

ANNUAL REPORT 2022

NATIONAL LOW INCOME HOUSING COALITION



MISSION STATEMENT

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

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

NLIHC's staff work together to achieve our advocacy goals. Our Research Team studies trends and examines data to create a picture of the need for low-income housing across the country. Our Policy Team educates lawmakers about housing needs and analyzes and helps formulate effective housing policies. Our Field Team mobilizes members and supporters across the country to advocate for policies that advance housing stability. Our Communications Team shapes public opinion about low-income housing issues. And our Administration Team works to ensure NLIHC remains a sustainable, high-capacity organization.

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DEAR NLIHC MEMBERS, DONORS, AND FRIENDS:

Thank you for your staunch support and unyielding commitment to housing justice throughout 2022. In a year of soaring inflation, skyrocketing rents, increasing evictions, and worsening rhetoric against people without homes, NLIHC members and partners from all corners of the country came together to achieve new protections and vital resources for the lowest-income renters.

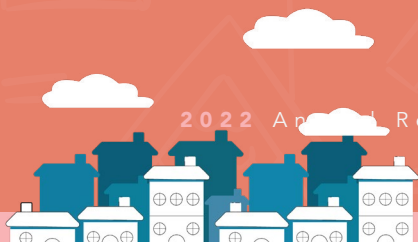
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Our End Rental Arrears to Stop Evictions (ERASE) project continued to provide invaluable support to those state and local organizations working to ensure that the historic \$46.55 billion in emergency rental assistance (ERA) made available by Congress during the pandemic reaches those extremely low-income renters for whom it was intended. By the end of the year, \$38 billion in ERA had been issued to renters in need, with 63% of recipients being extremely low-income households. Meanwhile, we hosted a national ERASE convening in Washington attended by more than 1,200 people, released a lengthy report providing a comprehensive blueprint for making ERA permanent, and partnered with state and local organizations around the country to help enact more than 175 new

tenant protections, from “just cause” eviction legislation and measures prohibiting source-of-income discrimination to eviction record sealing and expungement ordinances and right-to-counsel laws.

Following tireless advocacy by our partners, as well as mobilization efforts led by our HoUsed Campaign for Universal, Stable, Affordable Homes and our Opportunity Starts at Home campaign, we convinced Congress to raise HUD’s budget by \$8.1 billion in fiscal year 2023, ensuring not only that all existing Housing Choice Voucher and Project-Based Rental Assistance contracts would be renewed but that 12,000 additional households receive housing vouchers.

To promote anti-racist policies, our IDEAS (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) project organized a season-long Summer of IDEAS educational event series that amplified stories about the social and economic issues facing marginalized communities in the U.S. *Dot’s Home* – a video game exploring the intersections of race and housing that was created through collaboration between NLIHC, an award-winning BIPOC team, and the Rise-Home



Stories Project – received the Game of the Year Award at the Games for Change Festival, as well as a Best Narrative Game Award. And we made huge strides bringing tenants to the policymaking table, holding our first-ever Tenant and Community Leader Retreat in Georgia and ensuring that members of our Tenant Leader Cohort were able to attend and participate in a meeting at the White House on tenant protections.

We also fought back against emerging anti-homeless rhetoric and legislation by collaborating with key national partners to create a new webinar series focused on homelessness and Housing First. With webinars that typically draw upwards of 7,000 viewers, the series has been instrumental in guaranteeing that NLIHC’s partners have all the information they need to engage in federal advocacy on behalf of people without homes.

Even so, despite our recent successes, the road ahead is daunting. After moderating, rents have plateaued at impossibly high levels, just as many pandemic-era benefit programs have begun to close down, depriving low-income renters of essential

supports at the worst possible time. No wonder, then, that housing instability is increasing, eviction rates are rising, and homelessness is worsening at such an alarming pace.

These challenges must only strengthen our resolve to keep fighting. As the pandemic made clear, we have only ever lacked the political will to end homelessness and housing poverty. When our movement saw the danger the pandemic posed, we mobilized with a singular focus to protect struggling renters and people who are homeless. When governments recognized the emergency and the need, they acted and funded solutions on a scale unlike any in our lifetimes. Working together, we achieved what we would once have considered impossible. Together, we *will* do so again – and we will end homelessness and housing poverty once and for all.

Thank you for your commitment, your partnership, and your unceasing work throughout 2022. You are an inspiration.

Onward.

Diane Gentel



NLIHC ADVOCACY HELPS BRING ABOUT THE ALLOCATION OF **MORE THAN \$38 BILLION IN EMERGENCY RENTAL ASSISTANCE** FOR LOW-INCOME RENTERS AND **THE PASSAGE OF OVER 175 NEW STATE AND LOCAL TENANT PROTECTIONS**

NLIHC's End Rental Arrears to Stop Evictions (ERASE) project aims to ensure that the unprecedented \$46.55 billion in emergency rental assistance (ERA) provided by Congress during the pandemic reaches the lowest-income and most marginalized renters and people without homes in time to prevent housing instability and evictions. Throughout 2022, the ERASE project continued to help state and local ERA programs around the country improve by providing implementation recommendations and models, leading to improvements in ERA disbursement. Through December 2022, \$38 billion in ERA had been issued to renters in need. The ERA program made nearly 10.8 million payments to households between January 2021 and December 2022. U.S. Treasury data indicate that 63% of beneficiaries were extremely low-income households.

NLIHC hosted a conversation in January 2022 between the ERASE project's 38 state and local partners and key federal officials from the White House, the Treasury Department, HUD, the Department of Justice, the U.S. Interagency Council on Homelessness, the Department of Agriculture's Rural Development Office, and the Consumer Financial Protection Bureau.

In August 2022, NLIHC invited requests for proposals from organizations interested in joining the next ERASE Cohort. This third ERASE Cohort consists of 23 organizations working to develop and implement strategies that result in the creation of permanent state and local emergency rental assistance programs and tenant protections that ensure

the lowest-income households most at risk of eviction have access to assistance in time to prevent evictions. Cohort members are also working with NLIHC and state and local partners to advocate for federal emergency rental assistance legislation and develop the state and local infrastructure to deploy these resources once they are in place.

More than 1,200 people gathered in person and online for "Emergency Rental Assistance: The Path to a Permanent Program," a national convening held by NLIHC's ERASE project at the National Press Club in Washington, D.C., in October 2022. Focusing on the implementation of ERA and the prospects for making ERA permanent, the hybrid event included five panels, 23 guest speakers, and two messages from members of Congress.

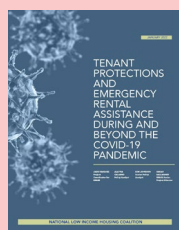
In November 2022, NLIHC released a detailed report, *Emergency Rental Assistance: A Blueprint for a Permanent Program*. The report examines the implementation of the U.S. Department of the Treasury's Emergency Rental Assistance Program by state and local organizations to identify policies and practices that led to successful implementation and provide recommendations for model programs. By offering a compendium of new research, innovative tools, and shared experiences concerning the implementation of ERA, the report provides a blueprint that can be used to establish a permanent ERA program in the future.

In addition, NLIHC's work with state and local partners throughout the country resulted in more than 175 new state and local tenant

protections being passed or implemented between January 2021 and December 2022, resulting in increased housing stability for millions of renter households. These protections include laws ensuring the civil right to counsel, measures prohibiting source-of-income discrimination, ordinances related to eviction record sealing and expungement, rent stabilization legislation, and “just cause” eviction laws. The benefits of such protections for tenants were proven

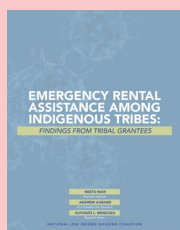
during the pandemic, when a federal eviction moratorium in conjunction with a range of other measures implemented in response to the public health crisis prevented as many as 1.5 million eviction filings nationwide between March 2020 and June 2021. NLIHC also launched a new [ERASE Tenant Protections webpage](#) that makes data from NLIHC’s State and Local ERA Tenant Protections Database available to the public.

