersects with almost every other national policy priority area, from education and healthcare to food security, environmental protection, and economic stability. In particular, the OSAH campaign seeks to advance housing solutions that:

- Bridge the growing gap between renter incomes and rising housing costs.
- Provide aid to people experiencing job losses or other economic shocks to avert housing instability or homelessness.
- Expand the affordable housing stock for low-income renters.
- Defend existing rental assistance and other targeted housing resources from harmful cuts.

The OSAH campaign welcomed three new state grantees in 2023: the Low Income Housing Coalition of Alabama, the Alaska Coalition on Housing and Homelessness, and the Maryland Center on Economic Policy. The three new organizations joined a cohort of 26 state partners working to build a cross-sector movement to generate widespread support for federal policies that correct long-standing racial inequities and economic injustices by ensuring quality and affordable hous-

ing for people with the lowest incomes. With the help of technical and financial assistance from the OSAH campaign, the new grantees will broaden their states' housing coalitions to include organizations from diverse sectors that can engage in federal advocacy.

Advocacy by NLIHC's HoUSed and OSAH campaigns led to the introduction in 2023 of major housing-related bills endorsed by NLIHC, including the:

- "Ending Homelessness Act," which would ensure universal rental assistance for every eligible household, increase the supply of housing affordable to people with the lowest incomes, prohibit landlords from discriminating against renters based on source of income and veteran status, and enact other critical measures to help end homelessness.
 - "Housing Crisis Response Act," which would provide more than \$150 billion in critical investments to help low-income renters afford rent, support public housing, create and preserve affordable and accessible housing, improve equitable planning and development processes that affirmatively further fair housing, and expand homeownership opportunities.
 - "Family Stability and Opportunity Vouchers Act," which would create 250,000 new housing vouchers, paired with mobility-related services, to help low-income families with young children move to communities of their choice, including neighborhoods with high-performing schools and high-quality child-care and early education programs.
- "Fair Housing Improvement Act," which would expand housing choice by prohibiting source-of-income discrimination as well as discrimination based on military or veteran status.
 - "YIMBY Act," which would increase transparency and encourage localities to build more affordable housing by requiring Community Development Block Grant recipients to report on and make plans to track discriminatory land-use policies.
 - "Choice in Affordable Housing Act," which would expand and improve HUD's Housing Choice Voucher (HCV) program while also increasing funding for and removing programmatic barriers in the HCV program to increase landlord participation.
 - "Affordable Housing Equity Act," which would provide a 50% basis boost for Low-Income Housing Tax Credit developments that designate at least 20% of units for extremely low-income (ELI) households, and a 10% set-aside of all Low-Income Housing Tax Credits for ELI units.

HOUSED AND OSAH CAMPAIGNS

- “Keeping Evictions Off Credit Reports Act,” which would prevent credit reporting agencies from including on their reports evictions that occurred during the COVID-19 public health emergency.
- “Rural Housing Service Reform Act,” which would aim to improve the housing programs administered by the U.S. Department of Agriculture’s (USDA) Rural Housing Service (RHS) through several reforms, including decoupling rental assistance from maturing mortgages, permanently establishing the Multifamily Housing Preservation and Revitalization Demonstration MPR, improving USDA’s Section 542 voucher program to better serve voucher holders, permanently establishing the Native Community Development Financial Institutions Relending pilot program, and improving staff training and capacity within RHS.
- “Tenants’ Right to Organize Act,” which would protect the organizing rights of tenants with Housing Choice Vouchers HCV and tenants living in Low-Income Housing Tax Credit (LIHTC) properties.

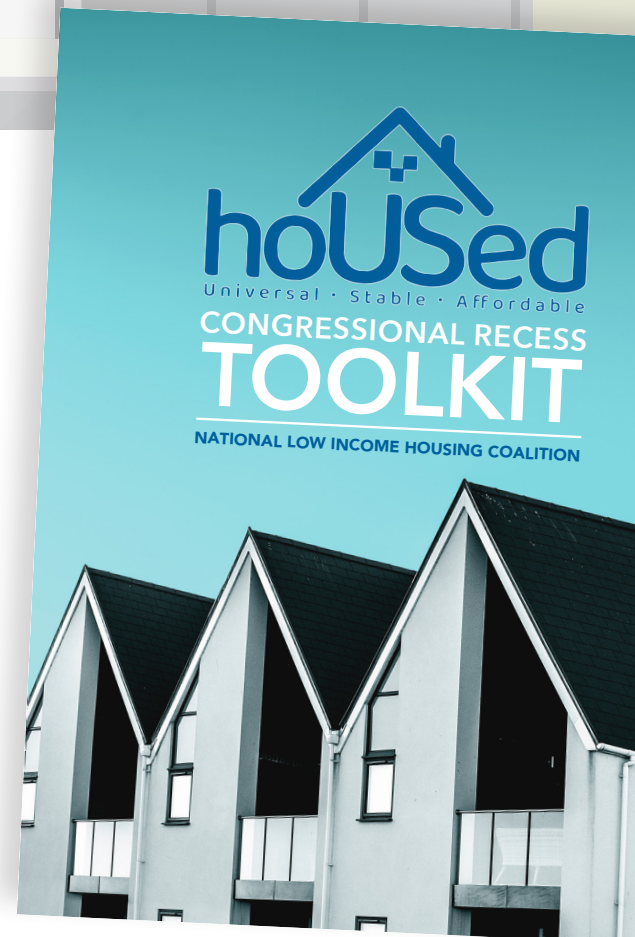
Two important caucuses were formed in the U.S. House of Representatives in 2023 following efforts by the HoUsed and OSAH campaigns. The Congressional Caucus on Homelessness was reestablished by Representatives Suzanne Bonamici (D-OR), Nanette Diaz Barragán (D-CA), Cori Bush (D-MO), and Sylvia Garcia (D-TX) in February. The caucus provides a dedicated forum for members of Congress to work toward the common goal of ending homelessness in the U.S. The Congressional Renters Caucus was created in June by Representative Jimmy Gomez (D-CA) of the U.S. House of Representatives, along with Representatives Ritchie Torres (D-NY), Ayanna Pressley (D-MA), and 10 other

representatives. The caucus focuses on addressing the affordable housing needs of renters, including housing affordability and the bureaucratic barriers that decrease housing access, and on increasing the supply of affordable rental housing.

To support congressional advocacy efforts, NLIHC released in January [Advancing Housing Justice in the 118th Congress](#), a memorandum addressed to the new Congress outlining the ongoing need for federal investments in affordable, accessible housing and the long-term solutions required to end the nation’s affordable housing and homelessness crises. The memo detailed the extent of the housing crisis facing extremely low-income renters

using research from NLIHC's publications and overviewed the social costs of housing instability, which include reinforcing racial inequities, impeding economic mobility, and limiting access to healthcare and educational opportunities. In July, NLIHC released an updated advocacy toolkit designed to help advocates take action on affordable housing and homelessness during Congress's August recess. The [Congressional Recess Toolkit](#) offered comprehensive information about how to host site visits and in-district meetings with members of Congress and provided ideas about ways to advocate for increased federal funding for affordable housing and homelessness assistance programs and for evidence-based solutions to homelessness.

NLIHC, the National Alliance to End Homelessness, and the Center on Budget and Policy Priorities continued their jointly hosted webinar series on homelessness and Housing First throughout most of 2023. The monthly calls shared critical information about solutions to homelessness and amplified the work of advocates and people with lived experience of homelessness. The nine-part series concluded in September, with a discussion focused on the challenges of messaging about the success of Housing First and how to reorient messaging to illustrate the program's benefits more effectively. The calls drew as many as 13,400 participants. NLIHC also joined



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HOUSED AND OSAH CAMPAIGNS

the National Homelessness Law Center, National Coalition for the Homeless, and National Alliance to End Homelessness in submitting in April an amicus brief to the U.S. Court of Appeals for the Ninth Circuit in opposition to encampment raids harming unhoused people in San Francisco.

NLIHC and the Center on Budget and Policy Priorities (CBPP) released in October new updates to the [Rental Housing Programs Database](#) (RHPD), a publicly available collection of information on state and locally funded programs that create, preserve, or increase access to affordable rental housing. The RHPD focuses on state and locally funded rental housing programs that provide tenant based rental assistance, project-based rental assistance, capital resources, a combination of rental assistance and capital resources, or tenant tax relief. NLIHC and CBPP also released an accompanying report, [State and Local Investments in Rental Housing: A Summary](#)

[of Findings from the 2023 Rental Housing Programs Database](#), offering a comprehensive overview of rental housing programs included in the updated RHPD.

