



WORKING TOGETHER

NHC 2016-2017
ANNUAL REPORT



NATIONAL
HOUSING
CONFERENCE

OUR VISION

Everyone in America has equal opportunity to live in a quality, affordable home in a thriving community.

Our Mission

The National Housing Conference educates decision makers and the public about housing policies and practices that create and support thriving communities with quality homes that are affordable and accessible to all. We convene and collaborate with our diverse membership and the broader housing and community development sectors to advance our policy, research and communications initiatives that effect positive change at the federal, state and local levels.



Letter from Ted S. Chandler
Chair, NHC Board of Governors

There is a role everyone can play—from neighborhood volunteers to members of Congress and the President’s cabinet—in building and sustaining strong communities. Since 1931, the National Housing Conference has worked with the entire housing community and officials of both parties to ensure a decent place to live for all in America. Being part of NHC means joining the partnerships and developing relationships that will help us achieve our great shared mission: ensuring that everyone in America has a safe, quality, affordable place to call home.

NHC also creates new ways for everyone in housing to meet this mission. We’ve launched an initiative on the intersection of housing and health. We’re a communications leader on state and local housing policy. We use our technology to make our events and research accessible across the country. On top of all that, we work every week in Washington to bring the views, ideas and experience of our members to federal policymakers.

Of course, doing all this requires an investment. Your support keeps our organization strong and helps the entire housing movement thrive. NHC works every day to make your support count for housing.

Thank you for the work you do, and thank you for your support of the National Housing Conference.

A handwritten signature in black ink, appearing to read "Ted Chandler".



Letter from Chris Estes
President and CEO, NHC

NHC’s vision, our ultimate goal, is for everyone in America to have equal opportunity to live in a quality, affordable home in a thriving community.

We know that home is about more than just a roof overhead. It’s about safe neighborhoods. It’s about access to jobs. It’s about making sure long-time residents can stay and prosper even as their communities change.

NHC brings the housing community together to impact policy and move housing forward. As you’ll read in this report, over the last year and a half we’ve provided high-quality resources, convened the field and lead the way in thinking carefully about the path forward for housing in the new policy environment.

As we look back on the last year of work together as a field, and approach the next, NHC will continue to explore different strategies and create new partnerships to help shape national housing policy, as well as support efforts on the local and state levels. There is no question there is both change and challenge ahead. I believe NHC can play an important role in bringing our field together to speak more coherently and powerfully about this work, as well as learn from best practices around the country.

Your continued support is critical to our success. Thank you for being part of NHC.

A handwritten signature in black ink, appearing to read "Chris Estes".

MOVING HOUSING FORWARD

NHC brings the housing community together to cultivate and advance best practices, share ideas and advocate for effective affordable housing policy.



RESOURCE

Information and analysis to help our members address America's housing needs.

Through research reports, online tools and webinars, the National Housing Conference provides the housing community with best practices, data and advocacy tools to move housing forward.



Resource highlights

Reports. "Paycheck to Paycheck" and "Housing Landscape" continued NHC's commitment to resources that demonstrate the need for affordable homeownership and rental opportunities across the country. In "Inclusionary Zoning: Fact from Fiction," we brought together the best evidence in support of inclusionary housing programs to show how they work, and how they can be made to work better.

