

# National Low Income Housing Coalition

## *2013 Annual Report*





*“The arc of the moral universe is long,  
but it bends towards justice.”*

MARTIN LUTHER KING, JR.



## NATIONAL LOW INCOME HOUSING COALITION

We are dedicated solely to achieving socially just public policy  
that assures people with the lowest incomes in the  
United States have affordable and decent homes.



SHEILA CROWLEY  
*President and CEO*  
National Low Income  
Housing Coalition

### LETTER *from the* PRESIDENT

Dear Friends and Colleagues,

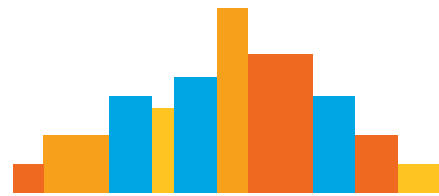
Millions of Americans are without a decent, affordable home. But in 2013, the National Low Income Housing Coalition made strides in addressing that injustice.

Backed by the strength of our diverse and engaged field network, research, and policy analyses, we were a force for change. Never wavering from our mission, we continued to steer our country toward providing all low income people with the basic human right that is housing. And thanks to the generous support of our members and donors, NLIHC charged forward with ambitious goals and saw success.

Once dismissed as an unattainable idea, our policy proposal to fund the National Housing Trust Fund through mortgage interest deduction reform grew into a popular national campaign. This solution to America's affordable housing crisis brought together more than 1,400 endorsers from across the country, which we aptly named the United for Homes campaign. I know that one day United for Homes will be viewed as a groundbreaking movement that helped reshape U.S. tax policy and initiate America's most substantial investment in affordable rental housing in decades.

Still, much needs to be done before the day when every American has a decent, affordable home. Thanks to your dedication and support, we know that we are headed in the right direction.

*We thank you for your partnership.*



## AMERICA'S AFFORDABLE HOUSING CRISIS

In communities across America, families are struggling to afford the most fundamental necessity for healthy, stable living... a home.

Our country is facing a vast and growing shortage of affordable housing. The individuals and families hurt most are the poorest renters. Extremely low income renters make up 25% of all renters, and the number of households at or below 30% of the area median income is growing. NLIHC research conducted in 2013 concluded there were 10.1 million extremely low income renter households.

There are not enough homes for all poor Americans. For every 100 extremely low income households, there were only 31 affordable and available rental homes. As a result of this shortage, poor families often have to live in substandard units that can be unhealthy and unsafe.

Three out of every four extremely low income renter households have to spend more than half of their income on housing costs alone. They are left with little money for emergencies and necessities such as food, medicine, transportation, and childcare. Millions of families are at a risk of becoming homeless.

America needs more affordable housing. Without a safe, decent, and affordable home, families lack the foundation to advance in every facet of life. Housing stability is critical to the health, education, income, and personal development of everyone from today's seniors to tomorrow's leaders. Unless we address the nation's affordable housing crisis, homelessness will persist and communities will continue to fall deeper into poverty.

## *How We Are* **TAKING ACTION**

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.

### **POLICY**

NLIHC monitors, analyzes, and shapes federal housing policy to ensure that the housing needs of the lowest income are met. We educate and engage lawmakers through meetings, commentary, letters, and testimonies. NLIHC's leadership is a constant force for low income housing on Capitol Hill and with the Administration.

### **ORGANIZING**

We also influence policy through the power of our network. NLIHC is committed to empowering advocates at the local, state, and national level. We mobilize advocates in-person at our conference, and virtually with webinars and conference calls. Our field receives the latest information and resources to take action.

### **PUBLIC EDUCATION**

NLIHC shapes public opinion on low income housing issues. We produce a range of publications, tools, and one-of-a-kind resources, and we stay connected through our web and social media presence. NLIHC also works closely with the media to increase the coverage of America's housing challenges.

### **RESEARCH**

Our research serves as the foundation for advocacy work whether it is on Capitol Hill or in a town hall meeting. Advocates use NLIHC's local-, state-, and federal- level research to deliver a powerful message to policymakers. Our research reveals, in undeniable numbers, the housing struggles low income people face.

# *The Solution is the* NATIONAL HOUSING TRUST FUND

NLIHC boldly pursues innovative answers to affordable housing problems. We are the leading force behind the National Housing Trust Fund – the strongest solution to the affordable housing crisis.

Once capitalized, the National Housing Trust Fund (NHTF) will provide communities with funds to build, preserve, rehabilitate and operate rental homes that are affordable for extremely and very low income households.

Securing a dedicated source of funding for the NHTF is our top priority. In 2013, NLIHC pursued multiple avenues for potential funding. We continue to lead the way toward securing new investments in affordable housing through the NHTF.

## PUSHING FOR NHTF PROGRESS AT FHFA

NLIHC advocated for funding for the NHTF from the government sponsored enterprises (GSEs) Fannie Mae and Freddie Mac. The Housing and Economic Recovery Act (HERA) of 2008 requires that Fannie Mae and Freddie Mac transfer a percentage of the value of their new business to the NHTF. This requirement was temporarily suspended when the GSEs were taken into conservatorship by the Federal Housing Finance Agency (FHFA). However, when the GSEs returned to profitability in 2012, the conditions that warranted the suspension no longer applied. FHFA Acting Director Edward DeMarco had the authority to lift the suspensions, but he took no action.

In July, the NLIHC Board of Directors voted to sue Mr. DeMarco in Federal District Court to compel him to lift the suspension. NLIHC is co-plaintiff along with the Right to the City Alliance and three individual low income people in need of affordable housing. We are represented by former NLIHC Board member Charles Elsesser, Jr. of Florida Legal Services, with Holland & Knight providing pro bono legal services.

NLIHC also actively supported the confirmation of former Representative Mel Watt as the new FHFA Director, who was an early supporter of legislation to create the NHTF and a steadfast champion of policy that protects the interests of the public over the interests of big banks. Following Mr. Watt's nomination, we activated our field and engaged the media and public through calls to action, press releases, and meetings. In response, our members flooded the Senate with calls supporting Mr. Watt's confirmation. After an arduous Senate confirmation process, housing advocates celebrated a victory in December when Mr. Watt was confirmed as FHFA Director, offering hope that the first stream of funding to the NHTF could begin at last.

