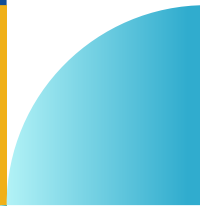
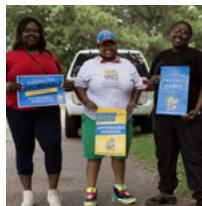


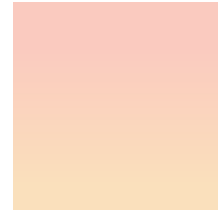
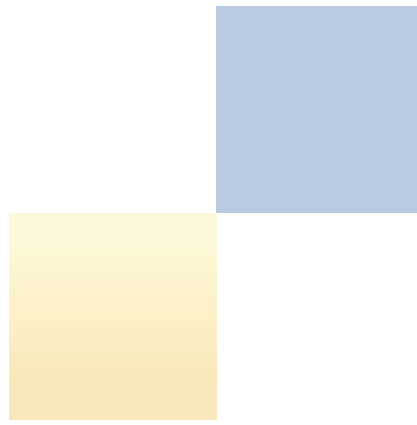
# 2019

## ANNUAL REPORT

The National Low Income Housing Coalition (NLIHC) is a national nonprofit dedicated to achieving socially just public policy that ensures the lowest-income people in the U.S. have decent, affordable homes.



NATIONAL LOW INCOME  
HOUSING COALITION



## OUR MISSION

Founded in 1974 by Cushing N. Dolbeare, NLIHC educates, organizes and advocates to ensure decent, affordable housing for everyone.

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 need 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 of 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

The year 2019 was one of numerous serious threats to affordable housing programs and the people they house, as well as extremely encouraging breakthroughs with key decision makers.

We began the year with the longest government shutdown in U.S. history, and NLIHC was at the forefront of educating policymakers, residents, media and the public about its harmful impacts on the lowest-income renters. The administration again proposed deep cuts (20%) to affordable housing programs, as well as benefit cuts for the lowest-income people in subsidized homes, efforts to undermine progress to affirmatively further fair housing, and harmful policies to evict mixed-status immigrant families from subsidized housing and to remove protections for trans people in need of homeless shelters. And the administration attempted to demonize people experiencing homelessness and threatened further criminalization or institutionalization of them as a means to embarrass political opponents.

With these challenges came opportunities to increase public and policymaker awareness of solutions. Through NLIHC's research, policy advocacy, organizing and communications, we broke through into the national dialogue in a new way, achieving unprecedented outcomes - both in media coverage of the housing crisis and its solutions for the lowest-income people, and in major housing bills being introduced in Congress.

*We can end homelessness and housing poverty in America. We have the data, the solutions, and, as a country, the resources. We lack only the political will to fund the solutions at the scale necessary. Through our collective work, we are building the will, and policymakers are taking up the charge.*

With your partnership and powerful advocacy, we maintained a virtually unprecedented 10% increase to HUD's budget for 2019 and 2020 and protected funding for the national Housing Trust Fund. We continued to build and lead the *Opportunity Starts at Home* (OSAH) multi-sector affordable homes campaign, with the campaign securing the introduction of two major bipartisan affordable housing bills in December.

NLIHC's *Our Homes, Our Votes 2020* nonpartisan candidate and voter engagement project had a tremendous impact in 2019, getting all of the major Democratic presidential candidates to put forward comprehensive housing plans - virtually all focused on the needs of the lowest-income people - and talking about them on the campaign trail as never before. And we led a successful campaign to get affordable housing addressed in a televised presidential debate - the first time in history! NLIHC partnered with the National Housing Law Project (NHLPP) to launch and lead a "Keep Families Together" campaign, to stop HUD's proposal to split up or evict 25,000 mixed-status immigrant families - including 55,000 U.S. citizen or legal resident children - from HUD-assisted housing. The campaign's efforts to generate comments opposing the proposal resulted in over 30,000 submissions - thirty times the previous record for a HUD rule.

NLIHC was proud to support the work of our state partners and other members around the country who achieved significant wins in their states and communities in 2019. NLIHC continued to support our partners and members with cutting-edge research like *Out of Reach* and *The Gap*, our annual Housing Policy Forum and Capitol Hill Day, the *Our Homes, Our Voices* Housing Week of Action, Disaster Housing Recovery Coalition efforts, and more.

Our collective efforts are changing the narrative and building political will. More than 6,000 media stories featured NLIHC's research and expertise in 2019, and policy makers took notice! Members of Congress introduced an array of remarkably bold new affordable homes legislation, in many cases with NLIHC's input and guidance.

The momentum is growing! We will end homelessness and housing poverty in America, once and for all!

  
Diane Yentel,  
NLIHC President and CEO



PBS



The New York Times  
The Washington Post & more



HAD



REACH  
media

The Washington Post



CITYLAB

BuzzFeed & more





# NLIHC, OUR MEMBERS, AND PARTNERS

succeeded on a number of key policy fronts in 2019, including:

## ➤ HUD'S BUDGET:

Maintaining a **historic 10% increase** to HUD's budget for 2019 and 2020, despite proposed 15-20% cuts from the administration. The 2020 spending law also stopped the administration's efforts to undermine evidence-based approaches to ending homelessness, and it required HUD to release disaster mitigation funds for Puerto Rico approved by Congress nearly two years before.

## ➤ CDBG-DR BILL:

Shaping a **Community Development Block Grant-Disaster Recovery authorization bill** and have it pass with strong bipartisan support in the House of Representatives, as well as educating and advising multiple lawmakers in drafting and introducing other key disaster housing recovery bills

## ➤ PROTECTING FAMILIES FROM EVICTION:

Having bipartisan legislation introduced to create a pilot **national housing stabilization fund** to protect families from eviction.

## ➤ OPPORTUNITY/MOBILITY VOUCHERS:

Having bipartisan legislation introduced to create **500,000 opportunity/mobility vouchers** to help low-income people move to higher-opportunity communities.

**WINS**  
*POLICY  
ADVOCACY*

## ➤ BIG, BOLD BILLS:

Educating and advise multiple lawmakers in drafting **big, bold bills to end homelessness and housing poverty in the U.S.**



KEEPING FAMILIES  
TOGETHER

# KEEPING FAMILIES TOGETHER:

## Opposing HUD's Mixed- Status Immigrant Family Rule.

NLIHC and the National Housing Law Project (NHLP) launched and led a "Keep Families Together" campaign to thwart a HUD mixed-status immigrant family proposed rule that could result in the eviction of 25,000 families - including 55,000 U.S. citizen or legal-resident children. NLIHC and NHLP created a microsite ([www.Keep-Families-Together.org](http://www.Keep-Families-Together.org)) with resources for advocates, issued calls to action, conducted informational webinars, organized a national "Day of Action," hosted tweetstorms, and more. As a result, advocates submitted more than **30,000 comments to HUD** on the rule, the vast majority in opposition.

The last HUD proposal that garnered significant public comments received just over 1,000 comments by comparison. NLIHC and NHLP also pursued a legislative strategy to block the implementation of the proposed rule that resulted in two bills introduced in the Senate and House and language in the appropriations bill.



NLIHC AND NHLP ORGANIZED  
A NATIONAL DAY OF ACTION  
RESULTING IN

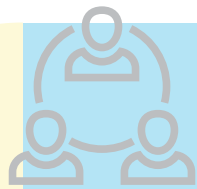
**30,000+**  
**comments**

WHERE THE VAST MAJORITY WAS IN  
OPPOSITION OF THE HUD PROPOSAL



# NLIHC ADVOCACY, INFORMING

& capacity building  
activities



CONDUCTED

**530**

meetings/briefings, calls  
and exchanges with  
**Congressional offices**



ISSUED

**48**

editions of the *Memo  
to Members and Partners*  
e-newsletter to

**160K**  
**READERS**



ASSISTED MORE THAN

**140**

**advocates**  
conduct visits to

**183**

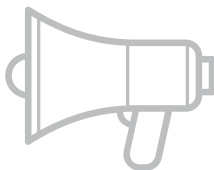
**CONGRESSIONAL  
OFFICES**

during the NLIHC  
2019 Capitol Hill Day.