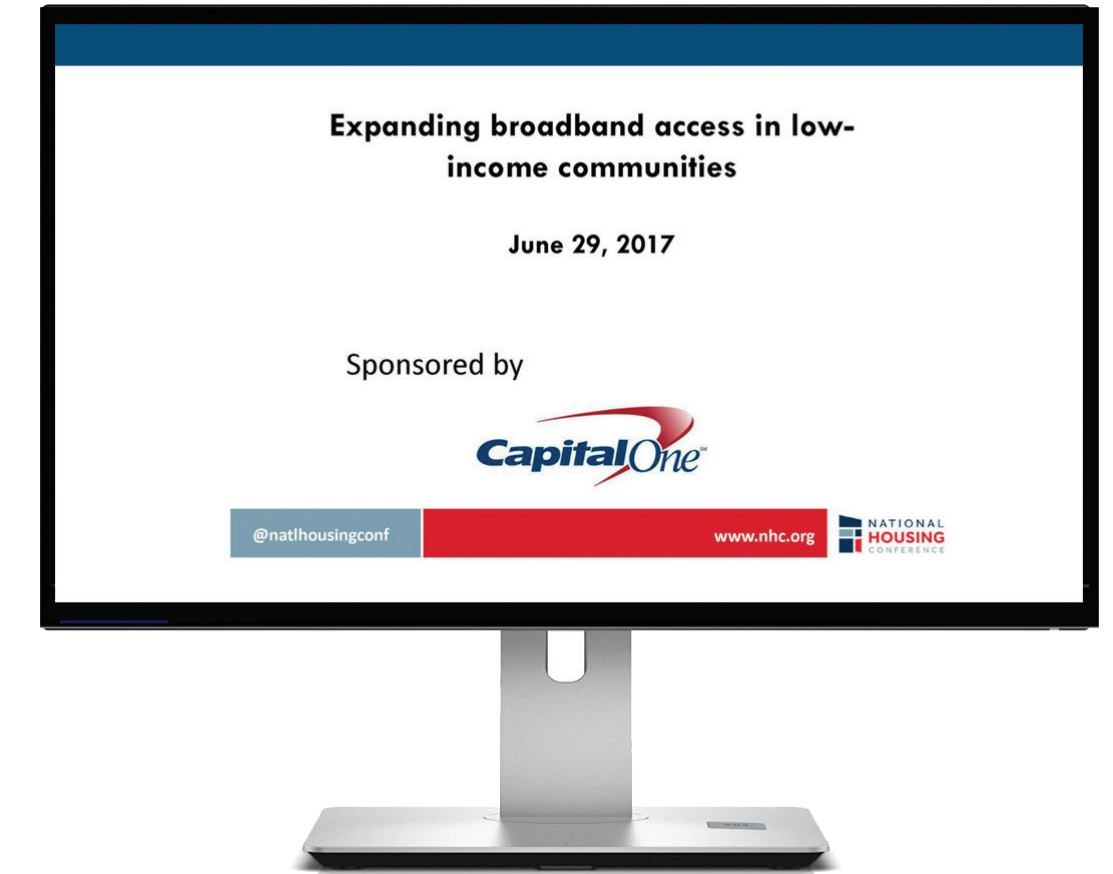
Our case profiles on work at the intersection of housing and health, education and economic opportunity informed the discussion at our How Housing Matters conference in December. And our brief, "Opportunity Mapping," leveraged the insights of our Inclusive Communities Working Group members to help communities use geographic data to inform the development of more equitable housing and community development policies.

Webinars. Thanks to the support of Capital One and many of our other funders, NHC presents our resources and those of our members through webinars, giving a national audience access to important work.

Portland's Restorative Justice and Preference Policy explored development and implementation of this neighborhood housing preference policy.

Broadband in Affordable Housing explored how public housing agencies are working to implement broadband solutions and close the digital divide.

Why Housing Messages Backfire and What We Can Do shared new research on housing messaging pitfalls and simple things housers can do to advocate more effectively and build support for affordable housing.



CONVENER

NHC brings people and organizations together to learn—and to influence policy.

We convene our members and other stakeholders to build consensus on key housing and community development issues, and to provide opportunities for housers to network and learn.

Convening highlights

Events. NHC's Solutions series of convenings-- Solutions for Housing Communications and Solutions for Affordable Housing-- address the most pressing issues in housing and provide practical solutions and best practices our attendees can use in their work. At Solutions for Housing Communications, we shared the latest research into communications techniques that can build support for affordable housing. At Solutions for Affordable Housing 2016, we brought together national housing leaders to discuss prospects for housing policy in the Trump administration.