## HOUSING FINANCE REFORM FOR THE NHTF

In 2013, NLIHC closely monitored Congress' work to reform Fannie Mae and Freddie Mac, and weighed in to ensure that any housing finance reform maintained significant funding for the NHTF. In June, Senator Bob Corker (R-TN) and Senator Mark Warner (D-VA) put forth bipartisan housing finance reform legislation. S. 1217, "the Housing Finance Reform and Taxpayer Protection Act of 2013," would wind down Fannie Mae and Freddie Mac and replace them with the Federal Mortgage Insurance Corporation. The bill continued to require funding for the NHTF and the Capital Magnet Fund, as is current law. NLIHC thanked the bill's sponsors for including the NHTF in the bill, while expressing concerns that as drafted, the income targeting and amount of money for the NHTF could be improved.

No housing finance reform legislation passed in 2013, but the work NLIHC devoted to protecting the NHTF laid the groundwork for stronger housing finance reform legislation in 2014.



**“It ought to be the case  
that in the richest country  
in the world that there is  
no one homeless. If we  
are bold in our vision and  
committed in the vision it  
will be the case...”**

**Let's get this  
done together.”**

On March 18, 2013, Representative Keith Ellison (D-MN) addressed an energized crowd of more than 400 NLIHC conference attendees.

It was the official launch of the United for Homes campaign, aligned with the introduction of Mr. Ellison's bill, H.R. 1213, which supports the United for Homes proposal.

From that day forth, the campaign plowed ahead at full force...

United for Homes is the campaign to fund the National Housing Trust Fund with revenue raised from modifications to the mortgage interest deduction. The campaign proposes simple changes to the mortgage interest deduction:

- Reduce the size of a mortgage eligible for a tax break to \$500,000; and
- Convert the deduction to a 15% non-refundable tax credit.

**Our campaign proposal will raise \$200 billion in revenue over ten years that could be used to fund the National Housing Trust Fund.**

**10**

Co-sponsors to H.R. 1213, The Common Sense Housing Investment Act

**11**

Grants awarded by NLIHC to State Partners running state-level campaigns

**56**

Calls to Action and campaign messages to endorsers and our field

**66**

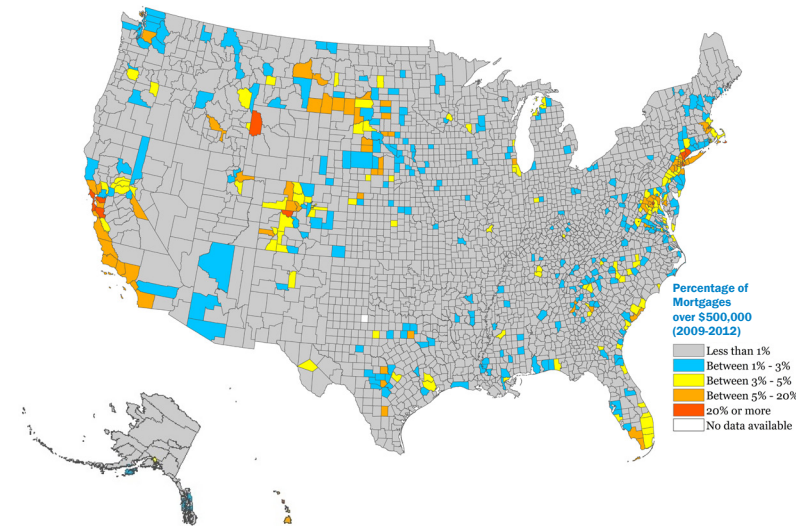
Outreach Activities & Speaking Events across 24 states, including 1 roadtrip

**1,434**

United for Homes campaign endorsers as of December 2013

**26,784**

www.UnitedForHomes.org  
pageviews from  
March - December 2013



NLIHC analysis of Home Mortgage Disclosure Act revealed that less than 4% of mortgages in the United States from 2009-2012 were over \$500,000.

## OTHER ACCOMPLISHMENTS

- *The New York Times* endorses campaign in January 12 editorial “Fight for the Housing Trust Fund”
- Successful #TweetingForHomes virtual rallies
- Release of short campaign video “The Solution”



Watch on YouTube at <http://youtu.be/yAslJ9hZJD8>



# More Major 2013 NLIHC ACTIONS & ACCOMPLISHMENTS

## Battling Sequestration

As our government headed toward sequestration, NLIHC spurred to action. We sent 45 alerts to our field to oppose the across-the-board cuts to discretionary programs. After Congress allowed sequestration to go into effect, NLIHC consistently updated information and resources for members to use in advocating with Congress to cancel sequestration and replace it with a balanced deficit reduction plan. NLIHC collected and analyzed more than 300 articles published in 2013 that covered the local impact of sequestration on housing programs. We organized and signed on to numerous letters to lawmakers urging for the protection and restoration of critical housing funding. Throughout the year, NLIHC tracked the federal budget and appropriations processes, and educated and mobilized advocates.

**48** Issues of *Memo to Members*, NLIHC's weekly newsletter that is disseminated to almost 3,000 members, advocates, and Congressional and Administration staff.