NLIHC also released a series of reports and briefs examining the implementation of ERA programs and the development of tenant protections around the country, including:



Tenant Protections and Emergency Rental Assistance during and beyond the COVID-19 Pandemic

January 20



Emergency Rental Assistance among Indigenous Tribes: Findings from Tribal Grantees

January 27



Implementing Fact-Specific Proxy in ERA Programs: Key Considerations and Lessons Learned

February 17



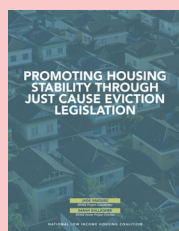
Emergency Rental Assistance (ERA) during the Pandemic: Implications for the Design of Permanent ERA Programs

March 10 (Released jointly with the University of Pennsylvania’s Housing Initiative)



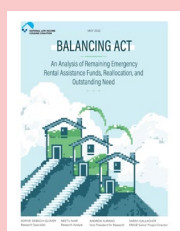
Extending the Reach of Emergency Rental Assistance: Leveraging Federal Resources

May 16



Promoting Housing Stability through Just Cause Eviction Legislation

May 23



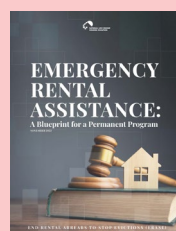
Balancing Act: An Analysis of Remaining Emergency Rental Assistance Funds, Reallocation, and Outstanding Need

May 26



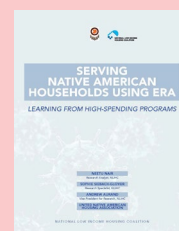
State and Local Fiscal Recovery Funds: Initial Trends in Housing Investments

June 9



Emergency Rental Assistance: A Blueprint for a Permanent Program

November 17



Serving Native American Households Using ERA: Learning from High-Spending Programs

December 1





NLIHC'S HOUSED AND OSAH CAMPAIGNS ACHIEVE SIGNIFICANT VICTORIES IN FIGHT TO END HOUSING INSTABILITY AND HOMELESSNESS

NLIHC's [HoUSed Campaign](#) for Universal, Stable, Affordable Homes and our Opportunity Starts at Home (OSAH) campaign achieved a string of victories in 2022 in the fight to end housing instability and homelessness. The HoUSed campaign seeks to advance anti-racist policies and achieve the large-scale, sustained investments and reforms necessary to ensure renters with the lowest incomes have an affordable and accessible place to call home. In particular, the HoUSed campaign advocates for four solutions to America's housing crisis:

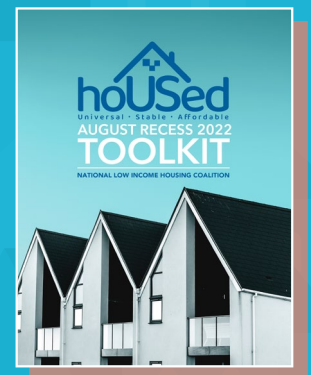
- Expanding rental assistance to every eligible household.
- Increasing the supply of affordable housing for people with the lowest incomes.
- Providing emergency housing assistance to help stabilize families in a crisis.
- Strengthening and enforcing robust renter protections.

NLIHC's [OSAH campaign](#) is a long-term campaign to bring together organizations from different sectors with the aim of ensuring that the nation's lowest-income people have access to safe, stable, affordable housing. The campaign is founded on a recognition that housing intersects with almost every other national policy priority area, from education and healthcare to food security, environmental protection, and economic stability. In particular, the OSAH campaign seeks to advance housing solutions that:

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

Advocacy by NLIHC's HoUSed and OSAH campaign partners in 2022 helped secure an \$8.1 billion increase to HUD's budget for fiscal year (FY) 2023, compared to FY22-enacted levels, ensuring enough funding to renew all existing Housing Choice Voucher and Project-Based Rental Assistance contracts while also expanding vouchers to an additional 12,000 households.

NLIHC released a comprehensive [advocacy toolkit](#) in July 2022 designed to guide homelessness and housing advocates and direct service providers in advocacy efforts during the August congressional recess. The toolkit offered information about how to host site visits and in-district meetings with members of Congress and provided ideas about ways to advocate for evidence-based homelessness solutions like Housing First. NLIHC released a follow-up [advocacy toolkit](#) in November 2022.





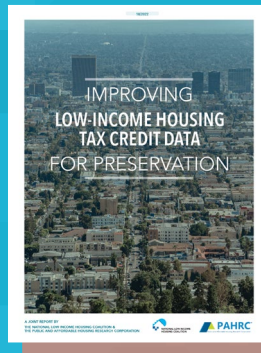
NLIHC President and CEO Diane Yentel testified before the U.S. Senate's Committee on Banking, Housing and Urban Affairs in August 2022 concerning affordability in the rental market. During the hearing,

"The Rent Eats First: How Renters and Communities Are Impacted by Today's Housing Market," Diane addressed the underlying causes of the affordable housing crisis, discussed the current state of the housing market, and outlined immediate actions that could be taken by the Biden administration to protect the lowest-income and most marginalized renters from the harmful impacts of inflation and rising rents, high rates of eviction filings, and increasing homelessness.

During the same month, NLIHC joined eight national housing and homelessness organizations in submitting testimony to the Georgia State Senate Committee on Unsheltered Homelessness. The testimony opposed two state bills – H.B.713 and S.B.535 – that would have criminalized homelessness, forced individuals into congregate settings, and imposed punitive requirements and urged members of the Committee not to endorse the bills, which were based on template legislation created by the Cicero Institute.

In collaboration with the National Alliance to End Homelessness (NAEH) and the Center

on Budget and Policy Priorities (CBPP), NLIHC launched a four-part webinar series on homelessness and Housing First in the summer of 2022. The first session, "Emerging Threats Facing People Experiencing Homelessness," was held on August 15, with the next three webinars – "Homelessness Is a Housing Problem," "Long-Term Solutions and Successful Strategies," and "How to Address Unsheltered Homelessness" – being held through September. Given the immense success of the series – more than 7,000 people registered to attend the original set of webinars – NLIHC, NAEH, and CBPP decided to continue the webinar series in December 2022. The monthly calls share critical information about solutions to homelessness and amplify the work of advocates and people with lived experience of homelessness. More than 7,800 people registered to attend the first webinar in the follow-up series on December 12.



NLIHC and the Public and Affordable Housing Research Corporation (PAHRC) released a joint report, [*Improving Low-Income Housing Tax Credit Data for Preservation*](#), in October 2022. The report examines the extent to which housing finance agencies (HFAs)

provide data on Low-Income Housing Tax Credit (LIHTC) properties at the state and local levels and analyzes the catalysts and challenges impacting their ability to collect, maintain, and report LIHTC property data to HUD and the wider public.



RACIAL EQUITY, INCLUSION, DIVERSITY, AND TENANT ENGAGEMENT

NLIHC launched a major, organization-wide initiative in 2021 to advance racial equity, inclusion, and diversity in our policy analysis and strategy, internal operations and relationships, and work with external partners. In 2022, NLIHC followed through on this commitment in a wide range of ways, including a renewed focus on tenant engagement.

NLIHC URGES HUD TO PRIORITIZE RACIAL EQUITY IN COMMENT LETTER

NLIHC submitted a comment letter to HUD in January 2022 addressing the four focus areas identified by the department for its “Draft Strategic Plan” for 2022 to 2026. NLIHC urged HUD to make racial equity an explicit goal of federal housing programs and to actively pursue the anti-racist reforms needed to ensure households with the lowest incomes have affordable places to call home.