At How Housing Matters 2016, NHC brought together leaders from policy and practice to share the impact of partnerships at the intersection of housing and education, health and economic opportunity. And our Annual Policy Symposium continues to highlight the most important issues in housing, with the 2017 symposium featuring a keynote conversation with Secretary Ben Carson on his vision for HUD.

Working groups, coalitions and task forces. NHC convenes and participates in national, state and local housing coalitions to address important housing challenges, influence public policy development and find and elevate best practices for the field.

- Restoring Neighborhoods Task Force
- Inclusive Communities Working Group
- Connectivity Working Group
- SmarterSafer Coalition
- Green Affordable Housing Coalition
- Housing Mortgage Working Group
- HOME Coalition
- Campaign for Housing and Community Development Funding



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Housing Visionary Award Gala. More than just a party, NHC's annual Housing Visionary Award Gala is a who's who of the housing community. It's also the event housers attend each year to celebrate and reflect. In 2016, we honored the Housing Assistance Council and Rural LISC with the Housing Visionary Award. In 2017, we presented a special award for championing housing to Rep. Pat Tiberi (R-Ohio), recognized former HUD secretary Shaun Donovan with the Carl A.S. Coan, Sr., Award for Public Service to Affordable Housing and presented the Housing Visionary Award to Rebuilding Together and Habitat for Humanity International.

Partnership. NHC is committed to helping all housing stakeholders build stronger, more inclusive communities that provide safe, decent, and affordable housing for all. Our work is made possible through the support of many generous funders, for whose support we are grateful.

NHC is grateful to our generous donors for their support of its research efforts:

Bank of America

Melville Charitable Trust

Capital One

National Association of REALTORS®

Chicago Dwellings Association

NeighborWorks® America

Ford Foundation

Open Society Foundations

JPMorgan Chase

Wells Fargo Housing Foundation

MacArthur Foundation

LEADERSHIP

NHC stands up for affordable housing and gives our members the tools to do the same.

Over our 86-year history, NHC has been a leading voice for sound affordable housing policy, leveraging our members' expertise in the field to inform federal housing policy development and in turn helping the housing field become even more effective advocates and practitioners.

Leadership highlights

Strong Voices. NHC's new advocacy and organizing effort began in 2017 to help participating organization strengthen their own advocacy efforts in this challenging environment, identify areas to implement new strategies and bring new supporters and collaboration to existing efforts. Participating organizations endorse shared values, collaborate on key messages and keep each other informed on advocacy targets and activities. Our goal is for the housing field to communicate more consistently and effectively with Congress and the administration while maximizing NHC's partnerships and collaboration on policy efforts.



Policy leadership. NHC leads and coordinates policy advocacy on areas crucial to the affordable housing and community development movements. We convene and actively engage our members, housing and community development stakeholders and intersection partners in order to improve coordination of diverse agendas and build consensus on key housing issues. We also provide comments and recommendations independently and in coalition on a wide variety of topics. In 2016 and early 2017, NHC weighed in on these and other issues important to the housing community:

- Flood insurance reform
- Low-Income Housing Tax Credit income averaging
- Clean Power Plan housing elements
- Energy benchmarking for affordable housing
- Funding and administrative capacity for the 2020 Census
- GOP poverty plan
- Housing Opportunity through Modernization Act
- FHFA Duty to Serve Underserved Markets
- FCC's Lifeline program
- Presidential appointments to HUD, Treasury and USDA

Communications. From advocating for policy goals to building support for affordable housing development, effective communication is a crucial part of moving housing forward. Through webinars, in-person trainings and our annual communications convening, we ensure the housing field has access to the latest research and is educated on promising communications practices to advance the work of the housing movement. Yearly growth in Solutions for Housing Communications attendance and the more than 1,000 registrants for our communications webinars show the value of this work for the housing field.