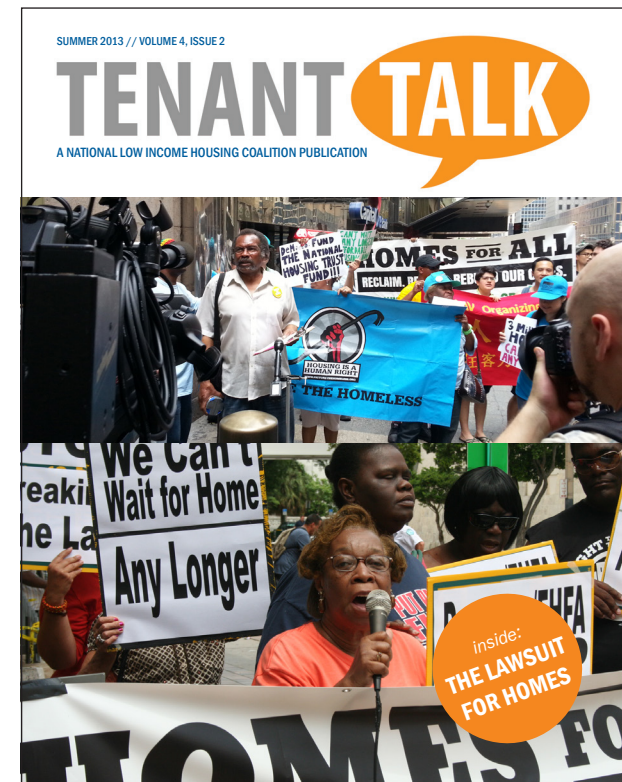
**Annual Housing Policy Conference & Lobby Day**  
NLIHC's 2013 conference had a special focus on the National Housing Trust Fund, housing tax reform, and the United for Homes campaign. In addition to the workshops, the program included public and assisted housing resident training sessions, a screening of *The Pruitt-Igoe Myth*, a panel discussion on the federal budget, and MSNBC Host **Melissa Harris-Perry**, Representative **Keith Ellison** (D-MN), and U.S. Interagency Council on Homelessness Executive Director **Barbara Poppe** as keynote speakers. The event capped off with 400 attendees heading to Capitol Hill to take action on Lobby Day.



**2013 Advocates' Guide to Housing and Community Development Policy**  
Thanks to the generous support of PNC Bank.



**Tenant Talk**  
Including the first-ever NLIHC publication translated into Spanish



**2013 State and Local Organizing Award**  
Maryland Affordable Housing Coalition

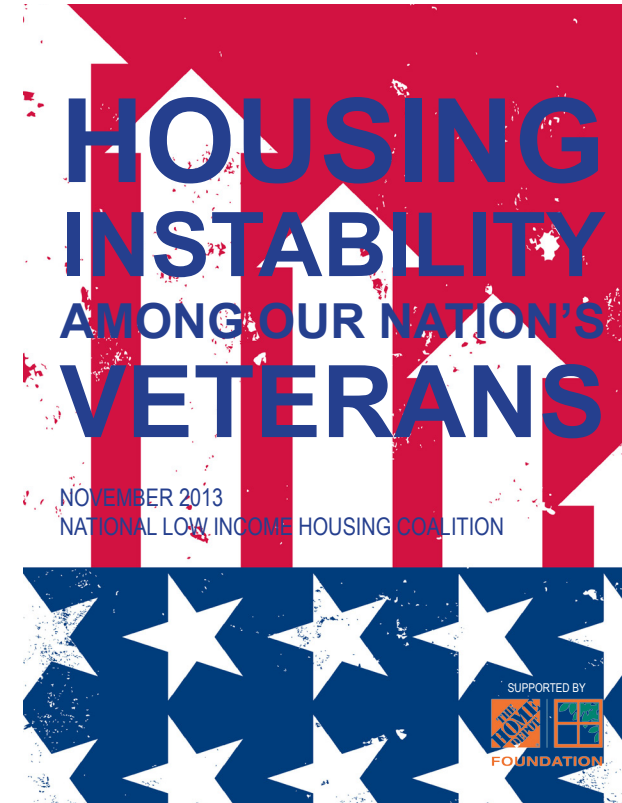
**2013 Resident Organizing Award**  
Central Advisory Council of Chicago, Illinois

**2013 Media Award**  
ProPublica  
(Pictured below: Investigative reporter **Nikole Hannah-Jones** accepts the award, presented by conference speaker **Melissa Harris-Perry**)



**154** Calls to Action & Messages to the Field

- Show your Support for the NHTF and Housing Tax Reform
- United for Homes Achieves Endorsers in Majority of Congressional Districts
- Final Push to Confirm Mel Watt as Head of FHFA!
- Today: National Call-in Day to Stop Sequestration!
- Sign onto Letter to Increase FY14 Housing Funding
- Take Action to Protect Food Stamps/SNAP
- Help Affirmatively Further Fair Housing!
- What the Government Shutdown Means for HUD Programs
- Protect Tenants in Foreclosure! The Effort to Make PTFA Permanent Begins Now!
- Urge Your Representative to Co-Sponsor H.R. 1213
- Urge Your Representative's Housing and Tax Staff to Attend an Important Briefing!