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NLIHC HOLDS FIRST-EVER TENANT AND COMMUNITY LEADER RETREAT IN GEORGIA WITH FOCUS ON RACIAL TRAUMA AND HEALING

In October 2022, NLIHC held its first-ever hybrid Tenant and Community Leader Retreat in Albany, Georgia. The retreat brought together members of NLIHC’s Tenant Leader Cohort, which is made up of people with lived experience of housing insecurity who have become leading voices and advocates in their communities in the fight for housing justice. The retreat introduced tenant leaders to each other and provided a forum for discussion about developments in their communities, topics for the tenant session of NLIHC’s annual policy forum, and plans to build out NLIHC’s policy agenda on tenant protections. To ensure the group had sufficient tools to tackle these goals, NLIHC brought in several consultants to facilitate conversation and provide training on racial trauma and healing.

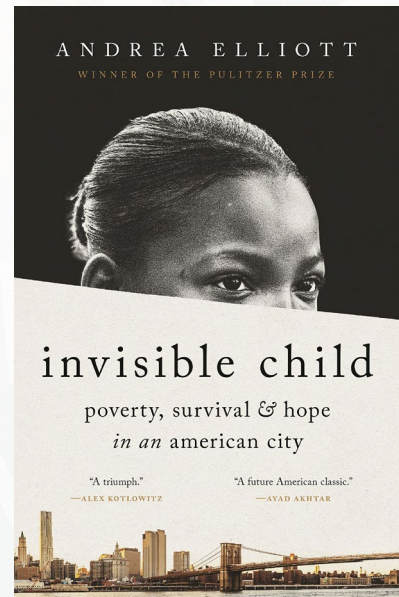


NLIHC HOLDS SUMMER OF IDEAS EDUCATIONAL EVENT SERIES



In June 2022, NLIHC launched a *Summer of IDEAS* (Inclusion, Diversity, Equity, Anti-racism, and Systems-thinking) educational event series showcasing and amplifying stories about the social and economic issues facing marginalized communities in the U.S. The series paired narrative and new media projects with discussions about topics such as housing disparities, race and poverty, environmental racism, and voter suppression led by prominent voices in these areas. In the first event of the series, NLIHC provided a virtual screening of the film *Who We Are*:

A Chronicle of Racism in America, followed by a [panel discussion](#) with Khalil Gibran Muhammad and Jeffery Robinson, executive director of The Who We Are Project. In July, NLIHC hosted a virtual screening of the documentary film *A Reckoning in Boston* and a panel discussion with co-producer Kafi Dixon and community leaders Victoria Adinkra and Tiana Bass that was moderated by NLIHC Senior Vice President for Racial Equity, Diversity, and Inclusion Renee Willis. The series concluded on August 4 with a [panel discussion](#) moderated by Melissa Harris-Perry about the Pulitzer Prize-winning book *Invisible Child: Poverty, Survival and Hope in an American City*. The panel included author and *New York Times* reporter Andrea Elliott, advocate Chanel Sykes (featured in the book), and James Perry, president and CEO of the Winston-Salem Urban League and former member of NLIHC’s board of directors. The discussion focused on a range of themes from the book, including poverty, homelessness, systemic racism, housing insecurity, and addiction.



DOT'S HOME RECEIVES GAME OF THE YEAR AWARD



Dot's Home, a narrative video game created with help from NLIHC, received the Game of the Year Award at the Games for Change Festival's awards ceremony in New York City on July 8. *Dot's Home* competed with 17 other finalists selected from more than 400 games submitted this year. The game also won the Best Narrative Game award and was nominated for awards in the Best Civic Game and Most Significant Impact categories.

STATE AND TRIBAL PARTNERS ATTEND FIRST IN-PERSON CONVENING IN THREE YEARS

NLIHC held its first in-person convening of state and tribal partners in over three years in November 2022. More than 50 people representing 39 of NLIHC's state and tribal partner organizations, along with NLIHC staff, gathered in Washington, D.C., and online for the hybrid event. Attendees spent two days building relationships, strategizing about ways to advocate with the new Congress, and deepening their commitment to racial equity. The United Native American Housing Association (UNAHA), a longtime NLIHC member, was also welcomed as the group's first tribal partner. The agenda included a Capitol Hill report, a panel discussion with staff from Capitol Hill offices and partners from Georgia and Indiana, a conversation with HUD's senior advisor for racial equity, a racial bias training, and many opportunities for networking.

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NLIHC TENANT LEADER COHORT MEMBERS VISIT WHITE HOUSE TO DISCUSS TENANT PROTECTIONS

Eleven members of NLIHC’s Tenant Leader Cohort, as well as NLIHC President and CEO Diane Yentel, [attended a meeting at the White House on tenant protections](#) in November 2022. Joining legal aid advocates, researchers, and other people with lived experience, Tenant Leader Cohort members sought to inform the Biden administration’s policy development for tenant protections by focusing their comments on five themes: (1) addressing past and current inequalities by incorporating racial and disability equity in all aspects of policymaking; (2) rebalancing the power between landlords and tenants and holding landlords and institutions accountable; (3) ensuring tenant representation by having tenants present for every decision made about housing; (4) prioritizing housing that is deeply affordable and accessible for people with the lowest incomes and greatest needs, especially through rental assistance, the national Housing Trust Fund, and public housing; and (5) increasing resources to help low-income people become homeowners and maintain homeownership and financial stability. NLIHC was able to ensure that one tenant leader from the Cohort served as a panelist for a session on tenant protections and that two members (attending virtually) were able to provide opening statements and ask senior officials questions.



Several members of the Cohort shared comments about their experiences:

“The R on my chest signified ‘Residents’ who like me have experienced harms, disparate treatment, and trauma as unhoused housing insecure disabled,” said NLIHC Board and Tenant Cohort Member Zella Knight. “These ills include source-of-income discrimination. Ambassador Rice recognized the importance of those having direct impact being part of the discussion and decisions in the efforts to protect tenants.”

“I was focusing on and had a positive conversation on opportunities to expand broadband for rural America,” said NLIHC Board and Tenant Cohort Member Loraine Brown. “To increase access to tenant and advocacy resources.”

“People closest to the problem are also closest to the solution,” said NLIHC Board and Tenant Cohort Member Mindy Woods. “It is past time for the White House to listen to those of us with lived experience.”

“The solution is having the tenants at the table when policies are being made,” said NLIHC Board and Tenant Cohort Member Geraldine Collins.

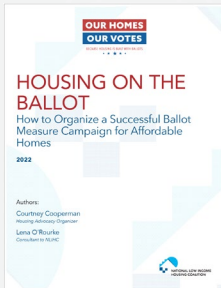
NLIHC RELAUNCHES **OUR HOMES, OUR VOTES** NONPARTISAN CANDIDATE AND VOTER ENGAGEMENT CAMPAIGN

In anticipation of the midterm elections, NLIHC relaunched the Our Homes, Our Votes (OHOV) nonpartisan candidate and voter engagement campaign early in 2022. The nonpartisan campaign seeks to register, educate, and mobilize low-income renters and affordable housing advocates to become more involved in voting. As part of the relaunch, the OHOV campaign updated its [website](#) to offer new resources to help advocates, housing providers, and resident leaders develop their voter and candidate engagement plans for the midterm elections. The website included best practices and sample materials for every step of a voter engagement campaign – from registering and educating to mobilizing voters – and resources for successful candidate engagement activities, as well as legal information for 501c3 nonprofits, HUD and USICH guidance about voter engagement activities, downloadable graphics for social media, a comprehensive media toolkit, resources from partner organizations, and ideas about opportunities for taking action on voting rights legislation. The campaign also sent out a biweekly newsletter in the months leading up to elections with the latest updates on housing and elections from partners across the country.