MEMBERSHIP

Every member matters.

NHC works to be the hub of the wheel for the housing community, connecting housing and community development professionals with the issues and ideas that can help us move housing policy forward together. Your support strengthens our collective voice and our impact. Whatever your interest in housing, you can come to NHC for information to fuel your work and to collaborate for positive policy change at every level.

Chairman's Circle and Platinum Members

AFL-CIO Housing Investment Trust
Bank of America Merrill Lynch
Council of Federal Home Loan
Banks
JP Morgan Chase & Co.
Wells Fargo Housing Foundation

Gold members

Baltimore Housing
City of San Jose Department of
Housing
Enterprise Community Partners, Inc.
Goldman Sachs Bank USA
Housing Opportunities
Commission of Montgomery
County, MD
Local Initiatives Support
Corporation
MERS
Mortgage Bankers Association

National Association of
REALTORS®
National Community Renaissance
NeighborWorks® America
Nixon Peabody LLP
Northern Trust
Ocwen Financial Corporation
Ohio Capital Corporation for
Housing
PGIM Real Estate Finance
Volunteers of America

Silver Members

AARP Foundation
Ballard Spahr LLP
Beekman Advisors, Inc.
BNY Mellon
CohnReznick
Citi Community Capital
Community Preservation and
Development Corporation



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EideBailly
Genworth Mortgage Insurance
Habitat for Humanity
International
Klein Hornig LLP
Low Income Investment Fund
MassHousing
Mid-City Financial Corporation
Novogradac & Company LLP
Reno & Cavanaugh PLLC
Sterling Equities

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Ability Housing of Northeast
Florida, Inc.
Abt Associates Inc.
AdCar Associates LLC
AHC, Inc.
Alliant Asset Management
Alliant Capital, Ltd.
Arlington County Housing
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Atlanta Housing Authority
Atlanta Neighborhood
Development Partnership
Beacon Development Group
BRIDGE Housing Corporation
California Housing Finance
Agency
California Housing Partnership
Corporation
CAN-DO
CBRE Capital Markets
Century Housing
Citizens' Housing and Planning
Association
Clark County Community
Resources Management
Clay, Vera
ClearPoint
CommonBond Communities
Curtis + Ginsberg Architects LLP
DePaul Group, Inc.
District of Columbia Housing
Authority
Downtown Housing
Improvement Corp.
Dunlap, Helen M.
EAH Housing
East Bay Asian Local
Development Corporation
Elderly Housing Development
and Operations Corporation
Fairfax County Department
of Housing & Community
Development
Federal Home Loan Bank of
Chicago
Freddie Mac
Goldstein Hall PLLC
Good Shepherd Housing and
Family Services, Inc.
Gordon, Julia
HAI Group
Hawaii Housing Alliance
Hawkins Delafield & Wood LLP
Highridge Costa Investors, LLC
Hirschen Singer & Epstein LLP
Home Builders Institute



Housing Authority of St. Mary's
County
Housing Authority of the City of
Milwaukee
Housing Justice Center
HousingWorksRI
Idaho Housing and Finance
Association
Leon N. Weiner & Associates, Inc.
Los Angeles Housing
Department & Community
Investment Dept.

Malloy Associates, LLC
Manufactured Housing Institute
Massachusetts Department
of Housing & Community
Development
Massachusetts Housing
Partnership
Mercy Housing
Merritt Community Capital
Corporation
Miami Dade County Public
Housing and Community
Development

Minnesota Housing Finance
Agency
National Affordable Housing
Management Association
National Alliance to End
Homelessness
National Association of Hispanic
Real Estate Professionals
National Association of Home
Builders
National Association of Housing
and Redevelopment Officials