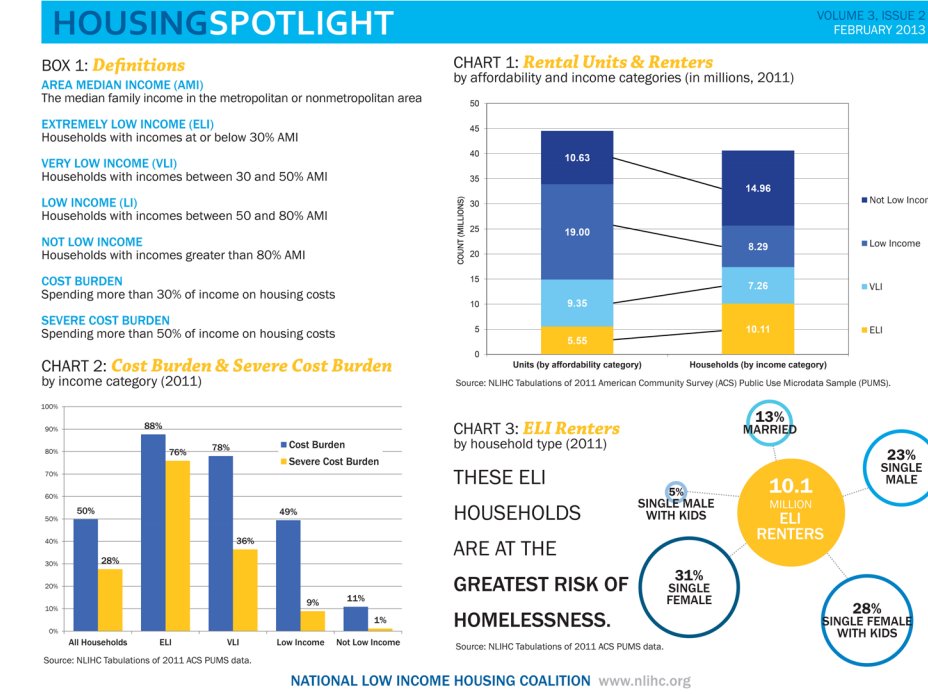
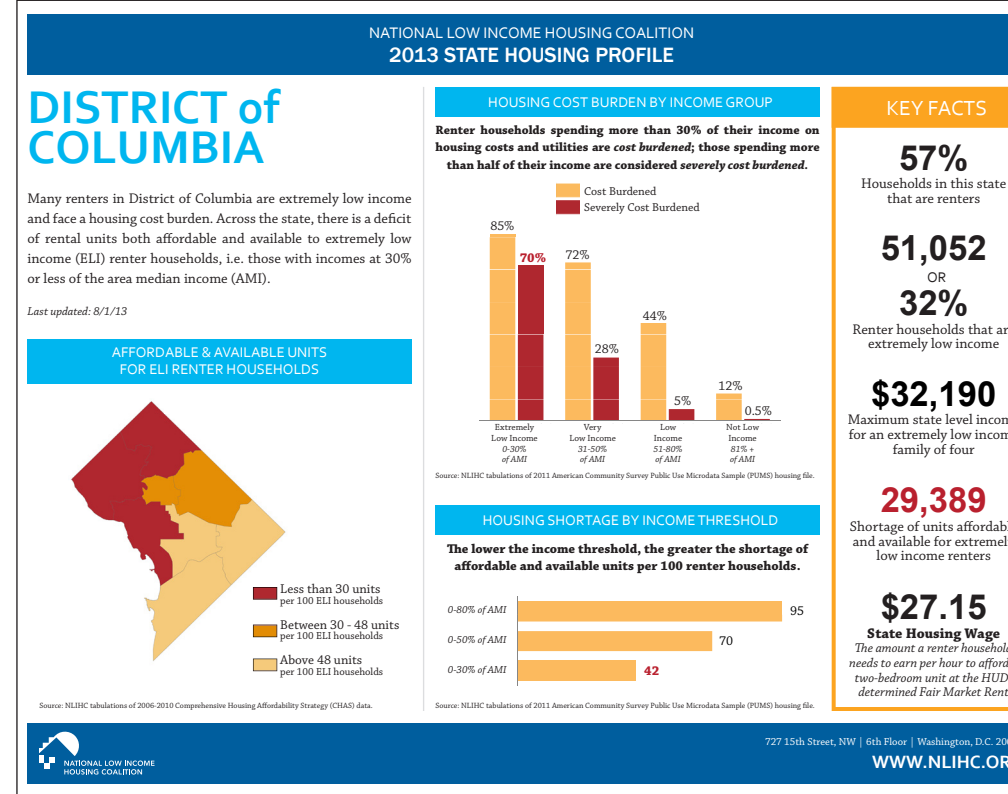


**Spotlighting Veterans**  
With the support of the Home Depot Foundation, NLIHC was able to place special emphasis on the housing needs of veterans. We released *Housing Instability Among Our Nation's Veterans*, a research report revealing that 1.5 million veteran households suffered from severe housing cost burden in 2011, spending more than 50% of their income on housing. NLIHC also hosted a Congressional briefing on our findings, and coordinated a series of conference workshops that focused on veteran housing at our annual housing policy conference.

**109** Outreach Activities & Speaking Engagements

**625,618** NLIHC Website Pageviews in 2013

**2013 State Housing Profiles & Congressional District Housing Profiles**



**Housing Spotlight:**  
*America's Affordable Housing Shortage, and How To End It*

**WHERE IN AMERICA CAN A LOW-WAGE WORKER AFFORD A TWO-BEDROOM APARTMENT? NOWHERE.**  
**OUT OF REACH 2013**  
WE NEED TO END THIS PROBLEM NOW, AND WE HAVE A SOLUTION.  
NATIONAL LOW INCOME HOUSING COALITION // MARCH 2013

*2013 Out of Reach*

**Affirmatively Furthering Fair Housing**  
Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act) requires HUD to administer its programs in a way that affirmatively furthers fair housing (AFFH). In July, HUD published the long-awaited proposed rule intended to improve jurisdictions' obligation to affirmatively further fair housing. We provided advocates with written summaries, analyses, a webinar, and other resources to enable them to understand the proposed regulations and submit comments. In September, NLIHC submitted formal comments supporting the proposed regulatory improvements, and suggested a number of revisions to strengthen the final rule.

**2013 Cushing Niles Dolbear Lifetime Service Award**  
Chester Hartman, Ph.D.

**2013 Edward W. Brooke, III Housing Leadership Award**  
Senator Olympia Snowe (R-ME)



**Housing Leadership Awards Reception**  
NLIHC held its 31st Annual Leadership Awards Reception on March 19 in Washington, DC. The event was hosted by Bank of America. (Pictured above: NLIHC President **Sheila Crowley** with former board chair **George Moses**, current board chair **Mark Allison**, and former board chair **Bill Faith**.)



*Special Thanks to Our*

# DEDICATED PARTNERS

SPECIAL MEMBERS

MEMBERS

DONORS

STATE PARTNERS

BOARD OF DIRECTORS

STAFF

# 2013 SPECIAL MEMBERS



# 2013 MEMBERS

## ALABAMA

Alabama Arise  
Jhuma Chakraborty  
Joseph Clark  
Collaborative Solutions  
Kathie Hiers  
Irene Johnson  
Low Income Housing Coalition of Alabama

## ALASKA

Alaska Coalition on Housing and Homelessness  
Donald Roberts

## ARIZONA

Arizona Department of Housing  
Arizona Housing Alliance  
Lucille Galimi  
Housing America Corporation  
Haidee Joy  
Carl Mangold  
Occupancy Solutions  
Carol Parry and John Fox  
Larry Potter  
Jeanne Shaw

## ARKANSAS

Arkansas Coalition of Housing and Neighborhood Growth for Empowerment  
Housing Arkansas  
Jerry Webster