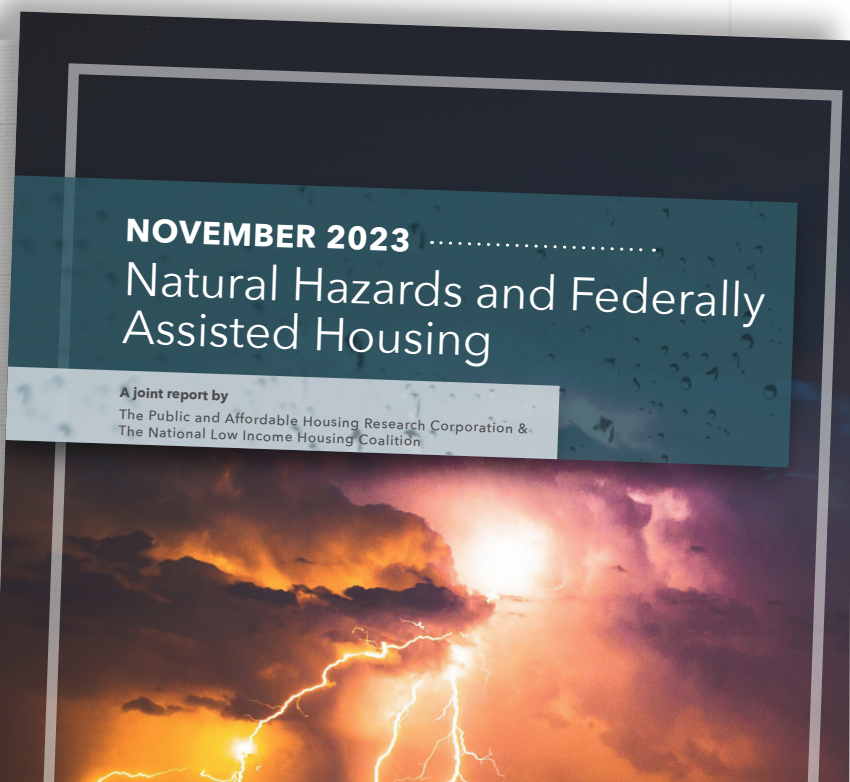
NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released a joint report in November analyzing the risks that natural hazards pose to federally assisted housing and its residents. The report, [Natural Hazards and Federally Assisted Housing](#), found that nearly a quarter of federally assisted homes are in census tracts with the greatest risk of negative impacts from natural hazards and that heat waves pose the greatest threat to residents of federally assisted housing.

The OSAH campaign announced in November a new grant opportunity for state-level organizations interested in expanding multi-sector partnerships and influencing federal housing policy. The new grant supports such involvement by



STATE AND LOCAL INVESTMENTS IN RENTAL HOUSING:

A SUMMARY OF FINDINGS FROM THE 2023 RENTAL HOUSING PROGRAMS DATABASE



NOVEMBER 2023 Natural Hazards and Federally Assisted Housing

A joint report by
The Public and Affordable Housing Research Corporation &
The National Low Income Housing Coalition

NLIHC testified at hearings addressing bipartisan solutions to the affordable housing crisis, competition and consumer rights in the housing market, and market-based approaches to promoting housing affordability.

providing selected state-based organizations with financial assistance for one year, as well as formal recognition as state affiliates of the OSAH national campaign. Selected organizations are featured on the OSAH website, participate in cohort learning experiences with other state grantees, and gain access to networks and technical assistance from the OSAH campaign.

NLIHC President and CEO Diane Yentel testified before the U.S. Senate Committee on Banking, Housing, and Urban Affairs at a hearing, "Building Consensus to Address Housing Challenges," in April. Her testimony focused on the importance of passing two bipartisan pieces of legislation that are foundational to achieving the OSAH and HoUsed campaigns goals – the "Eviction Crisis Act" and the "Family Stability and Opportunity Vouchers Act" – which, if enacted, would provide essential housing support to low-income families nationwide. Diane also testified in October at a U.S. Senate Committee on the Judiciary Subcommittee on Committee Policy, Antitrust, and Consumer Rights hearing, "Examining Competition and Consumer Rights in Housing Markets." The hearing addressed how reduced competition in the housing market leaves renters with few options when deciding whom to rent from, impacting their choices about where to live and their access to affordable housing. Diane testified once more at a U.S. House of Representatives Committee on Financial Services hearing, "Housing Affordability: Governmental Barriers and Market-Based Solutions," in December. The hearing examined market-based approaches to addressing the affordable housing crisis and governmental barriers that impede their implementation.

RACIAL EQUITY, INCLUSION, DIVERSITY, AND TENANT ENGAGEMENT

In 2021, NLIHC launched IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking), a major, organization-wide initiative to advance racial equity, inclusion, and diversity in our policy analysis and strategy, internal operations and relationships, and work with external partners. Through IDEAS, NLIHC ensures that our organizational commitment to equity shapes every area of our operations. In 2023, NLIHC continued to promote racial equity, inclusion, and diversity in new ways, while also expanding our focus on tenant engagement.

NLIHC ADVOCATES FOR IMPROVED AFFH RULE

Following HUD's release of a new proposed Affirmatively Furthering Fair Housing (AFFH) rule in February, NLIHC submitted a comment letter supporting the rule while also suggesting improvements. NLIHC also signed on to an AFFH comment letter submitted to HUD by the Housing Justice Network, an informal network of housing attorneys and advocates hosted by the National Housing Law Project. During the same month, NLIHC's Tenant Leader Cohort – a group made up of people with lived experience of housing insecurity who are leading voices and advocates in their communities in the fight for housing justice – submitted a comment letter to

HUD's Office of General Counsel, Regulation Division regarding the proposed AFFH rule. Meanwhile, NLIHC published a series of briefs supporting adoption and improvement of the rule. "Preliminary Highlights of Five Positive Overarching Features of the Proposed AFFH Rule" surveyed a preview version of the new rule, while two other briefs offered initial overviews of the proposed AFFH regulation provisions regarding the Equity Plan and the Community Engagement and Complaint processes and included suggestions for improvements, while also expressing concerns about other provisions.

NLIHC’S IDEAS TEAM HOSTS WORKSHOP

NLIHC’s IDEAS team staff held a workshop, “Building Belonging: Moving Beyond Tolerance & Acceptance,” in January. Participants explored the importance of belonging and community formation and learned practices to help make meaningful connections across and through differences, engage in more authentic self-expression, and hold space for the many dimensions and experiences of others.

NLIHC’S FIRST RACIAL EQUITY COHORT MOBILIZES ADVOCATES TO PURSUE RACIAL EQUITY

NLIHC’s Racial Equity Cohort – a group of 16 NLIHC state and tribal partner organizations actively working to incorporate racial equity policies, tools, and practices into their organizations – facilitates peer learning, builds the capacity of partners to advance racial equity within their organizations, and identifies key themes, resources, and strategies to share broadly with NLIHC’s state and tribal partner network. After hosting 10 months of meetings, trainings, and workshops with housing advocates from across the country, NLIHC wrapped up the first Racial Equity Cohort in June. NLIHC initiated our second Racial Equity Cohort in November.

NLIHC CONVENES SECOND ANNUAL COLLECTIVE RETREAT

NLIHC convened its second annual Collective Retreat (previously known as the Tenant and Community Leader Retreat) in October in Albany, Georgia. Members of NLIHC’s 2023-24 Collective (previously known as the Tenant Leader Cohort) gathered to discuss their shared goals for achieving housing justice and to engage in community healing in preparation for their upcoming work.



NLIHC HOLDS CONVENING FOR STATE AND TRIBAL PARTNERS AND RACIAL EQUITY COHORT MEMBERS

NLIHC held a convening of its state and tribal partners in November in Washington, D.C. More than 30 people representing 22 of NLIHC’s partner organizations, along with all NLIHC staff and many board members, gathered for two days of networking, strategizing about advocacy initiatives, and deepening their commitment to racial equity. The agenda included a powerful panel discussion with members of NLIHC’s Tenant Collective, as well as a panel on centering residents to advance federal renter protections that included senior officials from HUD and the Federal Housing Finance Agency. Attendees also discussed federal advocacy strategies for the remainder of 2023 and for 2024, participated in conversations about Native housing partnerships, and visited the National Museum of the American Indian. The convening wrapped up with a kick-off meeting for NLIHC’s second Racial Equity Cohort.



ADVOCACY ACTIVITIES

IN
2023

NLIHC
MADE

560

contacts

(MEETINGS/BRIEFINGS, CALLS,
AND EXCHANGES) WITH
CONGRESSIONAL OFFICES

NLIHC LED/
PARTICIPATED IN

25

**sign-on/
comment letters**

TO FEDERAL DECISION MAKERS

NLIHC ISSUED

212

**calls to
action & updates**

TO OUR NETWORK OF
APPROXIMATELY **145,000** ADVOCATES.

NLIHC MADE

111

contacts

WITH ADMINISTRATION
DEPARTMENTS AND OFFICES

NLIHC testified at the following hearings:

“BUILDING CONSENSUS
TO ADDRESS HOUSING
CHALLENGES”:

A hearing held by the
U.S. Senate Committee
on Banking, Housing,
and Urban Affairs in April.

“EXAMINING
COMPETITION AND
CONSUMER RIGHTS IN
HOUSING MARKETS”:

A hearing held by the
U.S. Senate Committee
on the Judiciary Subcom-
mittee on Committee
Policy, Antitrust, and
Consumer Rights in
October.

“HOUSING
AFFORDABILITY:
GOVERNMENTAL
BARRIERS AND
MARKET-BASED
SOLUTIONS”:

A hearing held by the U.S.
House of Representatives
Committee on Financial
Services in December.