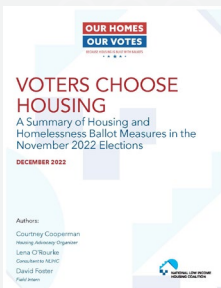
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In May 2022, OHOV held a webinar, “Voter Registration Messaging, Events, and Door-to-Door Canvassing,” reviewing strategies to increase voter registration, overcome voter apathy, and ensure all communities recognize their stake in the outcome of elections.

BECAUSE HOUSING IS BUILT WITH BALLOTS



NLIHC and OHOV released a report in June 2022 on the role of ballot measure campaigns in securing new resources for affordable homes, strengthening tenant protections, and solving homelessness. The report, [Housing on the Ballot: How to Organize a Successful Ballot Measure Campaign for Affordable Homes](#), reviews best practices for launching campaigns, building coalitions, communicating about ballot measures, and elevating the leadership of directly impacted communities.



Following the midterm elections, NLIHC and OHOV released a report, [Voters Choose Housing: A Summary of Housing and Homelessness Ballot Measures in the November 2022 Elections](#), giving an overview of the elections' results. The report examines nearly 100 ballot measures that devote new resources to affordable housing, strengthen tenant protections, respond to homelessness, amend zoning and land use policies, facilitate affordable housing development, and tax or regulate short-term rentals (STRs).

NLIHC made over

17,605



contacts (meetings/
briefings, calls,
and exchanges) with
congressional offices.

NLIHC led/
participated in

21



sign-on/comment
letters to federal
decision makers.

NLIHC issued

310



calls to action
and updates to
our network of
145,000
advocates.

NLIHC made

286



contacts with
administration
departments and
offices.

ADVOCACY ACTIVITIES IN 2022

TRAININGS/INFORMING/
CAPACITY-BUILDING
AND MEDIA OUTREACH

NLIHC staff
presented at

148



events and forums
attended by more than

11,356

people.

NLIHC staff conducted

301



meetings/convenings/
webinars/forums
attended by

31,211

participants.

NLIHC CEO and staff
participated in

302



media interviews.

NLIHC issued

32



press releases/
statements.

NLIHC TESTIFIED AT THE FOLLOWING HEARINGS:

"Ensuring Equitable Delivery
of Disaster Benefits to
Vulnerable Communities and
Peoples: An Examination of
GAO's Findings of the CDBG
Program," a hearing held
by the House Committee
on Financial Services'
Subcommittee on Oversight
and Investigations on
January 19

"'The Rent Eats
First': How Renters
and Communities are
Impacted by Today's
Housing Market," a
hearing held by the
Senate Committee on
Banking, Housing and
Urban Affairs
August 2

SOCIAL MEDIA IN 2022



18,268
Facebook "Likes"



10,612,000
Twitter Impressions



3.05 Million
Unique Web Visitors



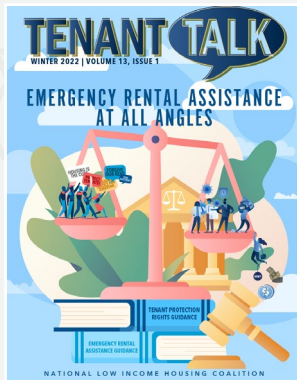
70,047
Twitter Followers

10,242

NUMBER OF TIMES NLIHC RESEARCH AND EXPERTISE
WERE FEATURED BY MEDIA AROUND THE COUNTRY

NLIHC PUBLICATIONS

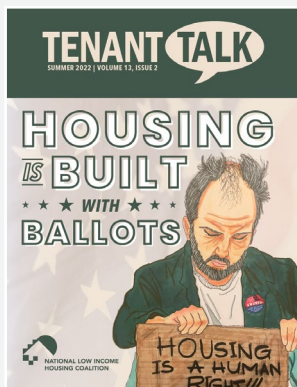
TENANT TALK - EMERGENCY RENTAL ASSISTANCE AT ALL ANGLES



NLIHC released in February the winter 2022 issue of *Tenant Talk*, a publication by and for residents of public and assisted housing and those in need of such housing. [*Tenant Talk: Emergency Rental Assistance at All Angles*](#) focused on emergency rental assistance (ERA) programs and explored how ERA had impacted tenants navigating the economic challenges of the pandemic. The issue includes articles from partners across the country about efforts to increase access to ERA for tenants facing rental debt. As always, the publication offers tenant perspectives on their experiences – in this case, with ERA – as well as articles by NLIHC staff about tenant protections, updates on the “Build Back Better Act,” and summaries of recent NLIHC research. (All issues of *Tenant Talk* are available in both English and Spanish.)

TENANT TALK - HOUSING IS BUILT WITH BALLOTS

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NLIHC released the fall 2022 issue of *Tenant Talk* early – in August – in anticipation of the 2022 midterm elections. The issue, [*Tenant Talk: Housing is Built with Ballots*](#), addressed nonpartisan election engagement and the important role renters and affordable housing advocates can play. Low-income renters face the greatest barriers to voting and as a result are underrepresented among voters. NLIHC’s nonpartisan *Our Homes, Our Votes* campaign has sought to address this disparity by mobilizing low-income renters and affordable housing advocates to participate in the voting process to ensure low-income housing interests are addressed by candidates and elected officials. The August issue of *Tenant Talk* presented practical tips for mobilizing renters to vote and engaging candidates, as well as important state deadlines to be aware of as elections were approaching. The issue also included perspectives from renters and people experiencing homelessness, updates from partners of the *Our Homes, Our Votes* campaign, and news from NLIHC.

TENANT TALK LIVE

NLIHC continued “Tenant Talk Live” – a resident engagement webinar series – in 2022. Throughout the year, NLIHC organized monthly Tenant Talk Live calls/webinars with tenants and tenant leaders from across the country to address the issues and concerns of tenants related to tenant protections, emergency rental assistance, tenant empowerment, federal advocacy, racial justice, and other topics. Tenant Talk Live continued to provide opportunities for residents to connect with NLIHC and one another, share best practices, and become more involved in influencing federal housing policies and housing access in their communities.

THE GAP

A SHORTAGE OF AFFORDABLE HOMES

NLIHC released in April 2022 [*The Gap: A Shortage of Affordable Rental Homes*](#), finding the lowest-income renters in the U.S. were facing a shortage of approximately 7 million affordable and available rental homes. Fewer than four affordable and available homes existed for every 10 extremely low-income renter households nationwide. As a result of this shortage of affordable homes, 71% of extremely low-income renter households were severely housing cost-burdened, spending more than half of their limited incomes on housing. Drawing on multiple data sources, the report documents how the pandemic exacerbated the housing crisis for the lowest-income renters. The report examines both short- and long-term policy interventions needed to address the immediate housing impacts of the pandemic and the underlying shortage of affordable housing. NLIHC released a Spanish-language edition of the report, [*The Gap: La Escasez de Viviendas Asequibles*](#), in June.



OUT OF REACH 2022

THE HIGH COST OF HOUSING

NLIHC released in July [*Out of Reach 2022: The High Cost of Housing*](#). Released annually, the 2022 report showed how low-wage workers were facing severe challenges affording housing amid record-breaking rent increases. The report highlights the mismatch between the wages people earn and the price of decent rental housing in every state, metropolitan area, and county in the U.S. while also calculating the “Housing Wage” a full-time worker must earn to afford a rental home without spending more than 30% of their income on housing costs. In 2022, the national Housing Wage was \$25.82 per hour for a modest two-bedroom home at fair market rent and \$21.25 per hour for a modest one-bedroom home. The report included a preface written by Representative Maxine Waters (D-CA).