**TESTIFIED**  
**4x**

before the **House Financial  
Services Committee &  
New Democrat Coalition  
Housing Task Force**



**ISSUED**  
**93**  
calls-to-action  
and updates  
each to nearly  
**160K**  
**INDIVIDUALS**



**PRESENTED AT**  
**115**  
events and forums  
attended by over  
**12k**  
**INDIVIDUALS**



**CONDUCTED**  
**229**  
meetings/convenings/  
webinars attended by  
**8k**  
**INDIVIDUALS**



**LED/PARTICIPATED IN**  
**27**  
sign-on/comment letters

# OUR HOMES, OUR VOTES 2020: a nonpartisan candidate and voter engagement project

## HIGHLIGHTS:

- ◆ Relunched OHOV with new look and tools
- ◆ 15 presidential candidates with housing plans
- ◆ Affordable housing questions were asked during televised debates

**NLIHC launched Our Homes, Our Votes: 2020**, a nonpartisan candidate and voter engagement project. NLIHC worked with partners across the country to engage more low-income renters in the voting and to encourage all the presidential candidates to put forward robust solutions to the nation's affordable housing crisis.

NLIHC partnered with the Polk County Housing Trust Fund and Housing Action NH to conduct meetings and town halls with presidential candidates to discuss housing affordability in their states and nationally. NLIHC created a new *Our Homes, Our Votes: 2020* website where we tracked all the candidates' proposals and comments on the housing affordability crisis and shared an *Our Homes, Our Votes 2020* toolkit for NLIHC's members, partners and allies across the country to similarly engage candidates on ending U.S. homelessness and housing poverty and to register, educate, and mobilize low-income renters as voters.

**The result:** Fifteen presidential candidates put forward comprehensive housing plans and talked about them on the campaign trail as never before, with the overwhelming majority of the plans centered on the housing needs of the lowest-income people.

We also led a campaign urging the presidential debate moderators to ask questions about affordable housing at the televised debates, through a sign-on letter from more than 1,000 organizations to each moderator, a full-page ad in the *LA Times*, and extensive social media efforts. For the first time in memory – if not in history – a moderator in a presidential debate asked candidates for their solutions to the nation's housing affordability crisis. In the November debate in Atlanta, *NBC News* White House Correspondent Kristen Welker, asked: "Millions of Americans are finding that housing has become unaffordable. . . , why are you the best person to fix this problem?" Three candidates - Tom Steyer, Elizabeth Warren and Cory Booker - responded.

*"Millions of Americans are finding that housing has become unaffordable. . . , why are you the best person to fix this problem?"*

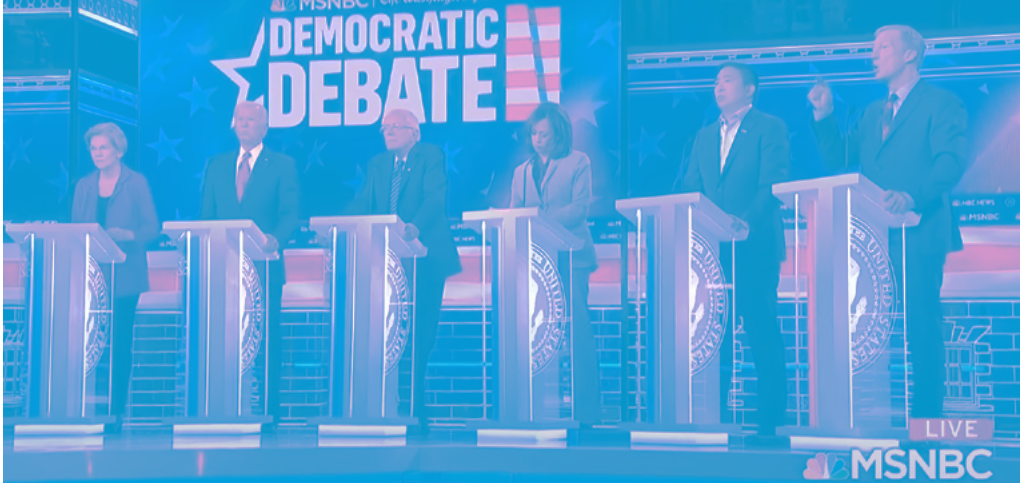


**OURHOMES-OUR VOTES.ORG**  
NATIONAL LOW INCOME HOUSING COALITION



## 2020

BECAUSE HOUSING IS BUILT WITH BALLOTS

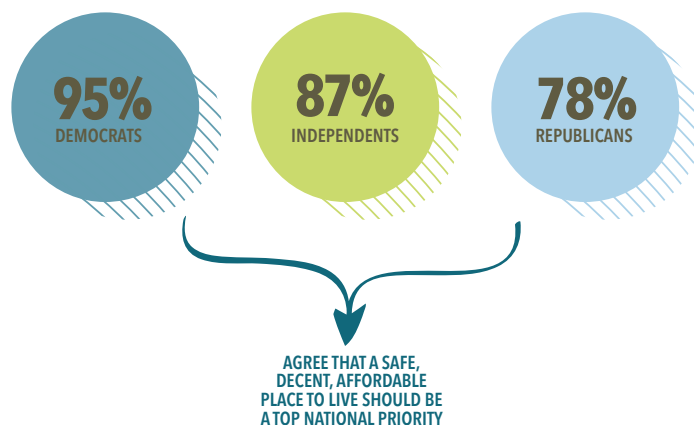


# OPPORTUNITY STARTS AT HOME

multi-sector affordable homes campaign

## Opportunity Starts on Home Released National Policy Agenda at Congressional Briefing.

The *Opportunity Starts at Home* (OSAH) multi-sector affordable homes campaign released its national policy agenda, *Within Reach*, at a Capitol Hill briefing attended by over 110 congressional staffers and advocates on January 24. The agenda, developed in conjunction with the campaign's multi-sector partners, identifies long- and short-term policy strategies for Congress to act on, such as expanding rental assistance, increasing the supply of deeply affordable housing, and creating an emergency housing assistance fund. OSAH Campaign Director Mike Koprowski and NLIHC President and CEO Diane Yentel were joined by presenters from the Food Research and Action Center, National Association of Social Workers, National League of Cities, National Education Association, and Children's HealthWatch.



## Opportunity Starts at Home Campaign Released Results of National Public Opinion Poll on Affordable Housing.

The OSAH campaign released on March 28 at the NLIHC Housing Policy Forum the results of a nationwide public opinion poll it commissioned with Hart Research Associates. The poll found that 85% of the public believe ensuring everyone has a safe, decent, affordable place to live should be a top national priority, that this view is strongly held across the political spectrum (95% of Democrats, 87% of independents, 73% of Republicans), and that 8 in 10 want Congress and the administration to take major action to address the issue.



ENVIRONMENTAL ADVOCATES ARE HOUSING ADVOCATES



VETERANS ADVOCATES ARE HOUSING ADVOCATES



ADVOCATES TO END DOMESTIC VIOLENCE ARE HOUSING ADVOCATES



DISABILITY RIGHTS ADVOCATES ARE HOUSING ADVOCATES





TELL CONGRESS TO ENACT THE BIPARTISAN "EVICTON CRISIS ACT"

SEND A LETTER NOW!

On December 12, 2019, Senators Michael Bennet (D-CO) and Rob Portman (R-OH), along with Sherrod Brown (D-OH) and Todd Young (R-IN) introduced the Eviction Crisis Act, which would create new tools to help end the nation's continuing eviction epidemic. The new legislation will improve data to better understand the national eviction crisis and expand support for efforts that reduce preventable evictions and limit the devastation to families where eviction is unavoidable. Among various other promising provisions, the legislation includes the creation of an Emergency Assistance Fund that would provide direct financial assistance and stability services to help the lowest income households overcome an unforeseen economic shock (e.g., broken-down car, unrelieved medical bill, etc.) that threatens their housing stability. This policy solution is a key priority of the Opportunity Starts at Home campaign.

## CAMPAIGN'S STATEMENT ON THE INTRODUCTION OF THE FAMILY STABILITY AND OPPORTUNITY VOUCHERS ACT

DECEMBER 18, 2019



OPPORTUNITY  
STARTS AT HOME

### WITHIN REACH:

AMBITIOUS FEDERAL SOLUTIONS TO  
MEET THE HOUSING NEEDS OF THE  
MOST VULNERABLE PEOPLE

[www.opportunityhome.org](http://www.opportunityhome.org)



**8 in 10**  
**People in the U.S.**

Say the **President & Congress** should  
**"take major action"**  
to make housing  
**MORE AFFORDABLE**  
for low-income households.