ADVOCACY ACTIVITIES

IN
2023

Trainings/Informing/Capacity-Building

NLIHC STAFF CONDUCTED

185

meetings/convenings/
webinars/forums

ATTENDED BY **12,269** PARTICIPANTS

NLIHC STAFF PRESENTED AT

101

events and forums

ATTENDED BY MORE
THAN **5,667** PEOPLE

Media and Social Media

NLIHC CEO AND STAFF
PARTICIPATED IN

251

media interviews

NLIHC RESEARCH AND
EXPERTISE WERE FEATURED IN

15,166

stories by media
around the country

NLIHC ISSUED

28

press releases/
statements

Over **1.77** million

unique website visitors

Over **2.23** million

Twitter impressions

19,216

Facebook "Likes"

72,346

Twitter followers

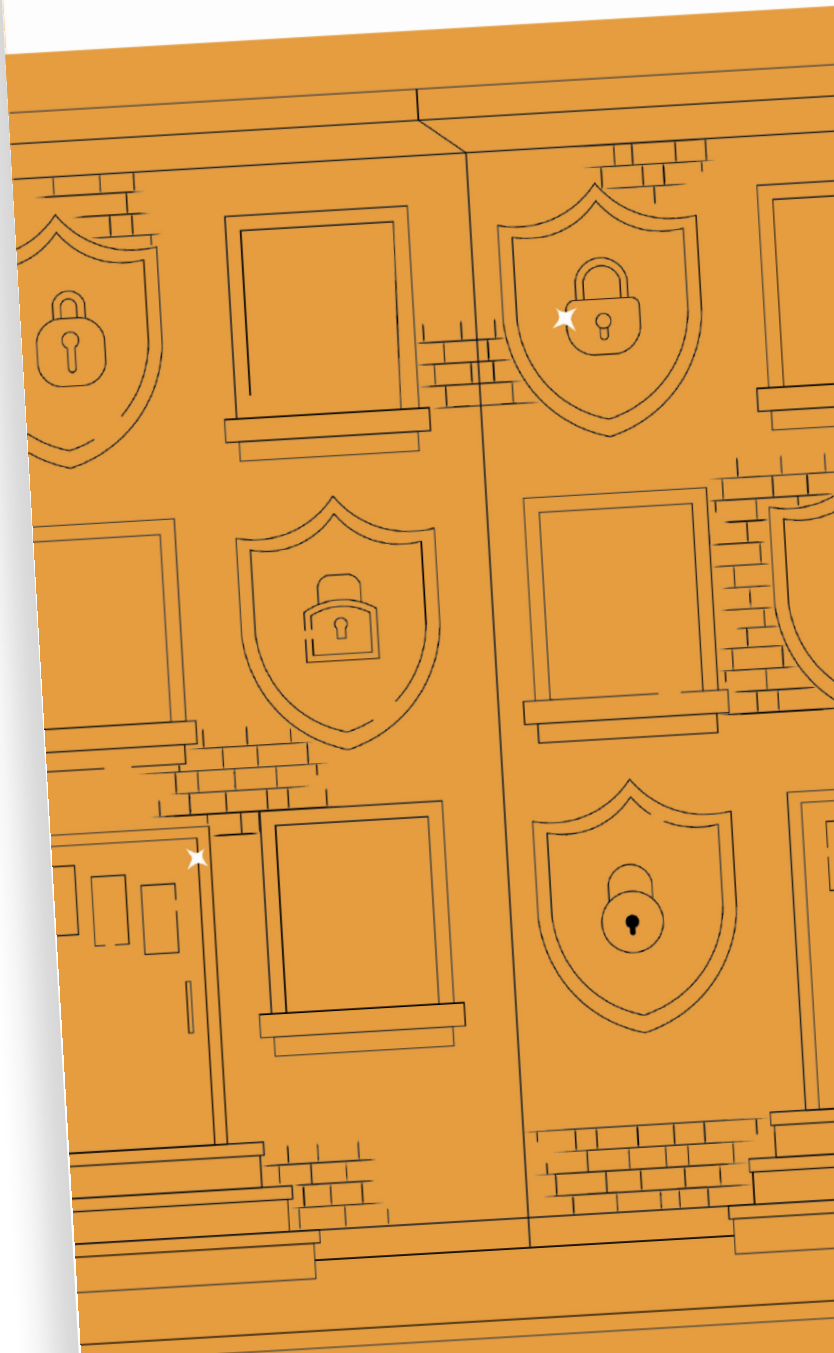
TENANT TALK

Tenant Talk – Advancing Tenant Protections: Building Tenant Power to Achieve Renter Equity:

NLIHC released in February the winter 2023 issue of *Tenant Talk*, a publication by and for residents of public and assisted housing and those in need of such housing. [Tenant Talk – Advancing Tenant Protections: Building Tenant Power to Achieve Renter Equity](#) provided an overview of the latest developments regarding key tenant protections, such as the right to counsel, source-of-income protections, rent stabilization measures, “just cause” eviction legislation, and tenants’ right to organize. The publication included articles by renters and tenant advocates, including members of NLIHC’s Tenant and Community Leader Cohort, as well as by people with lived expertise who have been impacted by tenant protection legislation. As always, the issue also gave updates on policy, racial equity, and research news. (All issues of *Tenant Talk* are available in both English and Spanish.)

TENANT

WINTER 2023 | VOLUME 14, ISSUE 1



Tenant Talk – Taking Pride into Our Work:

NLIHC released the summer 2023 issue of *Tenant Talk* in August. The issue, [Tenant Talk – Taking Pride into Our Work](#), focused on the intersections of the fight for LGBTQ+ rights and housing advocacy by celebrating recent achievements, revealing new challenges, and offering policy recommendations. Readers learned about the history of the LGBTQ+ movement, ongoing advocacy for LGBTQ+ rights, and various barriers faced by LGBTQ+ people trying to access safe and affordable housing. Readers also heard directly from individuals with lived experience of housing insecurity, including housing advocates who identify as LGBTQ+. The issue aimed to educate readers about the importance of uplifting different communities, especially members of the LGBTQ+ community, as they navigate new challenges during an unprecedented era in our country’s history.

Tenant Talk Live: NLIHC continued “Tenant Talk Live” – a resident engagement webinar series – in 2023. 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 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, share best practices, and become more involved in influencing federal housing policies and housing access in their communities.

TENANT TALK

SUMMER 2023 | VOLUME 14, ISSUE 3



NTO OUR WORK • TAKING PRIDE



TAKING PRIDE INTO OUR WORK



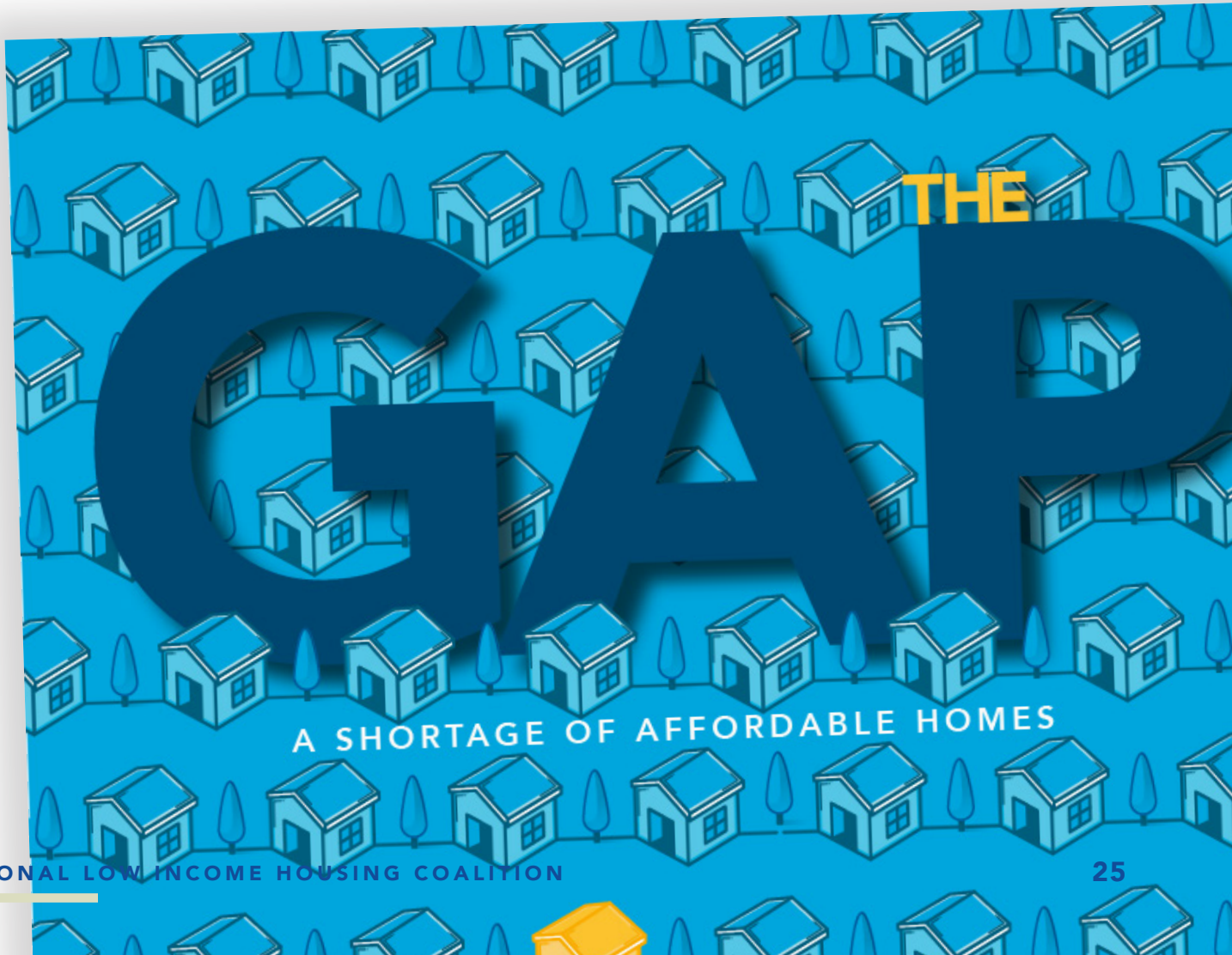
OTHER PUBLICATIONS

In addition to those reports and publications listed elsewhere in this report, NLIHC released several other major annual publications:

The Gap - A Shortage of Affordable Homes:

NLIHC released its annual report [*The Gap: A Shortage of Affordable Homes*](#) in March. The 2023 report found that the lowest-income renters in the U.S. were facing a shortage of 7.3 million affordable and available rental homes. Between 2019 and 2021, this shortage increased by more than 500,000

rental homes, as the number of renters with extremely low incomes increased while the supply of housing affordable to them declined. The report called for greater federal investment in the preservation and expansion of the affordable housing stock, more Housing Choice Vouchers, a national housing stabilization fund for renters who experience an unexpected short-term financial shock, and federal tenant protections. NLIHC also released [*The Gap: La Escasez de Viviendas Asequibles*](#), a Spanish-language edition of the report, in March.

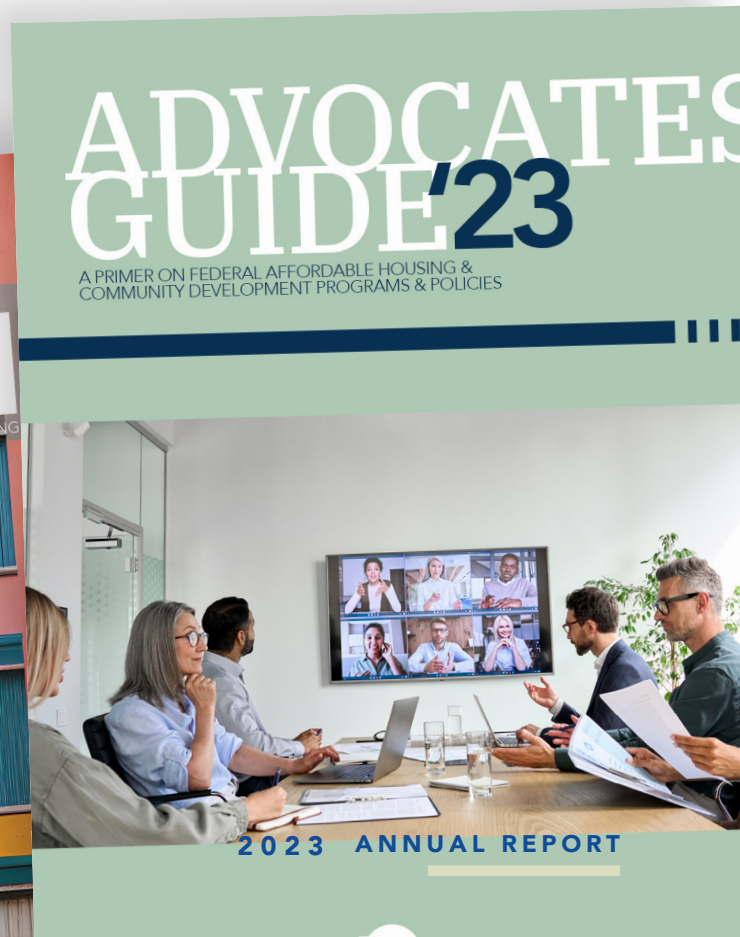


OTHER PUBLICATIONS

Out of Reach 2023 - The High Cost of Housing:

NLIHC released its annual report [Out of Reach 2023: The High Cost of Housing](#) in June. Every year, the report highlights the mismatch between the wages people earn and the price of decent rental housing in every state, metropolitan area, and county in the U.S. while also calculating the “Housing Wage” a full-time worker must earn to afford a rental home without spending more than 30% of their income on housing costs. In 2023, the national Housing Wage was \$28.58 per hour for a modest two-bedroom home at fair market rent and \$23.67 per hour for a modest one-bedroom home. The 2023 report showed how high rents had combined with the expiration of many pandemic-era benefit programs to exacerbate the financial insecurity of low-income renters, leading to higher eviction filing rates and increased homelessness. NLIHC released [Fuera de Alcance: El Alto Costo de la Vivienda 2023](#), a Spanish-language edition of *Out of Reach 2023*, in July.

Advocates’ Guide 2023: Written by NLIHC staff and other leading experts in the field and published annually, NLIHC’s *Advocates’ Guide* is a comprehensive resource covering virtually every federal affordable housing program and policy pertaining to low-income people. *Advocates’ Guide 2023*, released in March, featured new sections on COVID-19-era housing programs and on tenant protections and eviction prevention efforts, including chapters on just cause eviction, right to counsel for tenants, and eviction diversion. The 2023 *Guide* also included new chapters on the State and Local Fiscal Recovery Fund (SLFRF) program and on community land trusts, as well as the latest information on the Affirmatively Furthering Fair Housing rule and updates on a range of HUD regulations and housing-related legislation.





NLIHC AND PARTNERS ACHIEVE MAJOR ADMINISTRATIVE VICTORIES

HUD ISSUES PROPOSED AFFH RULE FOLLOWING NLIHC ADVOCACY

HUD issued a proposed Affirmatively Furthering Fair Housing (AFFH) rule in February meant to restore and improve upon the agency's 2015 AFFH rule, which had been abruptly removed by the previous administration. The new proposed rule – meant to implement one of the provisions of the *Fair Housing Act of 1968* – included six overarching features broadly supported by NLIHC. The rule was released a month after NLIHC and 11 other national organizations sent a letter urging the administration to take immediate action to advance a new proposed rule. NLIHC, along with the National Fair Housing Alliance and 34 other civil rights and housing organizations, issued a joint statement applauding the release of the proposed rule and urging HUD to move quickly in adopting a final AFFH regulation following the end of the proposed rule's comment period in April. NLIHC submitted a comment letter supporting the rule, while also suggesting improvements, and issued a series of briefs providing recommendations. A final rule has remained at the Office of Management and Budget (OMB) since December 2022, despite efforts by NLIHC and others to bring about its release.

FINAL RULE IMPLEMENTING NSPIRE REGULATIONS ISSUED BY HUD

HUD published the [final rule](#) implementing the National Standards for Physical Inspection of Real Estate (NSPIRE) in the *Federal Register* in May. NSPIRE seeks to strengthen HUD's physical condition standards and improve HUD oversight, while aligning, consolidating, and improving the physical inspection regulations that apply to multiple HUD-assisted housing programs, replacing the Uniform Physical Condition Standards (UPCS), and absorbing much of the Housing Quality Standards (HQS) regulations. Following release of the final rule, HUD issued three supplemental notices – on Standards, Administration, and Scoring – to provide further guidance. Only the Scoring notice was subject to public comments. NLIHC submitted a comment letter offering several suggested improvements while endorsing all but one provision. The letter urged HUD to require inspectors to provide residents with all draft and final inspection reports at the same time that reports are provided to owners and/or managers and urged HUD to include additional opportunities for residents to engage with the NSPIRE inspection process. NLIHC also released a brief on the NSPIRE regulations, [Summary of Key Provisions of the Final National Standards for Physical Inspection \(NSPIRE\) Regulations](#), in May.



BIDEN ADMINISTRATION ANNOUNCES EFFORTS TO CRACK DOWN ON RENTAL JUNK FEES

The Biden-Harris administration announced in July actions to “crack down on junk fees” in rental housing. On the one hand, HUD released a research brief on rental fees that highlights state, local, and private sector strategies to encourage transparency and fairness in the market. On the other hand, the White House praised recent state actions to address hidden rental fees in response to the publication of a March resource for states addressing how they can reduce junk fees across sectors. The actions followed advocacy by NLIHC and an open call issued by HUD Secretary Marcia L. Fudge for rental housing providers to create a fairer and more transparent rental market. In response, Zillow, Apartments.com, and AffordableHousing.com each announced new steps to provide information about fees for tenants before they sign a lease. NLIHC took issue with rental junk fees in a comment letter sent in May to the Consumer Financial Protection Bureau (CFPB) and the Federal Trade Commission (FTC) in response to a request for input on tenant screening practices.

HUD LAUNCHES ALL INSIDE INITIATIVE

HUD launched in May ALL INside, a first-of-its-kind initiative to tackle unsheltered homelessness across the country. Through the ALL INside initiative, the U.S. Interagency Council on Homelessness (USICH) and its 19 federal member agencies partner with state and local governments to strengthen and accelerate local efforts to move individuals experiencing unsheltered homelessness into homes in five cities and the State of California. The initiative was strongly supported by NLIHC.

HUD RESTORES DISPARATE IMPACT RULE

HUD issued a final rule restoring a 2013 discriminatory effects rule following efforts by NLIHC and our partners. The final rule recodifies the 2013 rule’s discriminatory effects three-step burden shifting standard. The proposed rule would also return the definition of “discriminatory effect” eliminated from the 2020 rule, which erased “perpetuation of segregation” as a recognized type of discriminatory effect distinct from disparate impact.