ADVOCATES' GUIDE 2022

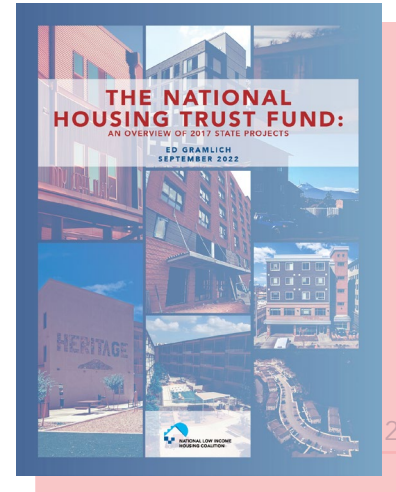
A PRIMER ON FEDERAL AFFORDABLE HOUSING
& COMMUNITY DEVELOPMENT PROGRAMS &
POLICIES

The *Advocates' Guide* is a comprehensive resource covering virtually every federal affordable housing program and policy pertaining to low-income people. Written by NLIHC staff and other leading experts in the field, the *Guide* contains summaries of housing and community development programs, as well as housing policy advocacy tools and a range of other information. Released in March, the *Advocates' Guide 2022* featured new information about the U.S. Department of the Treasury's Emergency Rental Assistance program to protect renters from eviction during and after the COVID-19 pandemic; NLIHC's End Rental Arrears to Stop Evictions (ERASE) project and HoUsed campaign for racial housing justice and universal, stable, and affordable housing; and ways to overcome NIMBY opposition to affordable housing.

THE NATIONAL HOUSING TRUST FUND

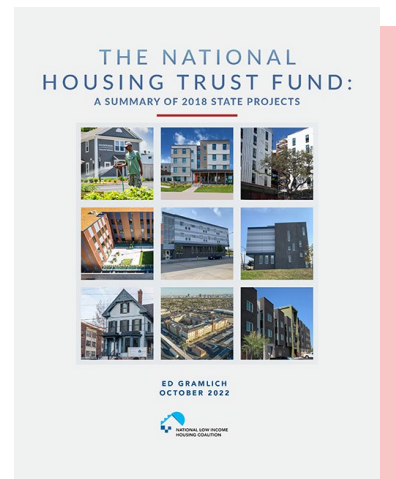
AN OVERVIEW OF 2017 STATE PROJECTS

NLIHC released [*The National Housing Trust Fund: An Overview of 2017 State Projects*](#) in September 2022. Part of NLIHC’s effort to document the impact of the national Housing Trust Fund (HTF), the report summarizes how each state and the District of Columbia planned to use \$219 million allocated in 2017 by the HTF. In 2017 – the second year of HTF implementation – states continued to use most of their HTF resources to target projects that served people experiencing homelessness, people with disabilities, elderly people, or other special needs populations. Most of the 2017 HTF allocation – more than \$144 million – was used to construct new affordable housing units. Another \$7 million was used for adaptive re-use projects, creating more affordable housing in properties previously used for non-housing purposes. Meanwhile, \$38 million of HTF money was used to preserve existing affordable housing, helping to ensure that this stock does not revert to market-rate housing. Of that \$38 million, more than \$15 million was used to help preserve earlier federal investment in affordable housing through HUD’s Project-Based Section 8 program and USDA’s Rural Development (RD) Section 515 program.



AN OVERVIEW OF 2018 STATE PROJECTS

NLIHC released “[*The National Housing Trust Fund: An Overview of 2018 State Projects*](#)” in October 2022. The report summarized how each state and the District of Columbia planned to use \$267 million allocated in 2018 by the HTF. In 2018 – the third year of HTF implementation – states continued to use most of their HTF resources to target projects that served people experiencing homelessness, people with disabilities, elderly people, or other special needs populations. As in 2017, most of the 2018 HTF allocation – more than \$181 million – was used to construct new affordable housing units. Meanwhile, \$7 million was used for adaptive re-use projects, with \$5 million of that amount being used to create new affordable housing. At the same time, \$41 million of HTF was used to preserve existing affordable housing, with more than \$18.5 million of that amount being used to help preserve earlier federal investment in affordable housing through the Section 8 and Rural Development (RD) Section 515 programs.



MORE THAN 900 ADVOCATES ATTEND NLIHC'S 2022 VIRTUAL HOUSING POLICY FORUM

More than 900 housing advocates participated in NLIHC's 2022 Housing Policy Forum "Achieving Housing Justice," held virtually on March 22-23. The virtual forum featured conversations with and presentations by key leaders in Congress and the Biden administration, including HUD Secretary Marcia L. Fudge, Senator Majority Leader Chuck Schumer (D-NY), Senators Sherrod Brown (D-OH), Mazie Hirono (D-HI), Amy Klobuchar (D-MN), Rob Portman (R-OH), Elizabeth Warren (D-MA), Chris Van Hollen (D-MD), and Tina Smith (D-MN), and Representatives Maxine Waters (D-CA), Cori Bush (D-MO), Pramila Jayapal (D-WA), Ritchie Torres (D-NY), David Price (D-NC), and Mario Diaz-Balart (R-FL). The Forum also offered a session featuring MacArthur Genius award-winning photographer LaToya Ruby Frazier, as well as panels on topics ranging from racial equity and housing, the state of play on Capitol Hill, tenant protections, and best practices in organizing, to the multi-sector affordable housing movement, disaster housing recovery, effective media strategies and practices, lessons learned from emergency rental assistance implementation, and the central role of anti-racism, equity, diversity, and inclusion in housing advocacy.



NLIHC CELEBRATES 2022 HOUSING LEADERSHIP AWARDS HONOREES

NLIHC's 40th Annual Virtual Leadership Awards Celebration was held on April 28. During the ceremony, NLIHC presented the Edward W. Brooke Housing Leadership Award to the Congressional Progressive Caucus for its exceptional commitment to advancing historic affordable housing investments to address homelessness and housing poverty in the U.S; the Cushing Niles Dolbeare Lifetime Service Award to Ann O'Hara for her decades of advocacy for quality, accessible, affordable homes for extremely low-income households as a public housing authority director, Section 8 administrator, state housing official, founder and associate director of the Technical Assistance Collaborative (TAC), and NLIHC board member; and the Sheila Crowley Housing Justice Award to Representative Ritchie Torres (D-NY) for his outstanding leadership in elevating the need for historic affordable housing investments for people with the lowest incomes in 2021. A recording of the event can be viewed at: <https://youtu.be/V6pU-DnU9-A>



NLIHC'S AND PARTNERS' ADVOCACY RESULTS IN ADMINISTRATIVE WINS

HUD ENFORCES CARBON MONOXIDE ALARM REQUIREMENTS IN HUD-ASSISTED PROPERTIES

Following tireless advocacy by NLIHC and our partners for improved safety and habitability conditions in public and other federally assisted housing, HUD issued in February 2022 [Notice PIH 2022-01/H 2022-01/OLHCHH 2022-01](#), clarifying that it would enforce the requirement that HUD-assisted properties install carbon monoxide alarms by December 2022.

HUD ANNOUNCES DIRECTIVE TO REVIEW POLICIES POSING BARRIERS TO HOUSING FOR PEOPLE WITH CONVICTION HISTORIES

HUD Secretary Marcia L. Fudge issued a [directive](#) in April 2022 instructing the agency to review and identify internal policies and procedures that may increase barriers to housing access for people impacted by the criminal-legal system. Over the following six months, agency staff reviewed existing HUD guidance, regulations, and sub-regulatory documents and suggested needed changes to ensure increased access to federally assisted housing for those with conviction records. HUD's proposed changes are expected to be released later this year. The announcement came after years of administrative advocacy by NLIHC and our colleagues in the Partnership for Just Housing (formerly the Reentry & Housing Working Group).