Source: Public Opinion Poll  
Feb 25-Mar 4, 2019 Hart Research Associates



OPPORTUNITY  
STARTS AT HOME

**85%**   
**of the public**

believes that a safe, decent, affordable  
place to live should be a

**"top national  
priority"**

Source: Public Opinion Poll  
Feb 25-Mar 4, 2019 Hart Research Associates



OPPORTUNITY  
STARTS AT HOME



OPPORTUNITY  
STARTS AT HOME

**Opportunity Starts at Home Grows and Advances Policy Solutions.** The OSAH campaign expanded its coalition by bringing in more non-housers into educating/communicating with the public and decision-makers on housing: JustLeadershipUSA, the National LGBTQ Task Force, and the National Women's Law Center joined the OSAH Steering Committee in 2019, and 84 organizations now participate in the broader campaign Roundtable. OSAH also added three new state campaigns: Prosperity Indiana, Housing Action Illinois, and Housing Network of Rhode Island. The campaign raised public awareness by sharing high-quality information for multi-sector advocates, such as: fact sheets; podcast series; blog series; public briefings and Press Club events; an interactive website; social media efforts; and a monthly e-newsletter. The campaign developed a Legislative Working Group to identify prospective congressional champions and to conduct Capitol Hill meetings involving multi-sector partners. The campaign achieved two notable legislative successes in 2019: the bipartisan introduction in the Senate of the "Eviction Crisis Act" and the "Family Stability and Opportunity Vouchers Act," both of which featured OSAH policy priorities.



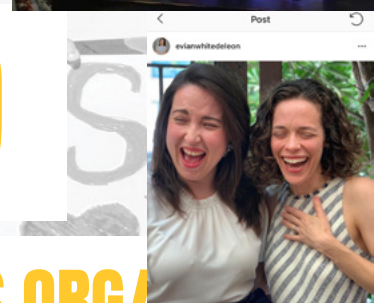
**OUR HOMES,  
OUR VOICES**  
national week of action



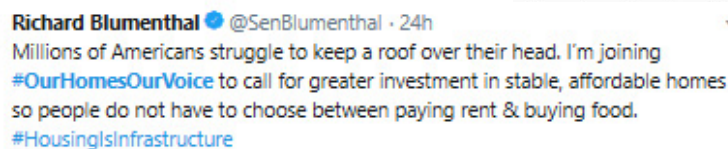
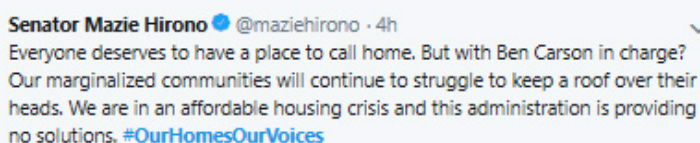
Housing is a right, not a privilege. Everyone deserves a place to call home & a roof over their head. That's why I introduced a Constitutional Amendment recognizing housing, healthcare, nutrition & education as as fundamental rights for all. [#OurHomesOurVoices](#)







**IN THE MOVEMENT: [WWW.OURHOMES-OURVOICES.ORG/](http://WWW.OURHOMES-OURVOICES.ORG/)**



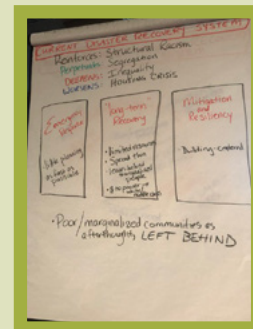


850  
ORGANIZATIONS

**20**  
◉ **ACADEMICS & ADVOCATES**

**2**REPORTS  
 • PRE-COVERING  
 & LONG-TERM  
 RENTAL HOUSING

**(DHRC)** grew to over 850 organizations, working collectively to ensure an equitable housing recovery for people with the lowest incomes. By building a robust coalition of advocates and organizations with direct experience, the DHRC has engaged policymakers at every stage of the federal response, educating lawmakers and the administration on the housing recovery needs of low-income survivors and marginalized communities. This work led to an important disaster recovery reform bill in 2019, with virtually all of NLIHC/DHRCs recommendations, being passed with strong bipartisan support in the House and introduced as bipartisan legislation in the Senate.



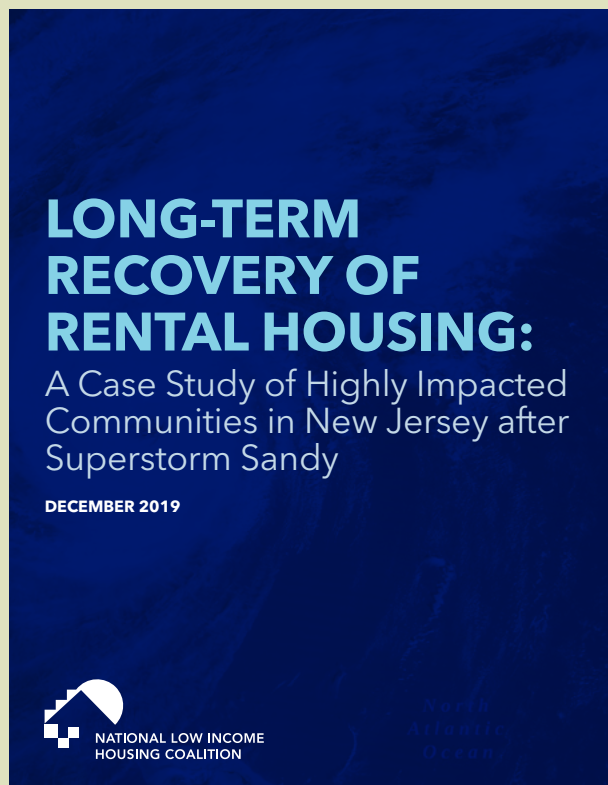
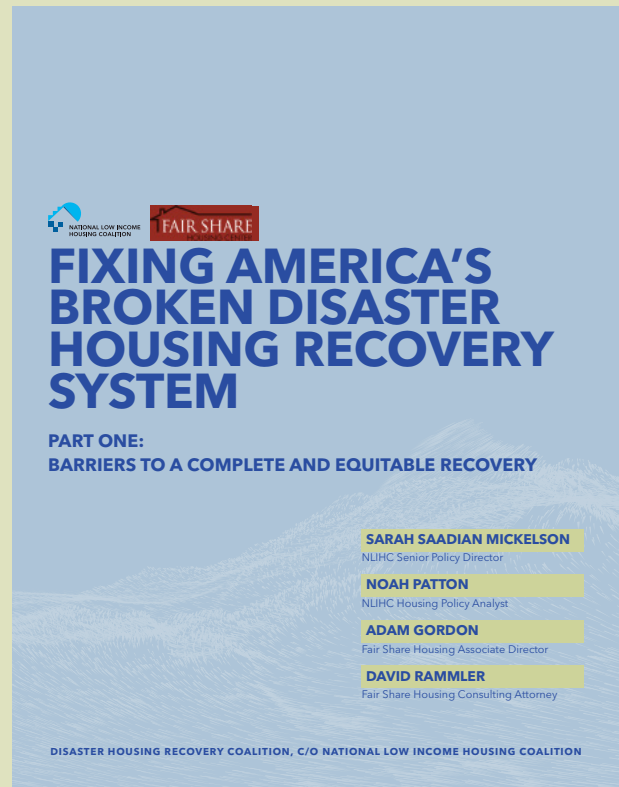
### COVERING OF DHRC AND RESEARCH CONSORTIUM MEMBERS



15



**NLIHC and Fair Share Housing Released *Fixing America's Broken Disaster Recovery System: Barriers to a Complete and Equitable Recovery***, which documents in detail the many ways America's disaster housing recovery framework is broken and in need of major reform, how the current U.S. disaster recovery framework exacerbates and reinforces racial, income, and accessibility inequities. A report on a reimaged, more equitable disaster-recovery system will be produced and disseminated in 2020.