National Community Land Trust Network
 National Council of State Housing Agencies
 National Foundation for Credit Counseling
 National Housing and Rehabilitation Association
 National Housing Trust / Enterprise Preservation Corporation
 National Leased Housing Association
 National NeighborWorks® Association
 Network for Oregon Affordable Housing
 New Hampshire Housing Finance Authority
 New York State Association for Affordable Housing
 Non-Profit Housing Association of Northern California
 Northwestern Housing Enterprises, Incorporated
 Park City Municipal Corporation
 Pennsylvania Housing Finance Agency
 Peoples' Self-Help Housing Corporation
 Philadelphia Housing Authority
 Property Resources Corporation
 Public Housing Authorities Directors Association
 R.D. Geronimo Ltd.
 Rebuilding Together

Recap Real Estate Advisors
 Rockport Mortgage Corporation
 Rosenberg Housing Group, Inc.
 San Diego Housing Commission
 Second Act Communities
 Selfhelp Community Services, Inc.
 Self-Help Enterprises
 Shack, Fred
 SKA Marin
 Somerset Development Company, LLC
 Stempel Bennett Claman & Hochberg, P.C.
 Stewards of Affordable Housing for the Future
 SunTrust Bank
 TAG Associates, Inc.
 Tax Credit Asset Management, LLC
 Tennessee Housing Development Agency
 The Community Builders, Inc.
 The Community Development Trust
 The Compass Group, LLC
 The NHP Foundation
 Union Bank and Trust
 Urban Home Ownership Corporation
 Vermont Housing & Conservation Board
 Washington Low Income

Housing Alliance
 Wesley Housing Development Corporation of Northern Virginia
 William C. Smith + Co.
 WNC & Associates, Inc.

Sole Proprietors and Small Nonprofits

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 The Colton Housing Group (Kent Colton)
 Turner, Douglas
 Willis, Mark A.

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 Conrad E. Egan
 William J. Gabler
 Murray Haber
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 Thomas W. White

Members as of December 31, 2016



PEOPLE

Our Board of Governors has responsibility for governance of NHC, adoption of major policy directions and for designating regional affiliates. Governors are elected by the Board of Trustees. NHC strives for diversity of gender, race, geographic, political and housing community representation on its Board of Governors.

NHC staff bring a range of skills and expertise to help members and partners move housing forward.

Board of Governors

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 Eden Housing Inc.
 Vice Chair

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 National Housing Conference
 President and CEO

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 Community Development Futures, LLC
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- Eileen Fitzgerald

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- David Jeffers

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- Matthew Josephs

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Kingston Advisors
- Sydelle Knepper

SKA Marin
- Michael Novogradac

Novogradac & Company LLP
- John O’Callaghan

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- Steve O’Connor

Mortgage Bankers Association
- Christine M.J. Oliver

Chicago Dwellings Association
- Pamela Patenaude

J. Ronald Terwilliger Foundation for Housing America’s Families
- Steve PonTell

National Community Renaissance
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Habitat for Humanity International
- Nan Roman