FHFA RELEASES RFI REGARDING RENTER PROTECTIONS

The Federal Housing Finance Agency (FHFA) released a request for information (RFI) – and NLIHC helped mobilize thousands of organizations and people to submit comments – in support of renter protections. The RFI followed the publication by the White House of its *Blueprint for a Renters Bill of Rights* announcing that FHFA would launch a process to conduct stakeholder outreach to help identify opportunities and challenges involved in adopting and enforcing tenant protections. In July 2024, FHFA announced three policy changes to go into effect for new, federally backed mortgages starting in February 2025: 30 days’ notice of rent increases; 30 days’ notice of lease term expiration; and a 5 day late payment period.

HUD PROVIDES RUSH FUNDING TO DISASTER SURVIVORS IN MAUI

After devastating summer wildfires in Hawaii, HUD provided Rapid Unsheltered Survivor Housing (RUSH) funding to disaster survivors in Maui who were experiencing homelessness prior to the disaster. HUD’s action followed advocacy by NLIHC and the Coalition’s release of a [report](#) on the RUSH program offering recommendations for improvements.

FEMA RELEASES FIRST-EVER EQUITY GUIDE FOR LOCAL OFFICIALS

FEMA released its first-ever [Post-Disaster Equity Guide for Local Officials Rebuilding Communities](#). The publication provided guidance for local officials working to understand and prepare for disaster recovery efforts, with an emphasis on promoting equity and accountability. The guide was organized around eight goals and addressed approaches for engaging with and identifying the needs of communities to ensure an accessible, inclusive, and equitable recovery.

DISASTER HOUSING RECOVERY

In 2023, NLIHC and our Disaster Housing Recovery Coalition (DHRC) – a group of more than 900 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover – sent or signed on to six letters to congressional leaders and administration officials, while also achieving other notable victories.

NLIHC’S DHRC SUBMITS COMMENTS TO FEMA ON ACHIEVING EQUITABLE RECOVERY

Writing on behalf of the DHRC, NLIHC submitted comments to FEMA in March in response to a request for feedback regarding a new guide being prepared by the agency, “Achieving Equitable Recovery: A Post-Disaster Guide for Local Officials,” intended to help local officials incorporate diversity, equity, inclusion, and accessibility in post-disaster recovery management work.

“REFORMING DISASTER RECOVERY ACT” INTRODUCED IN THE U.S. SENATE

The “Reforming Disaster Recovery Act” was introduced in the U.S. Senate in May by Senators Brian Schatz (D-HI) and Susan Collins (R-ME), along with bipartisan sponsorship from 12 additional senators, following advocacy by NLIHC and the DHRC. The bipartisan bill contains critical reforms proposed by DHRC members to help ensure that the federal government’s long-term disaster recovery program, the Community Development Block Grant-Disaster Recovery program, better serves disaster survivors with the lowest incomes and their communities.

DHRC RELEASES NEW DISASTER RECOVERY RESOURCES

The DHRC released in June a [Resource Guide for 2023 Hurricane Season](#) to provide resources, information, and links regarding hurricane preparedness, response, and recovery. In October, the DHRC released a [sovereignty resource guide](#) authored by members of its Hawaii Fires Working Group. The guide compiles several resources to assist organizations in centering the historical and present understanding of Hawaiian sovereignty in the context of Native Hawaiian culture.

NLIHC SUBMITS COMMENTS TO HUD REGARDING FEDERAL FLOOD RISK MANAGEMENT STANDARD

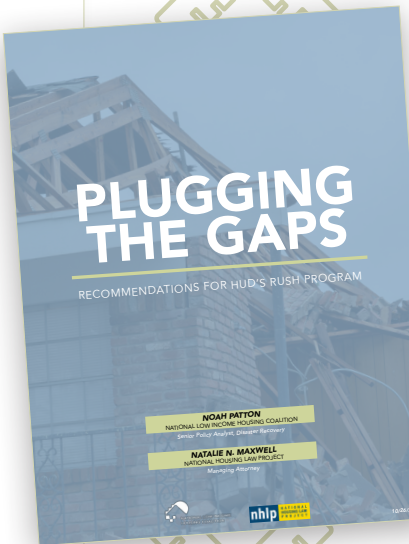
NLIHC submitted comments in response to a proposed rule issued by HUD in the *Federal Register* regarding the establishment of a new Federal Flood Risk Management Standard (FFRMS) detailing how HUD takes flood risk into account when evaluating proposed uses of agency funding.

NLIHC SUBMITS COMMENTS TO FEMA ON COMMUNITY DISASTER RESILIENCE ZONE PROGRAM AND NATIONAL RISK INDEX

NLIHC submitted in July comments on behalf of the DHRC regarding a request by FEMA for information regarding the Community Disaster Resilience Zone program and the National Risk Index.

NLIHC AND NHLP RELEASE JOINT REPORT EXPLORING CHALLENGES IN IMPLEMENTATION OF HUD'S RUSH PROGRAM

NLIHC and the National Housing Law Project released in October a report exploring the implementation of HUD's Rapid Unsheltered Survivor Housing (RUSH) program, a new initiative designed to fill gaps in federal assistance by addressing homelessness in communities impacted by disasters. The report, [Plugging the Gaps: Recommendations for HUD's RUSH Program](#), finds that while RUSH offers vital support to disaster-impacted communities, initial implementation of the program in Florida was hampered by challenges that must be remedied before future deployments.



EVENTS

ADVOCATES FROM AROUND THE COUNTRY ATTEND NLIHC'S 2023 HOUSING POLICY FORUM

Advocates from around the country gathered in Washington, D.C., and virtually for NLIHC's 2023 Housing Policy Forum, "Onward to Housing Justice," in March. The first Forum held in person since 2019, the event was hosted at the Hilton Capitol Hill Hotel and featured conversations with and presentations by key leaders in Congress and the Biden administration, including HUD Secretary Marcia L. Fudge, Representatives Maxine Waters (D-CA) and Pramila Jayapal (D-WA), U.S. Department of the Treasury Deputy Secretary Wally Adeyemo, and Federal Housing

Finance Agency Director Sandra Thompson. The Forum also featured a keynote address by sociologist Matthew Desmond, as well as a book launch for Professor Desmond's book, *Poverty, by America*, and a conversation with Ms. Shirley Sherrod, co-founder of New Communities Land Trust. The Forum offered numerous plenary panels, breakout sessions, and other opportunities for advocates to engage with and learn from thought-leaders, tenant and community leaders, policy experts, researchers, and affordable housing practitioners about the fight for housing justice.





NLIHC CELEBRATES 2023 HOUSING LEADERSHIP AWARDS HONOREES

NLIHC's 41st Annual Housing Leadership Awards Reception was held at the Hilton Capitol Hill Hotel in Washington, D.C. during the Housing Policy Forum in March. At the ceremony, NLIHC presented the Edward W. Brooke Housing Leadership Award to Representative Cori Bush (D-MO) for leading a movement to guarantee housing for all; the Sheila Crowley Housing Justice Award to Ayuda Legal Puerto Rico for its persistent

efforts to ensure a just recovery – including access to safe and affordable housing – in the aftermath of numerous disasters; and the Cushing Niles Dolbeare Lifetime Service Award to John Parvensky for his longstanding leadership in the fight for housing and health care justice and equity as an advocate, a supportive housing developer, and a provider of health care for the homeless.

STATE AND TRIBAL PARTNERS

NLIHC continued to support and engage 67 state homelessness and affordable housing coalitions in 45 states and D.C., including one tribal partner operating in the Northern plains region, in the effort 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 NLIHC state and tribal partners are vital to NLIHC's work, regularly mobilizing tens of thousands of advocates around federal policy issues. NLIHC convenes state and tribal partner calls and convenings featuring peer learning, NLIHC research, federal policy updates, advocacy campaigns, NLIHC media toolkits, and guest presenters on special topics. In 2023, NLIHC staff presented as keynote speakers, plenary panelists, and workshop presenters at numerous events hosted by state and tribal partners and attended by thousands of advocates.

NLIHC LEADS OTHER CAMPAIGNS AND COALITIONS

NLIHC 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 Partnership for Just Housing consists of more than 20 national housing and civil rights groups and more than 15 state and local groups that advocate for policies that ensure justice-involved individuals can successfully return to decent, affordable homes after incarceration.