**NLIHC Released a Research Report on *Long-Term Rental Recovery after Superstorm Sandy***, which documents what happened with rental housing post-Superstorm Sandy and the need for post-disaster rental assistance for longer than two years, priority for displaced renters in housing developed or substantially rehabilitated with recovery money, supplemental subsidies for developments that set aside housing for extremely low-income renters, pre-disaster expansion of the subsidized affordable housing supply, and future research on the needs of small-property landlords.





#### PAGE 4

*Extremely low-income renters must compete with all higher-income households for the limited number of units affordable to them in the private market.*

*Los arrendatarios de ingresos extremadamente bajos tienen que competir con todos los hogares de ingresos más altos por el limitado número de unidades a su alcance en el mercado privado.*

A  
SHORTAGE OF  
**7million**  
AFFORDABLE &  
AVAILABLE RENTAL  
HOMES

**37**  
AFFORDABLE &  
AVAILABLE HOMES  
EXIST FOR EVERY  
100 EXTREMELY  
LOW-INCOME RENTER  
HOUSEHOLD

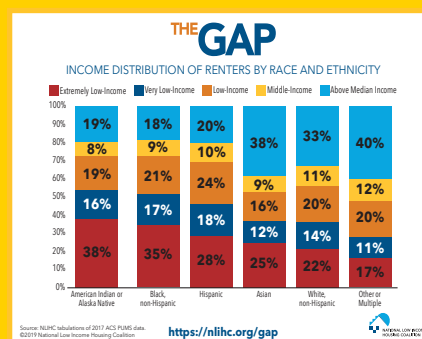
**71%**  
EXTREMELY LOW-  
INCOME HOUSEHOLDS  
ARE SEVERELY HOUSING  
COST-BURDENED

## THE GAP

### a shortage of affordable homes

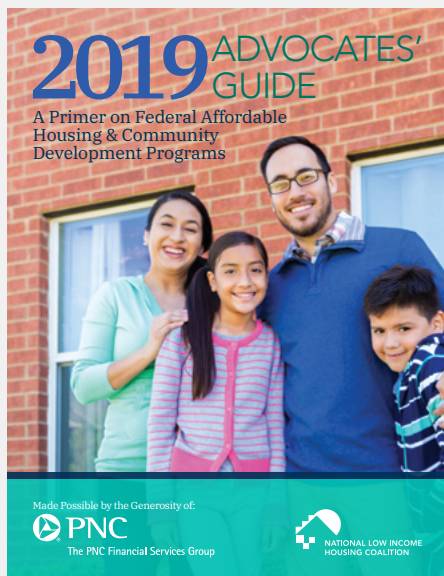
#### The Gap: A Shortage of Affordable Homes 2019.

NLIHC released its annual *The Gap: A Shortage of Affordable Homes* report on March 14, 2019. The report found a shortage of 7 million affordable and available rental homes for households with extremely low incomes; only 37 affordable and available homes exist for every 100 extremely low-income renter households. Seventy-one percent of extremely low-income households are severely housing cost-burdened, spending more than half of their incomes on housing. *The Gap 2019* explores the racial inequities of the U.S. affordable housing crisis and calls for a significant and sustained federal commitment to affordable housing programs targeted at the lowest-income renters.



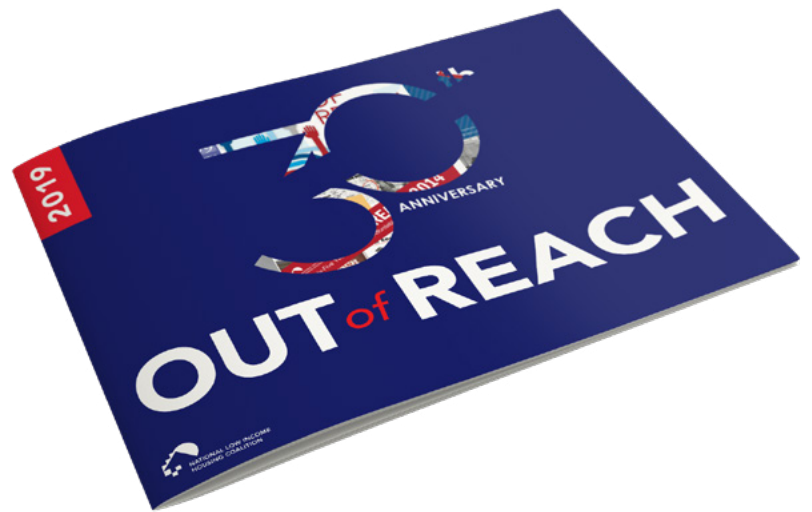
# THE ADVOCATES' GUIDE

to housing and community development policy



**The Advocates' Guide.** NLIHC released its annual publication *Advocates' Guide 2019: A Primer on Federal Affordable Housing & Community Development Programs*, a comprehensive resource about virtually every affordable housing program and policy, provided to participants of the Housing Policy Forum on March 27 and to the broader public in mid-April.

*All of us can effectively advocate for housing programs with our members of Congress and other policy makers.*



**Out of Reach 2019.** NLIHC released on June 18 the 30th anniversary edition of its report *Out of Reach*, which documents the significant gap between renters' wages and the cost of rental housing throughout the U.S. The national hourly "Housing Wage" a full-time worker must earn to afford a modest rental home without being housing cost-burdened was \$22.96 for a 2-bedroom rental home and \$18.65 for a 1-bedroom rental home. A full-time worker earning prevailing minimum wages could not afford a 2-bedroom rental in any U.S. county and could afford a 1-bedroom rental in fewer than 99% of counties nationwide. On average, a worker earning the federal minimum wage must work 3 full-time jobs to afford a modest two-bedroom rental home and 2.5 full-time jobs to afford a one-bedroom rental. On August 19, NLIHC marked the 30th anniversary of *Out of Reach* by releasing a podcast featuring New York Times reporter Emily Badger and a panel of experts.





noteworthy  
reports &...

## LONG-TERM RECOVERY OF RENTAL HOUSING:

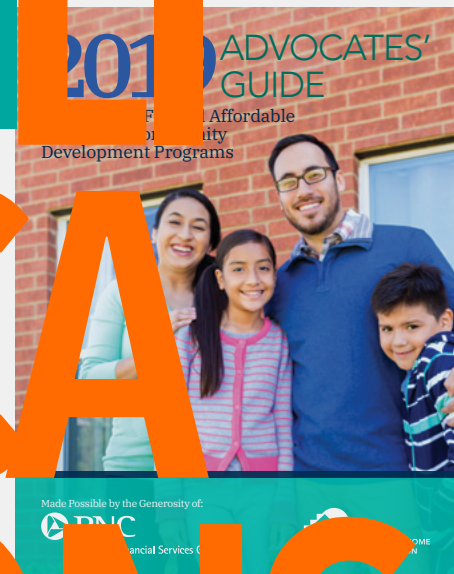
A Case Study of Highly Impacted  
Communities in New Jersey after  
Superstorm Sandy

DECEMBER 2019



NATIONAL LOW INCOME  
HOUSING COALITION

North  
Atlantic  
Ocean



# TENANT TALK

SPRING 2019 | VOLUME 10, ISSUE 1

## Gentrification Neighbors

# W D



### ALSO IN THIS ISSUE:

- HOUSING IS BUILT WITH BLOOD, SWEAT, AND TEARS: OUR HOMES, OUR VOTES
- RESIDENT PERSPECTIVES
- POLICY UPDATE



A NATIONAL LOW INCOME HOUSING COALITION PUBLICATION

Opposition to  
End of  
Housing  
116th

JANUARY 2020



NATIONAL  
LOW INCOME  
HOUSING COALITION



# ANT TALK

0, ISSUE 1

## ation and hood Revitalization: HAT'S THE FFERENCE?

THIS

LOTS:

OW INCOME HOUSING CO

# THE GAP

A Shortage of  
Affordable Homes

MARCH 2019

MADE POSSIBLE BY THE GENEROSITY OF:

THE **JB** FOUNDATION



NATIONAL LOW INCOME  
HOUSING COALITION



# FIXING AMERICA'S BROKEN DISASTER HOUSING RECOVERY SYSTEM

PART ONE:

BARRIERS TO A COMPLETE AND EQUITABLE RECOVERY

**SARAH SAADIAN MICKELSON**

NLIHC Senior Policy Director

**NOAH PATTON**

NLIHC Housing Policy Analyst

**ADAM GORDON**

Fair Share Housing Associate Director

**DAVID RAMMLER**

Fair Share Housing Consulting Attorney

## NLIHC Advocacy Toolkit

SUMMER/FALL 2019



NLIHC Partners,

Thanks to your hard work, the housing justice movement is building strength. This year, more than 120 events were held in 34 states plus Washington, D.C. and Puerto Rico during the 3rd annual [Our Homes, Our Voices](#) national housing week of action. Through our [Opportunity Starts at Home](#) campaign, leaders in health, disability, education, civil rights, criminal justice, local government and others are joining our advocacy for increased federal investments to make homes affordable for the lowest-income people, bringing new awareness, connections and power to our work.