National Alliance to End Homelessness
- Daryl Shore

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- Alazne Solis

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- Martin Sundquist

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- Barbara Thompson

National Council of State Housing Agencies
- Diane Yentel

National Low Income Housing Coalition
- Winton Yerby

Hollyhand Development, LLC
- Barry Zigas

Zigas & Associates, LLC

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- Mary Cousins

Senior Director of Administration
- Chris Estes

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- Ethan Handelman

Vice President for Policy and Advocacy
- Rebekah King

Policy Associate
- Andrea Nesby

Senior Marketing and Communications Associate
- Kaitlyn Snyder

Policy and Research Associate
- Janet Viveiros

Acting Director of Research



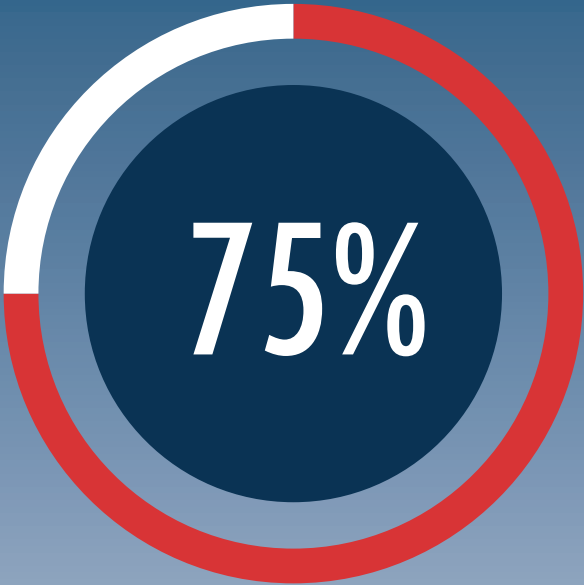
2016 Audited Financial Statement

BALANCE SHEET

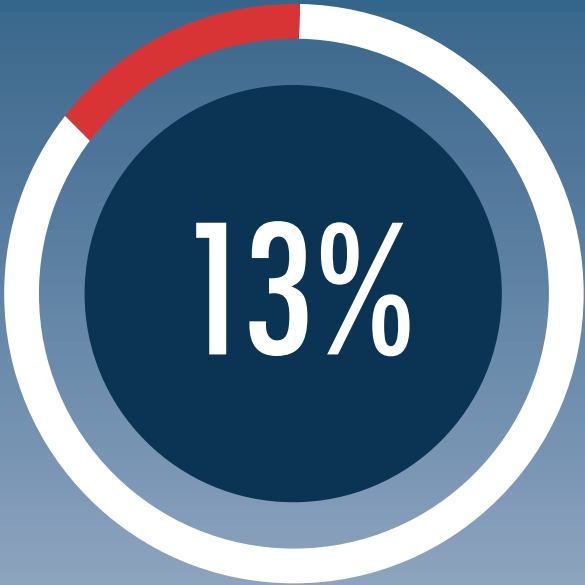
Assets	
Current Assets	1,363,762
Contributions Receivable	24,735
Fixed Assets	271,511
Security Deposits	32,202
Total Assets	1,692,210
Liability and Net Assets	
Current Liabilities	281,245
Refundable Deposits	5,350
Deferred Rent	241,695
Total Liabilities	528,290
Total Net Assets	1,163,920
Total Liabilities and Net Assets	1,692,210

STATEMENT OF ACTIVITIES

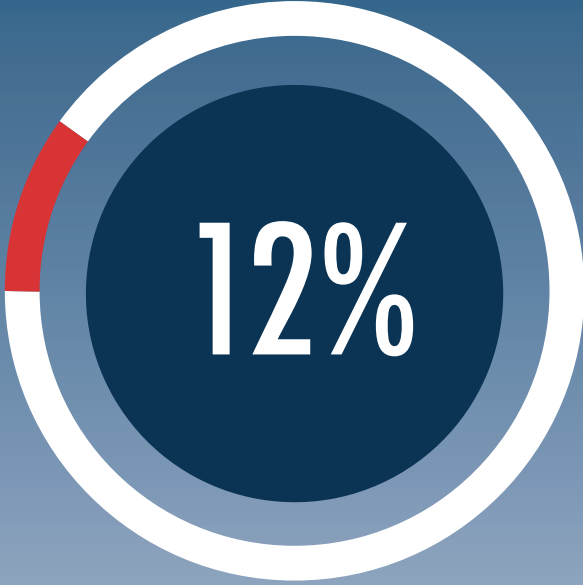
Revenues	
Membership Dues	268,900
Contributions	321,766
Special Events	653,943
Interest Income	1,026
Sublease Income	96,907
Contracted Services	57,993
Other Revenue	4,679
Total Revenues	1,405,214
Expense	
Program Services	1,910,310
Management & General	332,213
Fundraising	294,851
Total Expense	2,537,374
Change in Net Assets	(1,132,160)



Program Services



Management & General



Fundraising



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