## CALIFORNIA

Affordable Housing Access, Inc.  
Aikenhead, Cipes, & Supanich  
Alexander Tenants Association, Inc.  
Alliance for a Better District 6  
Laura Archuleta  
Karina Arias  
Victoria Basolo  
Bella Communities  
Catherine Bishop  
Gabriel Bloom  
Cary Brazeman  
Jan Breidenbach  
BRIDGE Housing Corporation  
Mary Brooks  
Burbank Housing Development Corporation  
Cabrillo Economic Development Corporation  
California Affordable Housing Law Project

California Coalition for Rural Housing  
California Housing Finance Agency  
California Housing Partnership Corporation  
Michael & Linda Carroll  
Craig Castellanet  
Century Housing Corporation  
Charities Housing Development Corporation  
James Charles  
City of Los Angeles Housing Department  
City of San Jose Housing Department  
Clifford Beers Housing, Inc.  
Coachella Valley Housing Coalition  
Community Economics, Inc.  
Community Housing Improvement Program  
Jonathan Cooper  
Wilfred Cooper  
Cathy Cortez  
John Cotton  
Katherine Crecelius  
Cathy Creswell  
EAH Housing  
East Bay Housing Organizations  
East Los Angeles Community Corporation  
Eden Housing, Inc.  
Crystal Espinoza  
Federal Home Loan Bank of San Francisco  
Gary Frazier  
Fresno Housing Authority  
Maximiliano Garde  
Aaron Gaulding  
Karen Goodman  
Gregory Gardens and Buena Vida Resident Council #3  
James Grow  
Gubb & Barshay, LLC  
Habitat for Humanity of Greater Los Angeles  
Edward Helfeld  
Jody Heslop  
HomeBase  
Housing Authority of the City of Santa Barbara  
Housing California  
Housing Trust of Santa Clara County, Inc.  
Integrity Housing  
Alisha Jackson  
Ronald Javor  
Sara Kimberlin

Mary Lawrence  
Monique Lawshe  
Jeffrey Levin  
LifeSTEPS, Inc.  
Los Angeles Neighbors United  
Marin County Community Development Agency  
S. Lynn Martinez  
Del Mason  
Marilyn Mayor  
Windy Medina  
Mercy Housing California  
Mid-Peninsula Housing Coalition  
Claudia Monterrosa  
Mutual Housing California  
Nancy Lewis Associates, Inc.  
Non Profit Housing Association of Northern California  
Betty Pagett  
Chris Pahule  
Dan Pearlman  
Susan Peck  
Greg Plant  
PolicyLink  
William & Gloria Powers  
Michael Pyatok  
Religious Witness with Homeless People  
Residents Advisory Council  
Retirement Housing Foundation  
Jerry Rioux  
Riverside Charitable Corporation  
Marcia Rosen  
Rosen Bien Galvan & Grunfeld LLP  
Sacramento Housing Alliance  
Sacramento Housing and Redevelopment Agency  
Juliet Saltman  
San Diego Housing Federation  
San Francisco Mayor's Office of Housing  
Russell Schmunk  
Roy Schweyer  
Self-Help Enterprises  
Callahan Seltzer  
Mary Ellen Shay  
Shelter Partnership, Inc.  
Skid Row Housing Trust  
Johnny Smith  
Alene Smith  
Southern California Association of NonProfit Housing  
EJ Steele  
Lydia Tan  
Melanie Topjian-Grande

Saul Wachter  
Western Center on Law & Poverty  
Linda Wheaton  
Carol Wilkins  
Willis Williams  
Yolanda Williams  
Women Organizing Resource  
Knowledge & Services  
Jenny York

## COLORADO

Laura Brudzynski  
Colorado Coalition for the Homeless  
Karen Degenhart  
Denver Housing Authority  
Blue Eagle  
Britta Fisher  
Housing Colorado  
Roger Lewis  
Ravi Malhotra  
Pamela McCrory  
Northeast Colorado Housing, Inc.  
Ann Norton & Jonathan Storer  
Megan Rushby  
Summit Combined Housing Authority  
Urban Land Conservancy

## CONNECTICUT

Floyd Banks  
Coco Baron  
Karen Churchill  
Connecticut Housing Coalition  
Connecticut Housing Investment Fund  
Marion Cotty  
Paul DeLuca  
Daisy Franklin  
Ella Fraser  
Doris Ganga  
Rich Glica  
Greater New Haven Community Loan Fund  
Ruth Hoggard  
Housing Authority Insurance Group  
Housing Authority of the City of New Haven  
Anne Hutwohl  
Thomas Hyland  
Legal Assistance Resource Center  
Peter Marcuse  
Rose Morrison  
Kevin Morrison  
Pamela Moultrie  
Terry Nash  
New Neighborhoods, Inc.

2013 MEMBERS

Hadassah Nightingale  
Partnership for Strong Communities  
Publicly Assisted Housing Resident  
Network  
Patrick Robinson  
Luz Sanchez  
Caroline Stevenson  
Catherine Stewart  
Denese Taylor-Moye  
Ana Velasquez  
James Zeh

DELAWARE

Delaware Housing Coalition

DISTRICT OF COLUMBIA

Lois Athey  
David Benson  
Nancy Bernstine  
Stacy Braverman Cloyd  
Butler Family Fund  
Stephen Callahan  
Gordon and Joan Cavanaugh  
Center for Community Change  
Center on Budget and Policy Priorities  
Amy Clark  
Coalition for Nonprofit Housing &  
Economic Development  
Marcie Cohen  
Community Action Partnership  
Community Preservation and  
Development Corporation  
Congressional Research Service  
Patrick Costigan  
Council of Large Public Housing  
Authorities  
John Courson  
D.C. Tenants Advocacy Coalition  
(TENAC)  
District of Columbia Housing  
Authority  
Marian Douglas-Ungaro  
Steve Dubb  
Empower DC  
Yvonne Farrell  
Father McKenna Center  
Friends Committee on National  
Legislation  
Bernard Fulton  
General Board of Church & Society of  
the United Methodist Church  
Sharon Geno  
Rosalind Gilliam  
Ed Gramlich  
Jordan Gulley  
Toby Halliday