Our efforts are increasing public awareness: according to a recent national poll commissioned by NLIHC, eight in ten people say the president and Congress should take major action to make homes affordable to the lowest-income people. And political leaders are responding, with members of Congress and 2020 presidential candidates proposing historically bold policy solutions – all of which we are tracking and amplifying through the [Our Homes, Our Votes 2020](#) project.

It is critical for advocates to build on these successes by continuing to engage directly with decision makers during this time for this engagement more than during the [congressional recess](#) when they are back in their home states and districts. The Senate is on recess starting July 29, while the House is on recess starting July 29.

Information about areas where you can help influence critical issues is a list of our three most urgent priorities, as well as legislation I use the upcoming congressional recess to urge your Senators to cosponsor bills, and champion affordable housing solutions for

For additional information, please feel free to contact Sarah NLIHC's Senior Public Policy Director, or Joey Lindstrom, Field Organizing Manager.

Thank you for your advocacy.

## ortunities to Homelessness and sing Poverty in the h Congress

019

NATIONAL LOW INCOME  
HOUSING COALITION

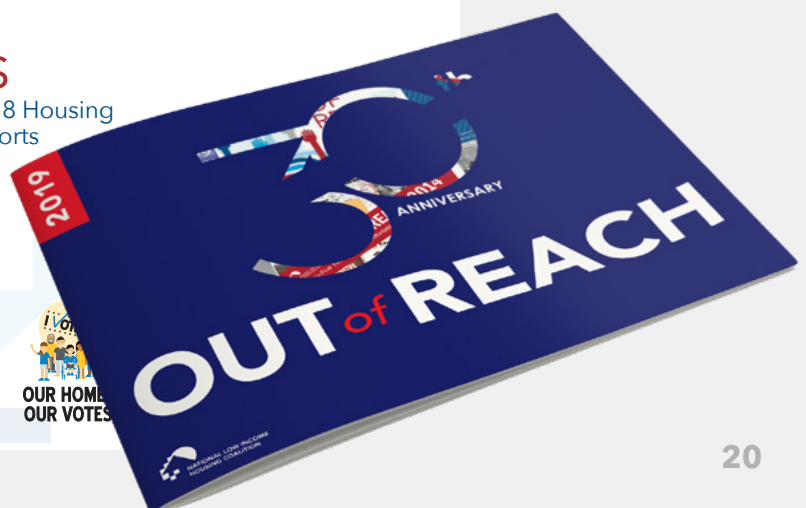
## AFFORDABLE HOUSING WINS

Leveraging Lessons from 2018 Housing  
Ballot Initiatives for Future Efforts

2019

National Low Income Housing Coalition  
[Our Homes, Our Votes](#)

Author:  
Joey Lindstrom,  
Manager for Field and Organizing





# HOUSING POLICY FORUM

Seizing the Moment for  
Bold Solutions

**Hundreds Convened at NLIHC Housing Policy Forum: *Seizing the Moment for Bold Solutions*.** Nearly 500 affordable housing advocates and providers, resident leaders, researchers, and policy makers from around the country attended the NLIHC 2018 Housing Policy Forum: Seizing the Movement for Bold Solutions, in Washington, DC, March 27-29. A broad cross-section of NLIHC members and partners engaged with policy makers, experts, and one another; participated in more than a dozen sessions and workshops; and held 183 meetings at lawmakers' offices on Capitol Hill to urge them to take bold action to address homelessness and housing poverty in America. Senators Kamala Harris (D-CA) and Todd Young (R-IN) provided two of the keynote addresses during the Forum.





2019 ANNUAL REPORT



# HOUSING LEADERSHIP AWARDS RECEPTION

NLIHC's  
only fundraising event

## **NLIHC Presented 2019 Housing Leadership Awards.**

NLIHC and 300 partners honored Representative Emanuel Cleaver (D-MO), Dr. Mitchell Katz, and Emma “Pinky” Clifford with the 2019 Housing Leadership Awards at a reception in Washington, DC, on March 28. Rep. Cleaver received the 2019 Edward Brooke Housing Leadership Award for his years of leadership in Congress in support of federal affordable housing and homelessness programs. Dr. Katz, president and CEO of New York City Health + Hospitals, received the Sheila Crowley Housing Justice Award for his national advocacy leadership for affordable housing as healthcare. Pinky Clifford, executive director of the Oglala Sioux Tribe Partnership for Housing and NLIHC board member, received the Cushing Dolbeare Lifetime Service Award for her many years of leadership and dedication to securing safe, decent, affordable housing for Native Americans.



## **NLIHC Honored Advocates from Sacramento and Houston with 2019 Organizing Awards.**

The winners of the 2019 Organizing Awards were honored on March 28 at NLIHC's Housing Policy Forum. Mutual Housing California (Sacramento, CA) received the State and Local Organizing Award for its successful voter-participation movement to secure more local and statewide funding for affordable housing through 2018 ballot measures. Texas Housers (Houston, TX) received the Resident Organizing Award for an initiative called “12 Moms” that resulted in 120 tenant leaders mobilizing to improve the quality of their HUD-assisted homes and properties.

# THE 2019 HOUSING LEADERSHIP AWARDS RECEPTION



## Awardees



EMMA "PINKY" CLIFFORD, EXECUTIVE DIRECTOR OF THE OGLALA SIOUX TRIBE PARTNERSHIP FOR HOUSING AND NLIHC BOARD MEMBER, WITH NLIHC TREASURER MOISES LOZA



DR. MITCHELL KATZ, PRESIDENT AND CEO OF NYC HEALTH + HOSPITALS, WITH NATIONAL ALLIANCE TO END HOMELESSNESS CEO & NLIHC BOARD MEMBER NAN ROMAN



REPRESENTATIVE EMANUEL CLEAVER WITH NLIHC BOARD CHAIR MARLA NEWMAN



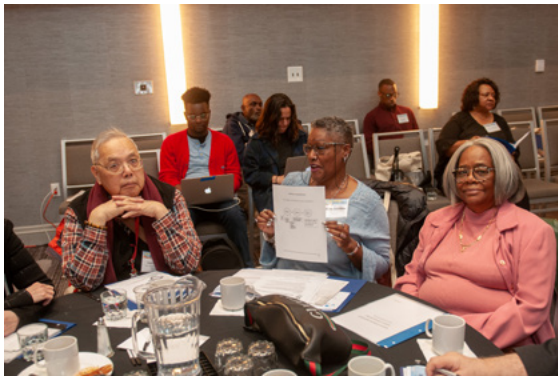
## TENANT TALK/ LIVE publications and resident engagement

**NLIHC Released Two Editions of *Tenant Talk* Magazine for Residents.** The spring 2019 edition, *Tenant Talk: Gentrification and Neighborhood Revitalization: What's the Difference?*, explores the issues of gentrification, neighborhood revitalization, and resident displacement: how communities around the country are ensuring that new development does not cause mass displacement of existing low-income renters and that development occurs in an equitable manner. The fall 2019 edition, *Tenant Talk: Protecting Public Housing from Political Storms*, focuses on the issues faced by public housing residents, the history of public housing in the U.S., new threats to the program, and opportunities to protect and expand this critically important affordable housing program.