WHITE HOUSE RELEASES HOUSING SUPPLY ACTION PLAN

The White House released in May 2022 its "[Housing Supply Action Plan](#)," a comprehensive plan for combatting the rising cost of rent and the severe shortage of homes affordable and available to people with the lowest incomes. The plan includes several regulatory actions suggested by NLIHC, including tying federal transportation funds to the reduction of restrictive local zoning laws, supporting manufactured housing and small-scale developments to increase affordable housing options in communities across the nation, and streamlining federal financing and funding sources to help lower the cost and speed up development of affordable housing.

DEPARTMENT OF HOMELAND SECURITY (DHS) ISSUES FINAL "PUBLIC CHARGE" RULE ADDING PROTECTIONS FOR IMMIGRANT FAMILIES

DHS issued a [final "public charge" rule](#) in September 2022 that put in place critical protections meant to ensure that immigrant families have better access to social safety net programs, including housing programs. The final rule clarifies that several health and social services should not be considered in a public charge determination, a decades-old test to deny temporary admission into the U.S. or deny requests to change one's status to lawful permanent resident. NLIHC joined more than 1,000 organizations in signing on to a public charge comment letter led by the Protecting Immigrant Families ([PIF](#)) campaign.

DISASTER HOUSING RECOVERY

In 2022, NLIHC and its Disaster Housing Recovery Coalition (DHRC) – a group of nearly 900 local, state, and national organizations working to ensure that all disaster survivors receive the assistance they need to fully recover – sent or signed on to 12 letters to congressional leaders and administration officials, while also achieving other notable victories.

U.S. COMMISSION ON CIVIL RIGHTS RELEASES REPORT CITING NLIHC TESTIMONY AND DHRC RESOURCES

The U.S. Commission on Civil Rights (USCCR) released in September 2022 a landmark report detailing the federal response to Hurricanes Harvey and Maria, "[Civil Rights and Protections during the Federal Response to Hurricanes Harvey and Maria](#)." The 900-page report is the first examination by the commission of the civil rights implications of federal disaster response. The report extensively cites testimony by NLIHC President and CEO Diane Yentel, as well as numerous statements and documents created by members and partners of the NLIHC-led DHRC, including Ayuda Legal Puerto Rico, Disability Rights Texas, Fundacion Fondo de Acceso a la Justicia, FURIA Inc., Texas Appleseed, the H.O.M.E. Coalition, Partnership for Inclusive Disaster Strategies, Planners for Puerto Rico, Texas Housers, and Texas Rio Grande Legal Assistance.

HUD CREATES RUSH PROGRAM AFTER ADVOCACY BY NLIHC-LED DHRC

In response to years of advocacy by the NLIHC-led DHRC, HUD [announced](#) in October 2022 the creation of the Rapid Unsheltered Survivor Housing (RUSH) program to help the lowest-income and most marginalized disaster survivors maintain or regain stable, affordable housing. RUSH will provide displaced disaster survivors with the longer-term direct rental assistance and supportive services they need to get back on their feet. The program will provide rapid re-housing assistance, including up to 24 months of rental assistance, as well as supportive services for people currently experiencing homelessness and those at risk of homelessness through its network of housing providers and experts. Program funds are also eligible to cover move-in expenses, outreach costs, and other urgent needs for individuals who are unsheltered. RUSH funding will be available for people experiencing or at risk of homelessness, including those with incomes at or below 30% of area median income and living in overcrowded homes, facing imminent eviction, or experiencing another risk factor for homelessness.

NLIHC-ENDORSED COMMUNITY RESILIENCE ZONES ACT BECOMES LAW

The NLIHC- and DHRC-endorsed "Community Disaster Resilience Zones Act of 2022" was passed by the U.S. House of Representatives in December 2022 following a vote of 333-92. The bill was passed by the U.S. Senate during the summer of 2022. The bill creates a hazard assessment rating system for census tracts across the country and designates the area in each state with the highest hazard rating as a community disaster resilience zone, allowing for greater technical, planning, and financial assistance for disaster resilience and mitigation projects in such areas. NLIHC and DHRC members, including the Fair Share Housing Center, worked with bill sponsors to ensure that any households displaced due to mitigation or resilience projects within community disaster resilience zones would be able to relocate to affordable, permanent, accessible, housing within their communities, which would guarantee that efforts to protect communities from disasters would not come at the expense of permanent displacement. Language protecting these households was included in the final version of the bill.

DHRC HOLDS SERIES OF NATIONAL WEBINARS REGARDING 2022 ATLANTIC HURRICANE SEASON RESPONSE

NLIHC and its DHRC held a series of national webinars focused on strengthening the response to hurricanes during the 2022 Atlantic Hurricane Season. The webinars addressed the ways federal, state, and local governments were responding to housing needs related to Hurricanes Fiona and Ian and allowed participants to hear from leaders in impacted communities about the impact on people experiencing homelessness and other low-income households.

NLIHC STATE AND TRIBAL PARTNERS

NLIHC continued to support and engage 67 state homelessness and affordable housing coalitions in 45 states and D.C., as well as one tribal partner operating in the Northern plains region, in the effort to achieve racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. These NLIHC state and tribal partners are vital to NLIHC's work, regularly mobilizing tens of thousands of advocates around federal policy issues. NLIHC convenes state and tribal partner calls and convenings featuring peer learning, NLIHC research, federal policy updates, advocacy campaigns, NLIHC media toolkits, and guest presenters on special topics. In 2022, NLIHC staff presented as keynote speakers, plenary panelists, and workshop presenters at numerous events hosted by state and tribal partners and attended by thousands of advocates.

67


STATE PARTNERS

45

STATES

NLIHC LEADS OTHER CAMPAIGNS AND COALITIONS

NLIHC continued to convene and lead several other broad-based national policy advocacy campaigns and task forces. **The Campaign for Housing and Community Development Funding (CHCDF)** consists of more than 70 national organizations that advocate collectively for the highest possible federal funding for all affordable housing and community development programs. The **Partnership for Just Housing** consists of more than 20 national housing and civil rights groups and more than 15 state and local groups that advocate for policies that ensure justice-involved individuals can successfully return to decent, affordable homes after incarceration.



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

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

On December 21, Congress failed to 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 February. Without additional funding, HUD cannot renew these contracts or obligate funds - doing so would be in violation of the Antideficiency Act.

Section 8 Project-Based Assistance


- As of January 22, 221 Section 8 project-based rental assistance contracts have expired. The 221 contracts that HUD didn't renew will affect around 12,000 low-income households. Roughly two-thirds of these households are elderly or who have disabilities; on average, these households have incomes of less than \$13,000 per year. HUD is determining whether it has any available funds that could be obligated to renew contracts that expired in December and January and is working through the processing of these contracts to determine what could be signed if funding is available.
- HUD has proposed that private owners use their individual funding reserves, where available, to cover shortfalls.
- Anything less than 12 full months funding for project-based Section 8 contracts will limit a property owner's ability to provide supportive services to their tenants, impede or delay critical rehabilitation, or possibly increase rent burdens on fixed-income populations.