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(SUMMER 2024)



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SENIOR RESEARCH
ANALYST



Millen Asfaha
OPERATIONS
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SENIOR VICE
PRESIDENT FOR
RESEARCH



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INCLUSIVE COMMUNITY
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Billy Cerullo
HOUSING ADVOCACY
ORGANIZER



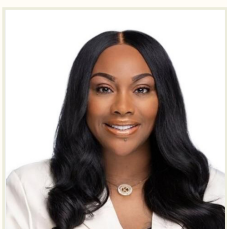
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PROJECT MANAGER,
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AND INCLUSION

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(SUMMER 2024)



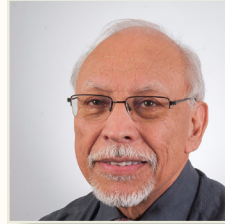
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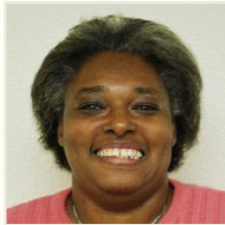
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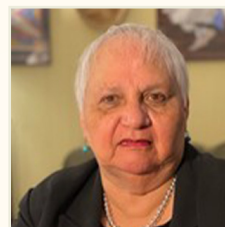
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HOUSING AUTHORITIES
AVENUE COMMUNITY
DEVELOPMENT CORPORATION
AYUDA LEGAL PUERTO RICO
BALTIMORE REGIONAL HOUSING
PARTNERSHIP
BERKSHIRE COUNTY REGIONAL
HOUSING AUTHORITY

BERNAL HEIGHTS
DEMOCRATIC CLUB
BEST REAL ESTATE COMPANY
BETTER HOUSING TOGETHER
BETWEEN SUNDAY
MINISTERIES
BICKERDIKE REDEVELOPMENT
CORPORATION
BISHOP SHEEN ECUMENICAL
HOUSING FOUNDATION, INC.
BURBANK HOUSING
DEVELOPMENT CORPORATION
C.R.C
CALIFORNIA COALITION FOR
RURAL HOUSING
CALIFORNIA COMMUNITY
FOUNDATION
CALIFORNIA HOUSING FINANCE
AGENCY
CALIFORNIA HOUSING
PARTNERSHIP CORPORATION
CAN-DO
CASA OF OREGON
CATHOLIC CHARITIES USA
CENSERE CONSULTING, LLC
CENTER FOR CIVIC AND
PUBLIC POLICY IMPROVEMENT
(CCPPI)
CENTER FOR HOUSING AND
HEALTH

STAFF, BOARD, AND MEMBERS

CENTRAL MASSACHUSETTS HOUSING ALLIANCE, INC.
CENTRAL VIRGINIA HOUSING COALITION
CHAMPLAIN HOUSING TRUST
CHAMPLAIN VALLEY OFFICE OF ECONOMIC OPPORTUNITY
CHARITIES HOUSING DEVELOPMENT CORPORATION OF SANTA CLARA COUNTY
CHARTER OAK COMMUNITIES
CHEYENNE RIVER HOUSING AUTHORITY
CHICAGO REHAB NETWORK
CHRISTIAN CHURCH HOMES
CHURCHED OUT 88
CINCINNATI | HAMILTON COUNTY COMMUNITY ACTION AGENCY
CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.
CITY OF COLORADO SPRINGS - COMMUNITY DEVELOPMENT DIVISION
CITY OF JERSEY CITY
CITY OF LOS ANGELES HOUSING DEPARTMENT
CMC NETWORK
COACHELLA VALLEY HOUSING COALITION
COALITION FOR EQUITABLE COMMUNITY DEVELOPMENT
COALITION FOR NONPROFIT HOUSING & ECONOMIC DEVELOPMENT
COALITION FOR TENANT JUSTICE
COALITION FOR THE HOMELESS
COALITION OF COMMUNITY ORGANIZATIONS
COALITION ON HOMELESSNESS AND HOUSING IN OHIO
COASTAL ENTERPRISES, INC.
COLORADO COALITION FOR THE HOMELESS
COMMISSION ON ECONOMIC OPPORTUNITY OF LUZERNE COUNTY
COMMUNITIES TOGETHER INC.
COMMUNITY BRIDGES
COMMUNITY DEVELOPMENT ADVOCATES OF DETROIT
COMMUNITY DEVELOPMENT NETWORK OF MARYLAND
COMMUNITY ECONOMIC DEVELOPMENT ASSISTANCE CORPORATION
COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION OF MICHIGAN
COMMUNITY HOUSING OF MAINE
COMMUNITY REDEVELOPMENT ASSOCIATES OF FLORIDA, INC.
COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION
COMMUNITY SOLUTIONS
COOK INLET HOUSING AUTHORITY
COPPER RIVER BASIN REGIONAL HOUSING AUTHORITY
CORPORACION LA FONDITA DE JESUS
CSI SUPPORT & DEVELOPMENT SERVICES
DELAWARE CENTER FOR HOMELESS VETERANS, INC.
DEL-MOR DWELLINGS CORPORATION
DETROIT PEOPLE'S PLATFORM
DHIC, INC.
DOMINIUM
DOTHAN HOUSING
DREAMKEY PARTNERS
EAH HOUSING
EAST BAY HOUSING ORGANIZATIONS
EASTERN CT HOUSING OPPORTUNITIES
EAU CLAIRE STATE OFFICE OF SEN. TAMMY BALDWIN
EMPATH - ECONOMIC MOBILITY PATHWAYS
EMPOWER MISSOURI
ENDING COMMUNITY HOMELESSNESS COALITION
ETERNAL DEED
EVANGELICAL LUTHERAN CHURCH IN AMERICA, WASHINGTON
FAIR HOUSING CENTER OF CENTRAL INDIANA
FAIR HOUSING CENTER OF SOUTHWEST MICHIGAN
FAIR HOUSING COUNCIL OF NORTHERN NEW JERSEY
FAMILY PROMISE MONTCO PA
FAMILY PROMISE OF KNOXVILLE
FLORIDA HOUSING COALITION
FLORIDA SUPPORTIVE HOUSING COALITION
FOCUS STRATEGIES
FREEPORT HOUSING TRUST
FUNDERS TOGETHER TO END HOMELESSNESS
GAITHER DYNAMIC
GEORGIA ADVANCING COMMUNITIES TOGETHER
GEORGIA ALLIANCE TO END HOMELESSNESS
GINGER SEGEL CONSULTING LLC
GREATER SYRACUSE TENANTS NETWORK
HABITAT FOR HUMANITY LA CROSSE AREA
HABITAT FOR HUMANITY MONTGOMERY COUNTY, TEXAS
HABITAT FOR HUMANITY OF FLORIDA, INC.
HAI GROUP

STAFF, BOARD, AND MEMBERS

HARLINGEN COMMUNITY
DEVELOPMENT CORPORATION

HARPIA EAGLE LLC

HARRIET TUBMAN FREEDOM
FIGHTERS CORP.

HAVEN HOME FOUNDATION,
INC.

HAWAII APPLESEED

HDC MIDATLANTIC

HILL DISTRICT CONSENSUS
GROUP

HOLY INFANT CATHOLIC
CHURCH

HOM, INC.

HOME IS THE FOUNDATION

HOME LINE

HOME OPPORTUNITIES MADE
EASY, INC.

HOMELESS AND HOUSING
COALITION OF KENTUCKY

HOMELESS SERVICES UNITED

HOMES FOR AMERICA

HOMESTEAD AFFORDABLE
HOUSING, INC.

HOMEWORD

HOPE SPRINGS HOUSING, INC.

HOPE WHISPERS COMMUNITY ,
INC.

HOUSING & COMMUNITY DEVEL-
OPMENT NETWORK OF NEW
JERSEY

HOUSING & EVICTION PRE-
VENTION PROJECT (MONROE
COUNTY)

HOUSING & HOMELESSNESS
ALLIANCE OF VERMONT

HOUSING ACTION COUNCIL

HOUSING ACTION ILLINOIS

HOUSING ACTION NH

HOUSING ALLIANCE DELAWARE

HOUSING ALLIANCE OF
PENNSYLVANIA

HOUSING AUTHORITY CITY OF
FREDERICK

HOUSING AUTHORITY OF COOK
COUNTY

HOUSING AUTHORITY OF THE
CITY OF AUSTIN

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA

HOUSING CALIFORNIA

HOUSING COLORADO

HOUSING JUSTICE CENTER

HOUSING KENT

HOUSING NETWORK OF RHODE
ISLAND

HOUSING OREGON

HOUSING SANTA CRUZ COUNTY

HOUSINGFORWARD VIRGINIA

HOUSINGLINK

HOUSINGWORKS RI

HUMAN DEVELOPMENT
SERVICES OF WESTCHESTER,
INC.

IMPACT NW

INCLUSIVITY INSTITUTE

INNOVATIVE EMERGENCY
MANAGEMENT (IEM)

INTERMOUNTAIN FAIR HOUSING
COUNCIL

JOHNSON COUNTY SOCIAL
SERVICES

JUSTICE IN AGING

KANSAS STATEWIDE HOMELESS
COALITION

KEARNEY HOUSING AGENCY

KELLY ANNE JOHNSTONE
CONSULTING

KENNETT AREA COMMUNITY
SERVICE

LA FAMILY HOUSING

LEGAL SERVICES OF EASTERN
MISSOURI

LIFT TO RISE

LIVING BETTER LIFE

LONG ISLAND HOUSING
SERVICES

LOUISIANA FAIR HOUSING
ACTION CENTER

MAIKER HOUSING PARTNERS

MAINE AFFORDABLE HOUSING
COALITION

MAINE IMMIGRANTS' RIGHTS
COALITION

MANUFACTURED HOME
OWNERS ASSOCIATION OF
NEW JERSEY

MARYLAND AFFORDABLE
HOUSING COALITION

MARYLAND DEPARTMENT OF
DISABILITIES

MASSACHUSETTS HOUSING
PARTNERSHIP

MAZASKA OWECASO OTIPI
FINANCIAL

META

METROPOLITAN ST. LOUIS EQUAL
HOUSING AND OPPORTUNITY
COUNCIL

METROPOLITAN TENANTS

MIAMI VALLEY FAIR HOUSING
CENTER, INC.