**NLIHC Launched *Tenant Talk Live* Resident Engagement Webinar Series.** As NLIHC seeks to defend federal affordable housing programs and work for their expansion, the voices of public housing residents and residents in other federally subsidized housing are critically important. In October 2019, NLIHC hosted its first *Tenant Talk Live* – a bimonthly call/webinar with resident leaders from across the country. Every other month, NLIHC provided these webinars as opportunities for residents to connect with NLIHC and one another; to share best practices; and to learn how to be more involved in influencing federal housing policies and to lead in their communities.





### **NLIHC Offers Special Session for Resident Leaders at 2019 Annual Housing Policy Form.**

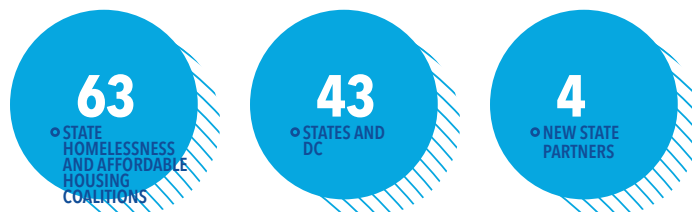
More than 100 resident leaders from across the country were provided a special half-day session at the Policy Forum to discuss the steps the current administration has taken to “reposition” public housing and other threats to assisted housing, and how resident leaders can organize their communities in response. These residents actively participated in the rest of the two-day forum and visited their congressional delegations on Capitol Hill on day 3.

# STATE PARTNERS

mobilization and advocacy

NLIHC continued to support and engage 63 state homelessness and affordable housing coalitions in 43 states and DC in efforts to achieve socially just policies to ensure the lowest-income people have decent, accessible, affordable homes.

These NLIHC state partners are vital to NLIHC's work, regularly mobilizing tens of thousands of advocates around federal policy issues. NLIHC convenes monthly state partner calls featuring peer learning, NLIHC research, federal policy updates, advocacy campaigns, NLIHC media toolkits and support, and guest presenters on special topics. NLIHC convenes two in-person state partner meetings in Washington, DC each year for more in-depth learning and sharing. In 2019, NLIHC staff presented as keynote speakers, plenary panelists, and workshop presenters at dozens of events hosted by state partners, attended by thousands of advocates. NLIHC also participated in numerous advocacy days and other activities organized by state partners, including during the *Our Homes, Our Voices* National Housing Week of Action.



## NLIHC Welcomes Four New State Partners.

NLIHC's board of directors unanimously approved four new NLIHC state partners in 2019: Hawai'i Appleseed, Iowa Housing Partnership, Housing LOUISIANA, and the New York Housing Conference



**HAWAI'I APPLESEED**  
CENTER FOR LAW & ECONOMIC JUSTICE

**IOWA**  
HOUSING  
PARTNERSHIP


**NEW YORK**  
**HOUSINGCONFERENCE**

# NLIHC LEADS OTHER CAMPAIGNS AND COALITIONS

NLIHC continued to convene and lead a number of other broad-based national policy advocacy campaigns and task forces. The national **Housing Trust Fund (HTF) Implementation and Policy Committee** consists of dozens of national partners who work to protect and expand resources for the HTF, the first new program in generation dedicated to preserving, building, and operating homes for the lowest-income people.



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. And 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.



**Campaign for Housing and Community Development Funding**  
Working to ensure maximum federal resources for housing and community development

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

JANUARY 24, 2019

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

On December 21, Congress failed to 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:

**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 anticipates approximately 500 additional contracts will expire and be up for renewal in January and May in February. Without additional funding, HUD cannot renew these contracts or obligate funds – doing so would be in violation of the Antideficiency Act.
- Nearly 10,000 of the 17,723 project-based Section 8 properties are insured by the Federal Housing Administration (FHA). The estimated unpaid balance of the FHA-insured debt underlying properties assisted by project-based Section 8 contracts is over \$1.5 billion. Without sufficient Section 8 rental assistance, many projects will fail and FHA will be left paying the tab.
- Section 202 Housing for the Elderly
  - Contracts that provide ongoing operating subsidies to the nation's almost 4,700 Section 202 communities are at risk of not being renewed. As of January 22, 272 Section 202 contracts have expired. HUD does not have the funding to renew these contracts and has proposed that private owners use their individual reserves, where available, to cover shortfalls.
  - Two-thirds of Section 202 communities receive ongoing rental subsidies from Section 8 PBRA contracts; the other one-third receive subsidies from Project Rental Assistance Contracts (PRACs). HUD's inability to renew Section 8 PBRA contracts (see above section) directly impacts older adults in the Section 202 program. Both PBRA and PRAC need uninterrupted renewals to maintain the nation's Section 202 homes.
  - The Section 202 program provides affordable housing to about 400,000 older adults with average annual incomes of \$13,300.
  - Service Coordinators are essential in serving residents who rely on home and community.
- Anything less than 12 full months funding for project-based Section 8 contracts will limit a property owner's ability to provide services to their tenants, such as rehabilitation, or possibly even to the fixed-income population.

## CAMPAIGN FOR HOUSING AND COMMUNITY DEVELOPMENT FUNDING Support Vital Federal Programs

Help to ensure maximum federal resources for housing and community development.

TAKE ACTION





# LEGISLATION

## NLIHC SIGNIFICANTLY INFLUENCED

*Passed House or on  
House Calendar*

- “Reforming Disaster Recovery Act” (Green, Schatz) - Authorizes CDBG-DR, incorporates most DHRC recommendations - passed House with bipartisan vote in November and introduced in the Senate in July.
- “Fostering Stable Housing Opportunities Act” (Dean, Brown) - provides housing assistance to youth aging out of the foster care system. NLIHC worked to remove harmful provisions - passed House in November and introduced in the Senate in November.
- “Carbon Monoxide Alarms Leading Every Resident to Safety Act” (Garcia, Tim Scott) - mandates carbon monoxide detectors in federally assisted housing - passed the House in Nov. & introduced in the Senate in July.
- “Strategy and Investment in Rural Housing Preservation Act” (Clay)-authorizes USDA to help preserve rural rental housing - passed the House in September. A similar bill was introduced in the Senate (Shaheen) in September.
- “Ending Homelessness Act” (Waters, Harris) - provides \$13 billion to provide assistance to people experiencing homelessness - on the House calendar for a vote and introduced in the Senate in October.



## *Introduced*

- “The Eviction Crisis Act” (Bennet, Portman, Young, Brown)- authorizes important programs and protections for families facing eviction, including a new pilot national housing stabilization fund to help those facing a financial shock avoid eviction – introduced in the Senate in December.
- “Family Stability and Opportunity Vouchers Act” (Van Hollen, Young) – authorizes providing 500,000 mobility/opportunity vouchers over five years – introduced in the Senate in December.
- “American Housing and Economic Mobility Act” (Warren, Richmond)-provides nearly \$500 billion over 10 yrs, (\$445 billion for the HTF), to build 3.2 million affordable homes-introduced in House and Senate in March.
- “Rent Relief Act” (Harris, Davis)-creates a new renters’ tax credit – introduced in the House & Senate in April.
- “Housing, Opportunity, Mobility, and Equity Act” (Booker, Clyburn)- creates a new renters’ tax credit and encourage localities to address zoning and land-use barriers- introduced in the House and Senate in October.
- “Fair and Equal Housing Act” (Kaine, Schneider) – extends fair housing protections on the basis of sexual orientation and gender identity – introduced in the House and Senate in April.
- “Keeping Families Together Act” (Gillibrand, Garcia) – prevents HUD from evicting mixed-status immigrant families from HUD housing –on the House calendar for a vote and introduced in the Senate in June.
- “Ensuring Equal Access to Shelter Act” (Schatz, Wexton)-prevents HUD from allowing shelters to discriminate against LGBT people experiencing homelessness – introduced in the House in May and Senate in June.
- “Affordable Housing Tax Credit Improvement Act” (Cantwell, DelBene) – expands and reforms the Low Income Housing Tax Credit – Introduced in the House and Senate in June.
- “Housing Survivors of Major Disasters Act” (Warren/ Espallat)-helps address barriers preventing low-income households from accessing FEMA assistance and provides rental assistance-intro’d in the House & Senate in May.
- “Task Force on the Impact of the Affordable Housing Crisis Act” (Young, Peters) – to study the impact of the housing crisis on other sectors – introduced in the House and Senate in June.
- “Fair Housing Improvement Act” (Kaine, Peters) – to expand fair housing protections on the basis of source of income and veteran status – introduced in the House and Senate in June.
- “Fair Chance at Housing Act” (Harris, Ocasio Cortez) – to make it easier for people exiting the criminal justice system to access HUD housing – introduced in the House and Senate in July.
- “Yes In My Backyard Act” (Young, Heck) – to encourage localities to address zoning and land use barriers to housing supply – introduced in the House in September and the Senate in June.
- “Public Housing Emergency Response Act” (Warren, Velazquez) – to fully address the capital needs backlog for public housing – introduced in the House in September and Senate in November.
- “Green New Deal for Public Housing Act” (Sanders, Ocasio Cortez) – to repair public housing and make it carbon neutral – introduced in the House and Senate in November.
- “Housing is Infrastructure Act” (Waters/Harris) – fully repairs the capital needs backlog in public housing and invests \$5 billion in the HTF; ensures jobs for residents – introduced in Senate and House in November.
- “Lead Safe Housing for Kids Act” (Durbin) – to mandate lead testing for all households with young children before utilizing housing vouchers – introduced in the Senate in May.
- “Homes for All Act” (Omar) – investment of \$1 trillion to create 9.5 million new public housing units and 2.5 million homes through HTF – introduced in House in November.
- “Pathway to Stable and Affordable Housing for All Act” (Hirono)-provides major investments in HTF, vouchers, homelessness programs – introduced in Senate