Rodney Harrell  
Chester Hartman  
Haynes Enterprises Consulting  
Services  
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Housing Association of Nonprofit  
Developers  
Joe Howell  
William Hranchak  
Jesuit Conference  
Evelyn Jones  
Judy Kennedy  
Jill Khadduri  
Law Offices of Eisen & Rome, P.C.  
Peter Lawrence  
Harry Lawson  
Lawyers' Committee for Civil Rights  
Under Law  
Hershel Lipow  
Lutheran Services in America  
Jane Luton  
Benjamin Metcalf  
Jordan Metoyer  
Ollie Miller  
Bonnie Milstein  
Thomasia Moore  
National AIDS Housing Coalition  
National Alliance of Community  
Economic Development  
Associations  
National Alliance to End  
Homelessness  
National Association of Affordable  
Housing Lenders  
National CAPACD  
National Center for Healthy Housing  
National Coalition for Homeless  
Veterans  
National Community Reinvestment  
Coalition  
National Housing Conference  
National Housing Trust  
National Law Center on Homelessness  
and Poverty  
National NeighborWorks Association  
John Nelson  
Julie Nepveu  
NETWORK: A National Catholic  
Social Justice Lobby  
Office of the Comptroller of the  
Currency  
Office of the Tenant Advocate  
ONE DC  
Eve O'Toole  
Zachary Parolin  
Laurence Pearl

Derrick Perkins  
Jack Popper  
Poverty and Race Research Action  
Council  
Sharon Price  
Quadel Consulting Corporation  
Rebuilding Together, Inc.  
Reno & Cavanaugh, PLLC  
Alexander Salazar  
Barbara Sard  
Pete Schenck  
Eric Sheptock  
Bill Shields  
Somerset Development Company, LLC  
Stewards of Affordable Housing for  
the Future  
Brian Stromberg  
Bonnie Temple  
John Weicher  
Mark Weinheimer  
Washington Legal Clinic for the  
Homeless, Inc.  
Barbara Yang

FLORIDA

Ability Housing of Northeast Florida  
Christine Allamanno  
Andrew Aurand  
Broward Housing Council  
Mark Buchbinder  
Treshawndra Capers  
Roseann Cooney-Pullicino  
Kip Corriveau  
Dorothy Ellington  
Charles Elssesser  
Fair Housing Office  
Florida Housing Coalition  
Florida Supportive Housing Coalition  
Stephen Golant  
Chris Goolsby  
Harry Gottlieb  
Deborah Hallisky  
John Hazelroth  
Jeff Hearne  
Homes in Partnership, Inc.  
Elizabeth Hope  
Karl Kennedy  
Carl Kuehner  
Peter Lema  
Anna McMaster  
Miami Coalition for the Homeless  
Nancy Muller  
People United Saving Humanity  
Sarasota Housing Authority Agency-  
Wide Resident Council  
Yvonne Scruggs-Leftwich

Seminole Garden Tenants Association  
Ericka Sipp  
Pamela Wainwright

GEORGIA

Atlanta Housing Association of  
Neighborhood-Based Developers  
Baitul Salaam Network, Inc.  
Coastal Georgia Area Community  
Action Authority  
Kelly Cooney  
Daniel Cotter  
Georgia Department of Community  
Affairs  
Georgia State Trade Association of  
Nonprofit Developers  
Georgia Supportive Housing  
Association  
Fannie Hall  
Russ Henry  
Historic District Development  
Corporation  
Ben Howard  
Young Hughley  
Daniel Immergluck  
Larry Keating  
Lee Ann Lands  
Tapestry Development Group  
Brian Thomas

HAWAII

Noelle Desaki  
Deborah Kimball  
John Malone

IDAHO

Judith Payne

ILLINOIS

Patricia Bach  
Bickerdike Redevelopment Corporation  
Arlene Bieri  
Vivian Cash  
Leticia Castellanos  
Chicago Alliance to End Homelessness  
Chicago Community Loan Fund  
Chicago Housing Authority Central  
Advisory Council  
Chicago Rehab Network  
Community Investment Corporation  
Tillie Croxdale  
Kathryn Dinwiddie  
Drexel Court Tenants Association  
Jennifer Fabbrini  
Paul Fischer  
Herbert Fisher

2013 MEMBERS

Diane Fox  
Otta Henderson  
Jessie Hooper  
Housing Action Illinois  
Valerie Hych  
Illinois Iowa Center for Independent  
Living  
Kimbark Tenant Association  
Lake Park East Tenants Association  
Daniel Lauber  
League of Women Voters of Chicago  
Allan Lindrup  
Metropolitan Tenants Organization  
Mobile Housing Plus Services  
Richard Monocchio  
Regina Morgan  
Thomas Myers  
Northwest Tower Residents  
Association  
Jennifer O'Neil  
Open Communities  
The Parkways Tenant Council  
Partners In Charity  
Esther Patt  
Bill Pluta  
Kay Riesch  
Michael Rohrbeck  
Herbert Rubin  
Janet Smith  
Carol Steele  
Ariesteade Steele  
Supportive Housing Providers  
Association  
Kathy Szybist  
Cheryl Vanderford  
Leonor Vanik  
Francine Washington  
Jacqueline Weiss  
Ira Westlund  
Christen Wiggins  
Janie Wilkie  
Kathy York  
Ivis Garcia Zambrana  
Herbert Ziegeldorf

INDIANA

Indiana Association for Community  
Economic Development  
Rufus Myers  
Amber Ohaver  
Florence Roisman

IOWA

Anawim Housing  
Family Promise of Greater Des Moines  
R. Allen Hays

Home Opportunities Made Easy, Inc.  
Rebecca Larew  
Polk County Housing Trust Fund  
Cathy Seddon  
Alexandria Sveum  
Donnie Tasy

KANSAS

Homestead Affordable Housing, Inc.  
Kansas Housing Resources  
Corporation  
Kansas Statewide Homeless Coalition  
Bonnie Werth  
Maria Whittaker

KENTUCKY

Janet Dakan  
Federation of Appalachian Housing  
Enterprises  
Homeless and Housing Coalition of  
Kentucky  
Kentucky Housing Corporation  
The Housing Partnership, Inc.  
Tyler Park Neighborhood Association  
Aaron Wolfe-Bertling