- 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 \$13.5 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 6,700 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-based services to age in place. Funded under the Section 202 Service Coordinator Grants program and PBRA, Service Coordinators are not able to register for Standards for Success or

- 1 -



STAFF



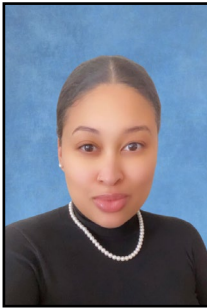
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BARRY ZIGAS

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- 202 PARTNERS
- 4 FEATHERS DEVELOPMENT
- ACCESSIBLE HOUSING RESOURCES
- ADAPT OF TEXAS
- AFFORDABLE HOMEOWNERSHIP FOUNDATION, INC.
- AFFORDABLE HOUSING ACTION
- ALLIANCE OF DANE COUNTY
- AFFORDABLE HOUSING CONNECTIONS
- AGM FINANCIAL SERVICES
- AL FOR RURAL
- ALASKA COALITION ON HOUSING AND HOMELESSNESS
- ALBUQUERQUE HEALTH CARE FOR THE HOMELESS, INC.
- ALL HOME
- AMR OF PENSACOLA
- APOLLO ENGINEERING SOLUTIONS LLC
- ARBOUR VALLEY DEVELOPMENT
- ARCATA HOUSE PARTNERSHIP
- ARIZONA DEPARTMENT OF HOUSING
- ARIZONA HOUSING COALITION
- ARIZONA HOUSING, INC.
- ASSOCIATION OF ALASKA HOUSING AUTHORITIES
- ATLAS GROUP LTD
- BACK HOME IN INDIANA ALLIANCE
- BALTIMORE REGIONAL HOUSING PARTNERSHIP
- BEACON DEVELOPMENT GROUP
- BERKSHIRE COUNTY REGIONAL HOUSING AUTHORITY
- BESSEMER REDEVELOPMENT CORPORATION
- BEST REAL ESTATE COMPANY
- BISHOP SHEEN ECUMENICAL HOUSING FOUNDATION, INC.
- BOSTON HOUSING AUTHORITY
- RESIDENT ADVISORY BOARD
- BOSTON TENANT COALITION
- BRIDGE WOMEN'S CENTER
- BRIDGING HOPE DBA ORGANIZATION OF HOPE
- C.R.C
- CALIFORNIA COMMUNITY FOUNDATION
- CAMBA HOUSING VENTURES
- CAN-DO
- CATHOLIC CHARITIES USA
- CENSERE CONSULTING, LLC
- CENTER FOR AMERICAN PROGRESS
- CENTRAL MASSACHUSETTS HOUSING ALLIANCE, INC.
- CENTRAL VIRGINIA HOUSING COALITION
- CENTURY HOUSING CORPORATION
- CHAMPLAIN HOUSING TRUST
- CHAMPLAIN VALLEY OFFICE OF ECONOMIC OPPORTUNITY
- CHARITIES HOUSING DEVELOPMENT CORPORATION
- CHARITIES HOUSING DEVELOPMENT CORPORATION OF SANTA CLARA COUNTY
- CHICAGO REHAB NETWORK
- CHN HOUSING PARTNERS
- CITIZENS' HOUSING AND PLANNING ASSOCIATION, INC.
- CITY OF COLORADO SPRINGS - COMMUNITY DEVELOPMENT DIVISION
- CITY OF LOS ANGELES HOUSING DEPARTMENT
- CITY OF ST. LOUIS CIVIL RIGHTS ENFORCEMENT AGENCY
- CMC NETWORK
- COASTAL ENTERPRISES, INC.
- COLLABORATIVE SOLUTIONS
- COLORADO COALITION FOR THE HOMELESS
- COMMUNITY ACTION AGENCIES ASSOCIATION OF ALABAMA
- COMMUNITY ACTION PARTNERSHIP OF NORTH ALABAMA
- COMMUNITY BRIDGES
- COMMUNITY COUNCIL
- COMMUNITY ECONOMICS, INC.
- COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION
- COMMUNITY SERVICE NETWORK
- CONGRESSIONAL RESEARCH SERVICE
- COOK INLET HOUSING AUTHORITY
- D'ADREINNE REAL ESTATE PROFESSIONAL
- DALTON-WHITFIELD FAMILY CONNECTION
- DELAWARE CENTER FOR HOMELESS VETERANS, INC.
- DEL-MOR DWELLINGS CORPORATION
- DHIC, INC.
- DISABILITY RESOURCE CENTER
- DREAMKEY PARTNERS
- EAST BAY FOR EVERYONE
- EAST BAY HOUSING ORGANIZATIONS
- EASTERN CT HOUSING OPPORTUNITIES
- EISEN AND ROME, P.C.
- ENDING COMMUNITY HOMELESSNESS COALITION
- EVANGELICAL LUTHERAN CHURCH IN AMERICA, WASHINGTON
- FAIR HOUSING CENTER OF CENTRAL INDIANA
- FAMILY PROMISE OF GREATER DES MOINES
- FATHER MCKENNA CENTER
- FLORIDA SUPPORTIVE HOUSING COALITION
- FOUNDATION COMMUNITIES
- FRANKLIN COUNTY RECORDER'S OFFICE
- FREEPORT HOUSING TRUST
- FUNDERS TOGETHER TO END HOMELESSNESS
- GAITHER DYNAMIC
- GENERAL BOARD OF CHURCH & SOCIETY OF THE UNITED METHODIST
- GENESIS HOUSING DEVELOPMENT CORP.
- GEORGIA SUPPORTIVE HOUSING ASSOCIATION
- GRAND PRAIRIE HOMELESS OUTREACH ORGANIZATION (GPHOO)
- H3LP FLORIDA EMPLOYMENT SERVICES - KEARNEY CENTER
- HABITAT FOR HUMANITY LA CROSSE AREA
- HABITAT FOR HUMANITY MONTGOMERY COUNTY, TEXAS
- HABITAT FOR HUMANITY SOUTH CAROLINA
- HAI GROUP

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 HIGH PLAINS FAIR HOUSING CENTER
 HILL DISTRICT CONSENSUS GROUP
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 HOUSING ALLIANCE DELAWARE
 HOUSING ALLIANCE OF PENNSYLVANIA
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 HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
 HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA
 HOUSING JUSTICE LEAGUE
 HOUSING NETWORK OF RHODE ISLAND
 HOUSING SANTA CRUZ COUNTY
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 HUDSON RIVER HOUSING
 ILLINOIS HOUSING COUNCIL
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 LEGACY FIVE LLC
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 LIVING BETTER LIFE
 LONG ISLAND HOUSING SERVICES
 LOS VECINOS DE BUFORD HIGHWAY
 LOW INCOME HOUSING COALITION OF ALABAMA
 MAINE AFFORDABLE HOUSING COALITION
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 MARYLAND DEPARTMENT OF DISABILITIES
 METROPOLITAN INTERFAITH COUNCIL ON AFFORDABLE HOUSING
 METROPOLITAN ST. LOUIS EQUAL HOUSING AND OPPORTUNITY COUNCIL
 METROPOLITAN TENANTS ORGANIZATION
 MEYER MEMORIAL TRUST
 MIAMI VALLEY FAIR HOUSING CENTER
 MID-PENINSULA HOUSING CORPORATION
 MINNESOTA COALITION FOR THE HOMELESS
 MIRIAM'S KITCHEN
 MOBILITY WORKS, INC.
 MOLINE HOUSING AUTHORITY
 MONARCH HOUSING ASSOCIATES
 MONROE GROUP
 MONTANA COALITION FOR HOUSING & INFRASTRUCTURE
 MOUNTAIN HOUSING OPPORTUNITIES, INC.
 NATIONAL COALITION FOR HOMELESS VETERANS
 NATIONAL HOUSING CONFERENCE
 NATIONAL INDIAN COUNCIL ON AGING
 NATIONAL NEIGHBORWORKS ASSOCIATION
 NATIONAL NETWORK TO END