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# MEMBERS

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|   |   | Tara & Dan Rollins                  | Barry Zigas & Jodie Levin-Epstein |

### *\$500 to \$999*

|  |  |  |                                  |
|--|--|--|----------------------------------|
| Ascensus                                 | Mark Holleran                                | Northern New England Housing Investment Fund | The Shinn-Krantz Charitable Fund |
| David Bazell                             | Chris Hornig                                 | Sophie Peck                                  | Lydia Tom                        |
| Jan Breidenbach                          | Henry Korman                                 | Kalima Rose                                  | Jim Wagenlander                  |
| Bonnie Caldwell                          | Adam Lederer                                 | Bob Simpson                                  | Way Finders                      |
| Brenda Clement                           | Lee's Summit Housing Authority               | Ellen Skinner                                | Marian Wiseman                   |
| Council for Affordable and Rural Housing | Judith Liben                                 | Rod Solomon                                  | Working Films                    |
| Caroline Gaudet                          | Michigan State Housing Development Authority | Michael A. Stegman                           | Diane Yentel & Etienne Gilbert   |
| Carol Golden                             | Morgan Family Foundation                     | Lee & Byron Stookey                          |                                  |
| Christopher Herbert                      | Rachael Myers                                | Nicole Kiefer                                |                                  |
| The Honorable Carla A. Hills             | Marla Y Newman                               | The Denver Foundation                        |                                  |

## *\$100 to \$499*

|  |   |  |   |
|--|---|--|---|
| Mark Allison                           | General Board of Church & Society of the United Methodist | Nevada Housing Coalition                   | Jim Schaafsma                                     |
| Aon Affinity                           |   | Eric Novak                                 | Sonja Schoenwald                                  |
| Avesta Housing Development Corporation | Laurie S. Goldman   | Oakland Housing Authority                  | Pamela Schwartz                                   |
| Awad Household                         | William and Margaret Goldsmith                            | Oglala Sioux Tribe Partnership for Housing | Ginger Segel                                      |
| Susan G. Baker                         | Salvador Gonzalez   | Opportunity Communities, LLC               | Christina Sin                                     |
| Joseph & Evalyn Basloe                 | Jean Gottlieb   | Our Spring Lake Store LLC                  | Sisters, Servants of the Immaculate Heart of Mary |
| Roy Bateman                            | Peter Grace   | Bob Palmer                                 | Janet Smith                                       |
| Benjamin Batorsky                      | Isabelle Headrick   | Dan Pearlman                               | Sarah Spencer                                     |
| John Brandenburg                       | Brent Hepp  | David and Laura Pels                       | Andrew Sperling                                   |
| Carolyn Burstein                       | Scott Hoekman   | Peoples' Self-Help Housing Corporation     | Mary Stahlke                                      |
| Nico Calavita                          | Integrated Community Solutions, Inc.                      | Antonio Perez                              | Philip Star                                       |
| Heather Esme Caramello                 | Jolu Productions, Inc.                                    | Saralyn Peritz                             | Joan Strauss                                      |
| Catholic Charities USA                 | Rachel Kassenbrock  | Jane Peterson                              | Tenants & Neighbors                               |
| Center for Community Progress          | Stefan Kertesz  | Joseph Pimmel                              | Texas Housers                                     |
| Stephen Cerny                          | Martha Knisley  | Raphael L. Podolsky                        | The Genesis Fund                                  |
| Samuel Chown                           | Peter Kovar   | Preston Prince                             | The Kresge Foundation                             |
| Henry Cisneros                         | Karl Lauff  | Gregory D. Provenzano                      | University of Minnesota                           |
| Emma Pinky Clifford                    | Monique Lawshe  | Nora Quinn                                 | Joe Ventrone & Jeanne Broyhill                    |
| Don Cornejo                            | Kate Little   | David Rammler                              | Vermont Affordable Housing Coalition              |
| Patrick Costigan                       | Moises Loza   | Diane Randall and Roger Catlin             | Tom Waters  |
| Cramer.Crystal                         | Diane Luther  | Re-Member                                  | Sue Watlov Phillips                               |
| Lowell Dodge                           | Maine Affordable Housing Coalition                        | Nan Roman                                  | Paul Weech  |
| Kathleen Dorgan                        | James Marcus  | Emily Roush-Elliott                        | Joseph Weisbord                                   |
| Leslie Ebert                           | Massachusetts Union of Public Housing Tenants             | Herbert J. Rubin                           | Mark Welch  |
| Daniel Ehrenberg                       | Benjamin Metcalf  | Kathryn Sabbeth                            | Robin Williams                                    |
| Susan Fainstein                        | Metropolitan Interfaith Council on Affordable Housing     | Barbara Samuels                            | Daniel R Wilson Jr.                               |
| Daniel Flatow                          |   | Barbara Sard                               | Alan Zibel  |
| William Forster                        |   | Elizabeth Savage                           |   |
| Dennis Fox                             | MobileCause Inc.  | Terry Savage                               |   |
| Daisy Franklin                         | Douglas & Lisa Mouser                                     |  |   |

## GENEROUS SUPPORT *and* DONORS

### *\$99 and under*

|                            |                              |                                 |                       |
|----------------------------|------------------------------|---------------------------------|-----------------------|
| Mark Abel                  | Mary Fellows                 | Jacki Langum                    | Deborah Rosenberg     |
| Amazon Smile               | Kathleen Ferguson            | Tony Lemma                      | Susan Schapiro        |
| Jill Avery                 | Frontstream                  | Dana LeWinter                   | Schultz Family        |
| Devin Baker                | Robert Gipp                  | Karen Lilleleht                 | Nancy Scull           |
| Susan Bloch                | Cora T. Hayes                | Terry Lindemann                 | Bonnie Shapiro        |
| Jean M. Bonnes             | Richard Hayes                | Joseph Lindstrom                | Joanna Slauter        |
| Andrea Boyack              | Nancy Heintz                 | Sherri McDade                   | Speakable PBC Funding |
| Michael Brieze             | Karen Hiller                 | Esther Mercado-Pitts            | Caroline Stevenson    |
| Loraine Brown              | Shalie Jenkins               | David Moore                     | Pamela Swan           |
| Tim Brown                  | JMB Preservation Advisors    | Michael Moore                   | Cecilia Too           |
| Cafe Press                 | Kelli Johnson                | Ramona Mullahey                 | Clifford Treese       |
| Cole Cortella              | Mary Ellen Judah             | Alan Nazzaro                    | Kevin Walsh           |
| Gloria Cousar              | Richard Kennedy              | Martin Peckerar                 | Andrew Winter         |
| Chris Davis                | Carrie Kingman               | Kelly Pollard                   | Lily Wu               |
| Trisha Fey Elizarde-Miller | Oriana Korin                 | Catherine Reeves                | Peter Zakrewski       |
| Daniel Emmanuel            | The Rev. Dr. Clyde Kuemmerle | Region Nine Housing Corporation | Herbert Ziegeldorf    |