MICHIGAN COALITION AGAINST
HOMELESSNESS

MID-PENINSULA HOUSING
CORPORATION

MILESTOGO

MINNESOTA HOUSING
PARTNERSHIP

MINOT AREA HOMELESS
COALITION

MOBILITY WORKS, INC.

MOHAWK VALLEY COMMUNITY
ACTION AGENCY, INC.

MOLINE HOUSING AUTHORITY

MONARCH HOUSING
ASSOCIATES

MONROE GROUP

STAFF, BOARD, AND MEMBERS

MONTANA COALITION FOR HOUSING & INFRASTRUCTURE
MONTEREY BAY ECONOMIC PARTNERSHIP
MOUNTAIN HOUSING OPPORTUNITIES, INC.
MUTUAL HOUSING CALIFORNIA
NATIONAL ADAPT - HOUSING GROUP
NATIONAL ADVOCACY CENTER OF THE SISTERS OF THE GOOD SHEPHERD
NATIONAL COALITION FOR HOMELESS VETERANS
NATIONAL HOMELESSNESS LAW CENTER
NATIONAL NETWORK TO END DOMESTIC VIOLENCE
NATIONAL WOMEN'S LAW CENTER
NEBRASKA HOUSING DEVELOPERS ASSOCIATION
NEIGHBORWORKS MONTANA
NEVADA H.A.N.D., INC.
NEVADA RURAL HOUSING AUTHORITY
NEW BETHANY, INC.
NEW DESTINY HOUSING CORPORATION
NEW MEXICO COALITION TO END HOMELESSNESS
NEW MEXICO EVICTION PREVENTION & DIVERSION
NEW YORK CITY HOUSING DEVELOPMENT CORPORATION
NEW YORK STATE RURAL ADVOCATES
NEW YORK STATE RURAL HOUSING COALITION
NEWCAP INC.
NEXT STEP DEVELOPMENT CORPORATION
NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA
NORTH CAROLINA HOUSING COALITION
NORTH CAROLINA STATEWIDE INDEPENDENT LIVING COUNCIL
NORTHEAST HAWLEY DEVELOPMENT ASSOCIATION, INC.
NORTHEAST OHIO COALITION FOR THE HOMELESS
NORTHERN OHIO RECOVERY ASSOCIATION
NORTHGATE RESIDENTS' OWNERSHIP CORPORATION
NORTHWEST CLT CORPORATION
NORTHWEST PILOT PROJECT
NORTHWESTERN UNIVERSITY BLUHM LEGAL CLINIC
OAKLEAF REAL ESTATE MANAGEMENT COMPANY
OPEN DOORS
ORANGE COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
PARTNERSHIP FOR STRONG COMMUNITIES
PATHSTONE CORPORATION
PIEDMONT HOUSING ALLIANCE
PINE STREET INN
PK COMPANIES
PLYMOUTH HOUSING GROUP
POLK COUNTY HOUSING TRUST FUND
PRINCETON COMMUNITY HOUSING
PRISM SOLAR LLC
PROSPERITY INDIANA
PURE HEARTS R US HOUSING AGENCY
REGION NINE HOUSING CORPORATION
REINVESTMENT PARTNERS
RETIREMENT HOUSING FOUNDATION
RHODE ISLAND COALITION TO END HOMELESSNESS
RHODE ISLAND HOUSING
RIDESHARE2VOTE AWARE
RIPLEY HOUSING AUTHORITY
RIPPLE COMMUNITY INC.
RLH DEVELOPMENT, LLC
ROC USA
ROGUE ARCHITECTURE
SACRAMENTO HOUSING ALLIANCE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SAFE HARBOUR
SANTA CLARA COUNTY HOUSING AUTHORITY
SEATTLE/KING COUNTY COALITION ON HOMELESSNESS
SELF-HELP ENTERPRISES
SFF CONSULTING GROUP
SOUTH COUNTY TASK FORCE
SOUTHEAST MICHIGAN NONPROFIT HOUSING CORPORATION
SOUTHERN CALIFORNIA ASSOCIATION OF NON PROFIT HOUSING
SPIRIT FOR CHANGE CONSULTING
ST. JAMES HRA/PARK APARTMENTS
STATEWIDE INDEPENDENT LIVING COUNCIL OF GEORGIA
SUNRISE AFFORDABLE HOUSING GROUP
SUPPORTIVE HOUSING ASSOCIATION OF NEW JERSEY
SUPPORTIVE HOUSING NETWORK OF NEW YORK
TEMPORARY EMERGENCY SERVICES
TENANTS & NEIGHBORS
TEXAS ASSOCIATION OF

STAFF, BOARD, AND MEMBERS

COMMUNITY DEVELOPMENT
CORPORATIONS
TEXAS HOMELESS NETWORK
TEXAS HOUSERS
TEXAS TENANTS UNION
THE COALITION FOR THE
HOMELESS
THE HOUSING COLLECTIVE
THE NHP FOUNDATION
THE PUBLIC INTEREST LAW
PROJECT
THE WEBSTER CORPORATION
TOOLBOX CREATIVE
TORRES LEGAL SOLUTIONS LLC
TRANSITION PROJECTS, INC.
TWIN PINES HOUSING TRUST
TWO RIVERS-OTTAUQUECHEE

REGIONAL COMMISSION
UNION STATION HOMELESS
SERVICES
UNITED NATIVE AMERICAN
HOUSING ASSOCIATION
UNITING CITIZENS FOR
AFFORDABLE HOUSING IN
NEWTON
URBAN EDGE HOUSING
CORPORATION
URBAN LAND CONSERVANCY
UTAH HOUSING COALITION
VERMONT HOUSING AND
CONSERVATION BOARD
VERMONT HOUSING FINANCE
AGENCY
VIRGINIA SUPPORTIVE HOUSING
VOICES UNHEARD, INC.

WARD MUNGO CONSTRUCTION
WASHINGTON LOW INCOME
HOUSING ALLIANCE
WASHINGTON STATE HOUSING
FINANCE COMMISSION
WASHTENAW HOUSING
ALLIANCE
WEST BANK COMMUNITY
DEVELOPMENT CORPORATION
WEST STREET RECOVERY
WESTERN MASSACHUSETTS NET-
WORK TO END HOMELESSNESS
WISCONSIN COMMUNITY
ACTION PROGRAM ASSOCIATION
WISCONSIN PARTNERSHIP FOR
HOUSING DEVELOPMENT, INC.

RESIDENT/TENANT ASSOCIATIONS

334 EAST 92ND STREET TENANT
ASSOCIATION
ALFRED E. SMITH HOUSES
RESIDENT ASSOCIATION
ASHTON RIDGE NEIGHBORHOOD
WATCH
BAE REALTY AND INVESTMENT
SERVICES LLC
BOSTON HOUSING AUTHORITY
RESIDENT ADVISORY BOARD
CASTLE SQUARE TENANTS, INC.
CENTRAL VIRGINIA CLIENT
COUNCIL
CYPRESS CATHEDRAL
APARTMENTS TENANT
ASSOCIATION
DALLAS EVICTION
ADVOCACY CENTER
FREEDOM FROM THE STREETS
GLOBAL WINDS LLC
GREENHOUSE TENANT COUNCIL

GUSTE HOMES RESIDENT
MANAGEMENT CORPORATION
HIGHLAND PARK RESIDENT
CORPORATION
KISTLER HOUSEHOLD
LILLIAN WALD RESIDENT
ASSOCIATION
MIAMI WORKERS CENTER
MILDRED C. HAILEY TENANT
MINNEAPOLIS HIGHRISE
REPRESENTATIVE COUNCIL
MY SKILLS COACH
NATIONAL ALLIANCE OF HUD
TENANTS
OREGON RENTERS IN ACTION
OUTSIDERS INN
PASADENA TENANTS UNION
POMONOK RESIDENTS
ASSOCIATION
RED HOOK INITIATIVE

REDWOOD GARDENS TENANT
ASSOCIATION
RESIDENT UNITED NETWORK
LOS ANGELES
SARASOTA HOUSING
AUTHORITY AGENCY-WIDE
RESIDENT COUNCIL
SAVE SECTION 9
SPRINGFIELD EUGENE TENANT
ASSOCIATION
SPRINGS ALLIANCE
TENANTS UNION OF
WASHINGTON STATE
THE LANDINGS TENANT
ASSOCIATION
WISCONSIN HOUSING FIRST
COALITION
WOMEN HELPING ALL PEOPLE