DOMESTIC VIOLENCE
 NATIONAL WOMEN'S LAW CENTER
 NEBRASKA HOUSING DEVELOPERS ASSOCIATION
 NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO
 NEIGHBORHOOD PARTNERSHIPS NETWORK FOR OREGON
 AFFORDABLE HOUSING NEVADA H.A.N.D., INC.
 NEVADA HOUSING COALITION
 NEW RIVER COMMUNITY ACTION
 NEW YORK STATE ASSOCIATION FOR AFFORDABLE HOUSING
 NEW YORK STATE RURAL ADVOCATES
 NEWCAP INC.
 NORTHEAST COLORADO HOUSING, INC.
 NORTHEAST OHIO COALITION FOR THE HOMELESS
 NORTHGATE RESIDENTS' OWNERSHIP CORPORATION
 OGLALA SIOUX TRIBE PARTNERSHIP FOR HOUSING
 OKLAHOMA COALITION FOR AFFORDABLE HOUSING
 ONYXGROUP DEVELOPMENT LLC
 OPEN COMMUNITIES
 ORANGE COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
 PHILADELPHIA HOUSING DEVELOPMENT CORPORATION
 PHILANTROPICAL ORG
 PINE STREET INN
 PLYMOUTH HOUSING GROUP
 PRINCETON COMMUNITY HOUSING
 PROJECT H.O.M.E.
 PROJECT NOW, INC.
 PUBLIC HOUSING YOUTH ACADEMY
 RHODE ISLAND HOUSING
 RIPLEY HOUSING AUTHORITY
 RIPPLE COMMUNITY INC.
 RLH DEVELOPMENT, LLC
 ROC USA
 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
 SALAZAR ARCHITECTS, INC.
 SAN DIEGO HOUSING FEDERATION
 SANCTUARY IN THE ORDINARY
 SAVESOLAR

MEMBERS: INDIVIDUALS, LIFETIME, ORGANIZATIONS, RESIDENT ASSOCIATIONS

SELF-HELP ENTERPRISES
SFF CONSULTING GROUP
SHELBORNE DEVELOPMENT
SOUTHEAST MICHIGAN NONPROFIT
HOUSING CORPORATION
SOW COMMUNITY DEVELOPMENT
CORPORATION
SPIRIT FOR CHANGE CONSULTING
ST. CLAIR COUNTY HOUSING
AUTHORITY
ST. VINCENT DE PAUL SOCIETY OF
LANE COUNTY
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COUNCIL OF GEORGIA
SUMMIT COUNTY, OHIO
SUNRISE AFFORDABLE HOUSING
GROUP
SUPERIOR HOUSING SOLUTIONS
SUPPORTIVE HOUSING NETWORK OF
NEW YORK
TEMPORARY EMERGENCY SERVICES
TENANT ORGANIZATION FOR GME
JADIN 1765 R STREET LLC

TENANTS & NEIGHBORS
TEXAS ASSOCIATION OF COMMUNITY
DEVELOPMENT CORPORATIONS
THE ARC OF NORTH CAROLINA
THE COALITION FOR THE HOMELESS
THE HOUSING COLLECTIVE
THE PUBLIC INTEREST LAW PROJECT
THE RELATED COMPANIES
TOOLBOX CREATIVE
TORRES LEGAL SOLUTIONS LLC
TOWN OF HAMBURG, NEW YORK
TWINS GATE LANDINGS, LLC
UNION STATION HOMELESS
SERVICES
UNIQUE PEOPLE SERVICES
UNITING CITIZENS FOR AFFORDABLE
HOUSING IN NEWTON
UPPER VALLEY HAVEN
URBAN EDGE HOUSING
CORPORATION
URBAN LAND CONSERVANCY
UTAH HOUSING COALITION
VERMONT AFFORDABLE HOUSING

COALITION
VERMONT HOUSING AND
CONSERVATION BOARD
VIRGINIA ASSOCIATION OF HOUSING
COUNSELORS INC.
VIRGINIA COMMONWEALTH
UNIVERSITY, SCHOOL OF SOCIAL
WORK
VIRGINIA SUPPORTIVE HOUSING
VIRIYA CONSULTING LLC
WASHINGTON LOW INCOME
HOUSING ALLIANCE
WASHINGTON STATE HOUSING
FINANCE COMMISSION
WESLEY HOUSING DEVELOPMENT
CORPORATION
WISCONSIN COMMUNITY ACTION
PROGRAM ASSOCIATION
WISCONSIN PARTNERSHIP FOR
HOUSING DEVELOPMENT, INC
YOUNITY VILLAGE, LP

Resident Associations

2&4 TENANTS ASSOCIATION
ALEXANDER TENANTS ASSOCIATION,
INC.
CASTLE SQUARE TENANTS
ORGANIZATION, INC.
EUGENE TENANT ALLIANCE
HIGHLAND PARK RESIDENT
CORPORATION
ITHAKA LAND INC
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RESIDENTS ASSOCIATION OF
LAFAYETTE GARDENS
SPRINGS ALLIANCE
TENANT RESOURCE CENTER
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SPECIAL MEMBERS



\$500,000 +



\$200,000 TO \$499,999



\$100,000 TO \$199,999



An Anonymous Donor Advised Fund



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STATEMENT OF FINANCIAL POSITION

	COALITION 501(C)(3)	POLICY CTR 501(C)(4)	ELIMINATIONS	TOTAL
2022 Assests				
Cash and cash equivalents	\$ 3,921,236	\$ 3,142		\$ 3,924,378
Grants and other receivables	\$ 2,429,948			\$ 2,429,948
Prepaid expenses and deposits	\$ 272,659	\$ 3,500		\$ 276,159
Property and equipment, net	\$ 208,417			\$ 208,417
Operating lease right-of-use asset, net	\$ 1,739,376			\$ 1,739,376
Financing lease right-of-use asset, net	\$ 20,910			\$ 20,910
Investments	\$ 5,420,026			\$ 5,420,026
TOTAL ASSETS	\$ 14,012,572	\$ 6,642		\$ 14,019,214
2022 LIABILITIES AND NET ASSETS				
Accounts payable and accrued expenses	\$ 670,335			\$ 670,335
Capital lease obligation	\$ 1,510			\$ 1,510
Deferred revenue	\$ 18,065			\$ 18,065
Deferred lease incentive	\$ 2,263,617			\$ 2,263,617
Deferred rent	\$ 21,613			\$ 21,613
TOTAL LIABILITIES	\$ 2,975,140	\$ -		\$ 2,975,140
NEW ASSETS				
Without Donor Restrictions	\$ 3,879,102	\$ 6,642		\$ 3,885,744
Undesignated	\$ 5,427,801			\$ 5,427,801
Board designated as endowment funds	\$ 9,306,903	\$ 6,642		\$ 9,313,545
Total Net Assets Without Donor Restrictions	\$ 1,730,529			\$ 1,730,529
With Donor Restrictions				
TOTAL NET ASSETS	\$ 2,975,140	\$ -		\$ 2,975,140
TOTAL LIABILITIES & NET ASSETS	\$ 14,012,572	\$ 6,642		\$ 14,019,214
2022 OPERATING REVENUE AND SUPPORT				
Grants and contributions (foundations, corporations, indiv.)	\$ 8,035,211	\$ 78,256	\$ (78,256)	\$ 8,035,211
Annual conference registration revenue	\$ 50,325			\$ 50,325
Annual conference sponsorship revenue	\$ 376,065			\$ 376,065
Membership contributions	\$ 391,222			\$ 391,222
Other (fees, publications, etc.)	\$ 35,128			\$ 35,128
Interest income	\$ 13			\$ 13
TOTAL OPERATING REVENUE AND SUPPORT	\$ 8,887,964	\$ 78,256	\$ (78,256)	\$ 8,887,964
2022 EXPENSES				
Program Services/Education	\$ 8,585,145	\$ 73,626		\$ 8,658,771
Management and general	\$ 561,844	\$ 4,128		\$ 565,972
Fundraising	\$ 329,897			\$ 329,897
TOTAL OPERATING EXPENSES	\$ 9,476,886	\$ 77,754	\$ (78,256)	\$ 9,476,384



ANNUAL REPORT

2022

NATIONAL LOW INCOME HOUSING COALITION