# STATEMENT *of* FINANCIAL POSITION

| <b>2019 ASSETS</b>                                 | <b>COALITION (C)(3)</b> | <b>POLICY CTR</b> | <b>C3/C4 ELIM.</b> | <b>TOTAL</b>       |
|--|-------------------------|-------------------|--------------------|--------------------|
| Cash and cash equivalents                          | \$1,712,107             | \$3,042           |                    | \$1,715,149        |
| Grant and other receivables                        | \$2,608,333             |                   |                    | \$2,608,333        |
| Prepaid expenses and deposits                      | \$36,494                |                   |                    | \$36,494           |
| Property and equipment, net                        | \$494,876               |                   |                    | \$494,876          |
| Investments  | \$5,065,974             |                   |                    | \$5,065,974        |
| <b>TOTAL ASSETS</b>                                | <b>\$9,917,784</b>      | <b>\$3,042</b>    |                    | <b>\$9,920,826</b> |
| <b>2019 LIABILITIES AND NET ASSETS</b>             |                         |                   |                    |                    |
| <b>LIABILITIES</b>                                 |                         |                   |                    |                    |
| Accounts payable and accrued expenses              | \$313,284               |                   |                    | \$313,284          |
| Grants payable                                     | \$288,000               |                   |                    | \$288,000          |
| Line of credit                                     | \$2                     |                   |                    | \$2                |
| Capital lease obligation                           | \$5,050                 |                   |                    | \$5,050            |
| Deferred revenue                                   | \$66,200                |                   |                    | \$66,200           |
| Deferred lease incentive                           | \$364,014               |                   |                    | \$364,014          |
| Deferred rent                                      | \$324,831               |                   |                    | \$324,831          |
| <b>TOTAL LIABILITIES</b>                           | <b>\$1,361,381</b>      |                   |                    | <b>\$1,361,381</b> |
| <b>NET ASSETS</b>                                  |                         |                   |                    |                    |
| Without Donor Restrictions                         |                         |                   |                    |                    |
| Undesignated                                       | \$990,906               | \$3,042           |                    | \$993,948          |
| Board designated as endowment funds                | \$5,065,974             |                   |                    | \$5,065,974        |
| <b>Total Net Assets Without Donor Restrictions</b> | <b>\$6,056,880</b>      | <b>\$3,042</b>    |                    | <b>\$6,059,922</b> |
| With Donor Restrictions                            | \$2,499,523             |                   |                    | \$2,499,523        |
| <b>TOTAL NET ASSETS</b>                            | <b>\$9,917,784</b>      | <b>\$3,042</b>    |                    | <b>\$9,920,826</b> |
| <b>TOTAL LIABILITIES &amp; NET ASSETS</b>          | <b>\$9,454,135</b>      | <b>\$3,042</b>    |                    | <b>\$9,457,177</b> |
| <b>2019 OPERATING REVENUE AND SUPPORT</b>          |                         |                   |                    |                    |
| Grants and contributions                           | \$3,738,389             | \$98,390          | \$(98,390)         | \$3,738,389        |
| Investments designated for operations              | \$248,896               |                   |                    | \$248,896          |
| Annual conference registration revenue             | \$109,886               |                   |                    | \$109,886          |
| Leadership awards event sponsorship                | \$454,145               |                   |                    | \$454,145          |
| Membership contributions                           | \$399,176               |                   |                    | \$399,176          |
| Other  | \$27,640                |                   |                    | \$27,640           |
| Interest income                                    | \$152                   |                   |                    | \$152              |
| <b>TOTAL OPERATING REVENUE AND SUPPORT</b>         | <b>\$4,978,284</b>      | <b>\$98,390</b>   | <b>\$(98,390)</b>  | <b>\$4,978,284</b> |
| <b>2019 EXPENSES</b>                               |                         |                   |                    |                    |
| Program Services/Education                         | \$4,812,637             | \$94,914          | \$(98,390)         | \$4,809,161        |
| Management and general                             | \$363,437               | \$3,476           |                    | \$366,913          |
| Fundraising  | \$236,001               |                   |                    | \$236,001          |
| <b>TOTAL OPERATING EXPENSES</b>                    | <b>\$5,412,075</b>      | <b>\$98,390</b>   | <b>\$(98,390)</b>  | <b>\$5,412,075</b> |

As of December 31, 2019

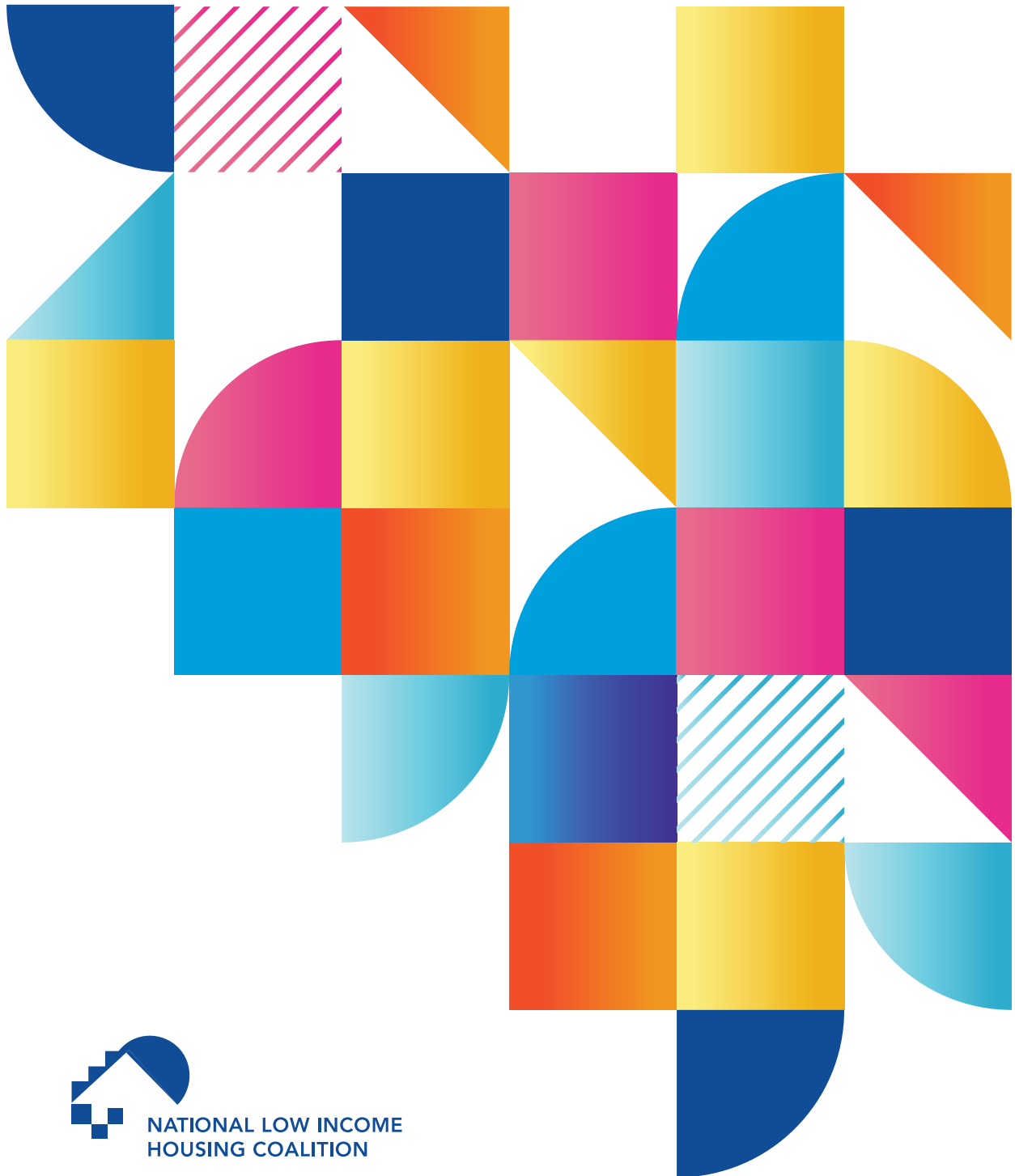












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HOUSING COALITION

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