SPECIAL MEMBERS

SPECIAL MEMBERS



GENEROUS SUPPORT AND DONORS

GENEROUS SUPPORT AND DONORS

\$500,000 +



\$200,000 TO \$499,999



GENEROUS SUPPORT AND DONORS

\$100,000 TO \$199,999

An Anonymous Donor Advised Fund



**THE CHICAGO
COMMUNITY TRUST
AND AFFILIATES**



JPMorganChase



\$50,000 TO \$99,999



\$10,000 TO \$49,999



**MEYER AND DEANNE
SHARLIN**



GENEROUS SUPPORT AND DONORS

\$5,000 TO \$9,999

FEDERAL HOME LOAN BANK OF DALLAS
KLEIN HORNIG

MORTGAGE BANKERS ASSOCIATION
THE VACCINIUM GIVING FUND

\$1,000 TO \$4,999

ANONYMOUS
DAVID BAZELL
BEEKMAN ADVISORS
JOHN BURTON
BONNIE CALDWELL
BRENDA CLEMENT
CONCERN HOUSING
SHEILA CROWLEY
HELEN DUNLAP
KATHERINE FLYNN
DORA GALLO
GIVE LIVELY FOUNDATION
GOOD NATION FOUNDATION INC.
ANITA GRAY
ELIZABETH L. GROSSMAN
HAWKINS, DELAFIELD & WOOD
TIM HENKEL
HOUSING AUTHORITY OF THE CITY OF AUSTIN
IDAHO HOUSING AND FINANCE ASSOCIATION
IMPACTASSETS
J. RONALD TERWILLIGER FOUNDATION
FOR HOUSING AMERICA'S FAMILIES
EMILY JACKSON
CARLA JAVITS
WILLIAM C. KELLY JR.
MAINE EQUAL JUSTICE PARTNERS
CAROLYN MARGUET
MARILYN MELKONIAN
MICHELLE VIGEN RALSTON
MINNEAPOLIS FOUNDATION
NATIONAL AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION
NATIONAL COUNCIL OF STATE HOUSING
AGENCIES

NATIONAL HOUSING AND REHABILITATION
ASSOCIATION
NATIONAL LEASED HOUSING ASSOCIATION
NETWORK FOR GOOD
MARLA Y NEWMAN
ANN O'HARA
PENNROSE PROPERTIES
BARBARA POPPE
PRINCE GEORGES COUNTY HOUSING
& COMMUNITY DEVELOPMENT
NAOMI ROSENFELD
TELESIS CORPORATION
J. RONALD TERWILLIGER
THE NHP FOUNDATION
XJAMES BORDENAVE
COMMUNITY ECONOMICS, INC.
MADALENE FETSCH
RYAN GOOD
CHRIS HORNIG
DAN IMMERGLUCK
PETER KAPLAN
PETER KOVAR
DANIEL LEW
CARLOS MARTIN
KATHRYN MONET
NATIONAL FINANCIAL SERVICES LLC
LINDA OPPENHEIM
SCHWAB CHARITABLE
STAR PETERSON FAMILY CHARITABLE FUND
LEE STOOKEY
THE SHINN-KRANTZ CHARITABLE FUND
BEULAH WARREN
JASON ZAVALA

GENEROUS SUPPORT AND DONORS

\$100 TO \$499

SARAH ADLER
MARK ALLISON
AMERICA'S CHARITIES
ANONYMOUS
SCOTT AND ANNIE AUSTIN
SUSAN G. BAKER
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THOMAS BARRIE
JOSEPH BASLOE
ROY BATEMAN
JANELLE BECKER
NANCY BERNSTINE
STEVE BINDER
NICO CALAVITA
ESME CARAMELLO
ARLENE CARR
PAUL CASBERGUE
SEAN CASSIDY
CITY OF PHILADELPHIA
LEO CORMAN
DAVID DERAMUS
ANGEL EASON
LESLIE EBERT
DANIEL EHRENBERG
EUGENIA SMITH
SUSAN FAINSTEIN
DAVID FALK
MARLO FIELDS
WILLIAM FORSTER
MARIA FOSCARINIS
CAROLINE GAUDET
GENERAL BOARD OF CHURCH & SOCIETY OF THE
UNITED METHODIST
HOPE GILLIS
GIVINGA FOUNDATION
MICHELLE GLAUSER
ADAM GORDON

PETER GRACE
STEPHANIE HALL
MARK HAVENER
RICHARD HAYES
JEFF HEARNE
DAVID HEISTERKAMP
MATTIE HENDERSON
CHRISTOPHER HERBERT
LIZ HERSH
HOLES IN THE WALL COLLECTIVE, INC.
HOUSING NETWORK OF RHODE ISLAND
JEANNE HURLEY
STEPHEN JARVIS
JOHN GIFFORD BRANDENBURG
NICOLAS KARR
RACHEL KASSENBRÖCK
JOHN KIMBLE
KINGDOM COMMUNITY DEVELOPMENT CORPORATION
MICHELE MCNICKLES
MEENA CARR
ANDREW H. MOTT
ERIC NOVAK
STEPHANIE NOWAK
VINCENT O'DONNELL
BOB PALMER
JAMES PAPPAS
LAURENCE PEARL
SARALYN PERITZ
SUE WATLOV PHILLIPS
KHOSRO PICHKA
RAPHAEL PODOLSKY
ERIC PRICE
TREYVON RAWLS
MIKE REAGAN
RENAISSANCE CHARITABLE
VERNELL ROBINSON

GENEROUS SUPPORT AND DONORS

STEVEN ROESCH
NAN ROMAN
KATHERINE RUIZ
CRAIG SADDLEMIRE
BARBARA SARD
JIM SCHAAFSMA
ELIZA SCHAFLE
ESTHER SCHLORHOLTZ
PATRICIA SCHULE
JEFFREY SHARLEIN
AARON SHAW
BOB SIMPSON
CHRISTINA SIN
ELLEN SKINNER
SHAYLIN SLUZALIS
SCOTT M. SOMMER
SOUTH CAROLINA STATE HOUSING FINANCE &

DEVELOPMENT
MARIA STOYADINOVA
JOANNE TANG
JOYCE TAVON
THE BLACKBAUD GIVING FUND
THE SALVATION ARMY NATIONAL HEADQUARTERS
LYDIA TOM
DONALD TUCKER
UNITED COMMUNITY HOUSING COALITION
ALICE WALTHER
GREGORY WATSON
JOSEPH WEISBORD
CAROL WILKINS
ROBIN WILLIAMS
ADELIA WILLIAMS
MARIAN WISEMAN
BRANDON WU

\$99 AND UNDER

ACTBLUE CHARITIES
DELIA ALFAFARA
ANNE BEATTY
KARL BECKER
ROSE BOTTLE
CHRIS CAMPBELL
AMBRE DECILAP
STEVEN DONNAN
JEANNE ERNEST
FRAN ESKIN-ROYER
STEVEN FECAROTTA
RUTH GILLET
BRENDAN GOTCH
DEJA HAIRL
JOHN HARDMAN
BARB HARRIS

WILLIAM HIGGINS
JUDITH HUFF
CARYNNE JARRELL
KARA JENNINGS
TOM LOFTUS
JAMES LONG
CHIRANJEEVI SINGH MARUTLA
JANAY MATTHEWS
JOSEPHINE MCNEIL
JULIA MOLINE
RAILA ROHRBECK
ANNA RUSSAKOFF
KIM SCHAFFER
KEVIN STRIPE
JOHN WIGNER

FINANCIALS

	COALITION	POLICY CENTER	ELIMINATIONS	TOTAL
Assets				
Cash and cash equivalents	\$ 19,182,906	\$ 3,191	\$ -	\$ 19,186,097
Grants and other receivables, net	2,735,330	-	-	2,735,330
Accounts receivable	65,000	-	-	65,000
Prepaid expenses and deposits	160,621	5,436	-	166,057
Property and equipment, net	151,952	-	-	151,952
Operating lease right-of-use asset, net	1,475,384	-	-	1,475,384
Financing lease right-of-use asset, net	10,455	-	-	10,455
Investments	5,865,088	-	-	5,865,088
Total Assets	29,646,736	8,627	-	29,655,363
Liabilities and Net Assets				
Liabilities				
Accounts payable and accrued expenses	560,057	-	-	560,057
Deferred revenue	37,205	-	-	37,205
Operating lease liability	1,939,812	-	-	1,939,812
Financing lease liability	10,928	-	-	10,928
Total Liabilities	2,548,002	-	-	2,548,002
Net Assets				
Without donor restrictions				
Undesignated	17,217,782	8,627	-	17,226,409
Board-designated to function as endowment funds	5,866,960	-	-	5,866,960
Total Net Assets				
Without donor restrictions	23,084,742	8,627	-	23,093,369
With donor restrictions	4,013,992	-	-	4,013,992
Total Net Assets	27,098,734	8,627	-	27,107,361
Total Liabilities and Net Assets	29,646,736	8,627	-	29,655,363

FINANCIALS

	COALITION	POLICY CENTER	ELIMINATIONS	TOTAL
Operating revenue and support				
Grants and contributions	\$ 21,594,745	\$ 102,106	\$ (102,106)	\$ 21,594,745
Investment return designated for operations	137,577	-	-	137,577
Annual conference registration revenue	135,440	-	-	135,440
Annual conference sponsorship revenue	335,735	-	-	335,735
Membership contributions	426,083	-	-	426,083
Service fee	155,624	-	-	155,624
Other	8,649	-	-	10,455
Dividends on money market funds	200,506	-	-	5,865,088
Interest income	13	-	-	13
Total operating revenue and support	22,994,372	102,106	(102,106)	22,994,372
Expenses				
Program service:				
Education	6,576,102	95,578	(102,106)	6,569,574
Total program service:	6,576,102	95,578	(102,106)	6,569,574
Supporting services	566,189	4,543	-	570,732
Management and general fundraising	229,938	-	-	229,938
Total Supporting Services	796,127	4,543	-	800,670
Total operating expenses	7,372,229	100,121	(102,106)	7,370,244



2023 ANNUAL REPORT
NATIONAL LOW INCOME HOUSING COALITION