LOUISIANA

Crescent City Community Land Trust  
Nicole Cormier  
Golden Agers Resident Council of  
Bayou Towers  
Greater New Orleans Fair Housing  
Action Center  
Houma Terrebonne Housing  
Authority Resident Association  
Louisiana Housing Alliance  
Lower 9th Ward Homeownership  
Association  
Southern Mutual Help Association, Inc.  
St. Tammany Parish Department of  
Health and Human Services  
Vernon Community Action Council, Inc.  
John Winston English

MAINE

Coastal Enterprises, Inc.  
Community Housing of Maine  
Ed Democracy  
Freeport Housing Trust  
Anne Gass  
The Genesis Community Loan Fund  
Maine Affordable Housing Coalition  
The Neighborhood Housing League  
Northern New England Housing  
Investment Fund  
Greg Payne

Preble Street Homeless Voices for  
Justice

MARYLAND

Affordable Housing Conference of  
Montgomery County  
John Brandenburg  
Angela Chen  
Willette Coleman  
Lawrence Couch  
Linda Couch  
Cramer and Crystal  
Ann Dalrymple  
Robbie Dukes  
Diana Eaton  
David Falk  
Mary Grace Folwell  
Merceda Gooding  
Peter Grace  
Joseph Guggenheim  
Elisha Harig-Blaine  
Jane Harrison  
Homes for America  
Housing Opportunities Commission  
Kelly Hunt  
Innovative Housing Institute  
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Lily Ann Ritter  
Marge Rogatz\*  
Florence Roisman  
Room Works, Inc.  
Samuel Rosenberg  
Cindy and Martin Rowe  
Connie and David Ryks  
Juliet Saltman  
Steven Samra\*  
Anthony Sarmiento  
Kim Sather  
Callahan Seltzer\*  
Blair Shevlin\*  
Candance and Stuart Simms  
Alene Smith\*  
Craig Stevens\*  
David Stoesz  
Michael Stone  
Nehemiah Stone  
Shawn Teigen\*  
Texas Homeless Network\*  
Carolyn and Robert Thomas  
Brian Thomas\*  
Stephanie Thomas\*  
Margo Tunstall  
Gretchen Van Werden Otto  
Martha Weatherspoon\*  
Mark Weinheimer\*  
Ruththella White\*  
Robert Whittlesey  
Herbert and Carol Ziegeldorf\*  
Kalila Zunes-Wolfe\*

2013 STATE PARTNERS

**ALABAMA**  
Alabama Arise  
Low Income Housing Coalition of Alabama (c/o Collaborative Solutions)

**ALASKA**  
Alaska Coalition on Housing and Homelessness

**ARIZONA**  
Arizona Housing Alliance

**ARKANSAS**  
Arkansas Coalition of Housing and Neighborhood Growth for Empowerment  
Housing Arkansas

**CALIFORNIA**  
California Coalition for Rural Housing  
California Housing Partnership Corporation  
Housing California  
Non-Profit Housing Association of Northern California  
Southern California Association of Non Profit Housing

**COLORADO**  
Colorado Coalition for the Homeless  
Housing Colorado

**CONNECTICUT**  
Connecticut Housing Coalition

**DELAWARE**  
Delaware Housing Coalition

**DISTRICT OF COLUMBIA**  
Coalition for Nonprofit Housing and Economic Development

**FLORIDA**  
Florida Coalition for the Homeless  
Florida Housing Coalition, Inc.

**GEORGIA**  
Georgia State Trade Association of Nonprofit Developers

**ILLINOIS**  
Housing Action Illinois

**INDIANA**  
Indiana Association for Community Economic Development

**KANSAS**  
Kansas Statewide Homeless Coalition

**KENTUCKY**  
Homeless and Housing Coalition of Kentucky

**LOUISIANA**  
Louisiana Housing Alliance

**MAINE**  
Maine Affordable Housing Coalition

**MASSACHUSETTS**  
Citizens' Housing and Planning Association

**MICHIGAN**  
Community Economic Development Association of Michigan  
Michigan Disability Rights Coalition

**MINNESOTA**  
Minnesota Housing Partnership  
Minnesota Coalition for the Homeless

**MISSOURI**  
Missouri Association for Social Welfare

**NEBRASKA**  
Nebraska Housing Developers Association

**NEW HAMPSHIRE**  
Housing Action New Hampshire

**NEW JERSEY**  
Housing and Community Development Network of New Jersey

**NEW MEXICO**  
New Mexico Coalition to End Homelessness  
Supportive Housing Coalition of New Mexico

**NEW YORK**  
Neighborhood Preservation Coalition of New York State  
New York State Rural Housing Coalition  
Supportive Housing Network of New York  
New York State Tenants and Neighbors Information Service

**NORTH CAROLINA**  
North Carolina Housing Coalition

*as of December 31, 2013*

**NORTH DAKOTA**  
North Dakota Coalition for Homeless People

**OHIO**  
Coalition on Homelessness and Housing in Ohio

**OREGON**  
Housing Alliance (c/o Neighborhood Partnerships)

**PENNSYLVANIA**  
Housing Alliance of Pennsylvania

**RHODE ISLAND**  
Housing Action Coalition of Rhode Island  
Housing Network of Rhode Island  
Rhode Island Coalition for the Homeless

**TEXAS**  
Texas Association of Community Development Corporations  
Texas Homeless Network  
Texas Low Income Housing Information Service

**UTAH**  
Utah Housing Coalition

**VERMONT**  
Vermont Affordable Housing Coalition

**VIRGINIA**  
Virginia Coalition to End Homelessness  
Virginia Housing Coalition

**WASHINGTON**  
Washington Low Income Housing Alliance

**WEST VIRGINIA**  
West Virginia Coalition to End Homelessness

**WISCONSIN**  
Wisconsin Partnership for Housing Development, Inc.

**WYOMING**  
Wyoming Coalition for the Homeless



# 2013 BOARD OF DIRECTORS

As of December 31, 2013  
\*Elected to the board in 2013  
\*\*Honorary

**CHRISTINE ALLAMANNO**, *Secretary*, Gulf Coast Legal Services,  
Saint Petersburg, FL  
**MARK ALLISON**, *Chair*, Center for Social Innovation, Albuquerque, NM  
**WILLIAM C. APGAR**, Joint Center for Housing Studies, Cambridge, MA  
**DAVID BOWERS**, Enterprise Community Partners, Washington, DC  
**MARIA CABILDO**, East LA Community Corporation, Los Angeles, CA  
**DELORISE CALHOUN**, Jurisdiction-Wide Resident Advisory Board,  
Cincinnati Housing Authority, Cincinnati, OH  
**BRENDA J. CLEMENT**, *1st Vice Chair*, Citizens’ Housing and Planning  
Association, Boston, MA  
**EMMA “PINKY” CLIFFORD\***, Oglala Sioux Tribe Partnership for Housing,  
Pine Ridge, SD  
**MARCIE COHEN**, Community CoNexus, Washington, DC  
**LOT DIAZ**, National Council of La Raza, Washington, DC  
**CHRIS ESTES**, National Housing Conference, Washington, DC  
**BILL FAITH\*\***, Coalition on Housing and Homelessness in Ohio,  
Columbus, OH  
**DAISY FRANKLIN**, Publically-Assisted Housing Residents Network (CT),  
Norwalk, CT  
**MATT GERARD**, Minneapolis Highrise Representative Council,  
Minneapolis, MN

**DEIRDRE “DEEDEE” GILMORE\***, Charlottesville Public Housing  
Association of Residents, Charlottesville, VA  
**LISA HASEGAWA**, *Executive Committee at-large*, National Coalition for  
Asian Pacific American Community Development (National  
CAPACD), Washington, DC  
**MOISES LOZA\*\***, *Treasurer*, Housing Assistance Council,  
Washington, DC  
**RACHAEL MYERS**, Washington Low Income Housing Alliance,  
Seattle, WA  
**MARLA NEWMAN**, Louisiana Housing Alliance, Baton Rouge, LA  
**BOB PALMER\***, Housing Action Illinois, Chicago, IL  
**ANN O’HARA**, Technical Assistance Collaborative, Boston, MA  
**GREG PAYNE**, *Executive Committee at-large*, Maine Affordable Housing  
Coalition, Portland, ME  
**TARA ROLLINS**, Utah Housing Coalition, Salt Lake City, UT  
**MARTHA WEATHERSPOON**, Lincoln Home Resident Council,  
Clarksville, TN  
**PAUL WEECH**, Housing Partnership Network, Washington, DC  
**LEONARD WILLIAMS**, *2nd Vice Chair*, Kenfield-Langfield Resident  
Council, Buffalo, NY

DEPARTING THE BOARD IN 2013  
**MARY BROOKS**, Housing Trust Fund Project, Center for Community Change, Frazier Park, CA  
**REYMUNDO OCAÑAS**, BBVA Compass, Houston, TX

# 2013 STAFF

As of December 31, 2013

**ALTHEA ARNOLD**, Research Analyst  
**MEGAN BOLTON**, Research Director  
**ELINA BRAVVE**, Research Analyst  
**SARAH BRUNDAGE**, Communications Director  
**LINDA COUCH**, Senior Vice President for Policy and Research  
**SHEILA CROWLEY**, President and CEO  
**DAN EMMANUEL**, Outreach Associate  
**ED GRAMLICH**, Regulatory Director  
**MARY KOLAR**, Outreach Associate

**JOSEPH LINDSTROM**, Outreach Associate  
**SHAM MANGLIK**, Senior Policy Analyst  
**KHARA NORRIS**, Director of Administration  
**ELISSA QUIRK**, Senior Policy Analyst  
**CHRISTINA REYES**, Executive Assistant  
**BILL SHIELDS**, Vice President of Operations  
**CHRISTINA SIN**, Development Coordinator  
**LA’TEASHIA SYKES**, State Coalitions Project Director

## 2013 INTERNS

Michael Coe, Kelly Hunt, Ashley Juvonen, Ben Litwin, Christina Payamps-Smith, Mitch Peterson,  
Olivia Posner, Brian Reilly, LaShanta Roquemore, Katie Sullivan, Rachel Turner, Bohan Yang

# STATEMENT OF FINANCIAL POSITION

As of December 31, 2013

## 2013 ASSETS

### ASSETS

Cash and cash equivalents \$291,803  
Grants and other receivables \$235,714  
Prepaid expenses and deposits \$25,322  
Furniture and equipment, net \$94,195  
Investments (endowment) \$6,233,306  
Interest in Charitable Remainder Trust \$150,073

### TOTAL ASSETS

## 2013 LIABILITIES AND NET ASSETS

### LIABILITIES

Accounts payable and accrued expenses \$170,102  
Deferred revenue \$59,000  
Capital lease obligation \$33,266  
Deferred lease incentive \$6,524  
Deferred rent \$67,718

### Total liabilities \$336,610

### NET ASSETS

Undesignated \$207,397  
Board-designated as endowment \$6,233,306  
Total unrestricted \$6,440,703  
Temporarily restricted \$253,100

### Total net assets \$6,693,803

### TOTAL LIABILITIES AND NET ASSETS \$7,030,413

## 2013 OPERATING REVENUE AND SUPPORT

Investment return designated for operations \$1,050,000  
Grants and contributions \$612,495  
Annual conference and registration revenue \$372,210  
Membership contributions \$352,904  
Other \$13,293  
Rental income \$12,000  
Fee for service \$10,050  
Interest income \$3,756  
Net assets released from restrictions: \$620,000

### Total Operating Revenue \$3,046,708 (\$366,900) \$2,679,808

## 2013 EXPENSES

Program Services \$2,405,506 - \$2,405,506  
  
Supporting Services:  
Management and General \$331,967 - \$331,967  
Fundraising \$164,370 - \$164,370  
Total supporting services \$496,337 - \$496,337

### Total operating expenses \$2,901,843 - \$2,901,843

### Change in net assets \$86,045 (\$366,900) (\$280,855) Net assets at beginning of year \$6,354,658 \$620,000 \$6,974,658

### NET ASSETS AT END OF YEAR \$6,440,703 \$253,100 \$6,693,803





**NATIONAL LOW INCOME  
HOUSING COALITION**

727 15th Street NW, 6th Floor  
Washington, DC 20005  
[www.nlihc.org](http://www.nlihc.org)