




NHC → CONNECTED

ANNUAL REPORT **2015-2016**



NATIONAL HOUSING CONFERENCE
Celebrating 85 Years of Moving Housing Forward



Formed in 1931, the nonprofit National Housing Conference is dedicated to helping ensure safe, decent and affordable housing for all in America.

Through nonpartisan advocacy, research and communications for the continuum of housing, NHC develops ideas, resources and policy solutions to move housing forward.

We work as a convener, resource and thought leader in three areas: policy, research and communications. We partner with our diverse membership to impact policy, discover promising practices and pressing issues in the field and provide communications and networking resources to increase the capacity of the community.



Letter from **Ted S. Chandler**

Chair, NHC Board of Governors

In 2016, the National Housing Conference celebrates 85 years of making connections. In 1931, Mary Kingsbury Simkhovitch, a New York reformer and social worker, created the first nonpartisan, independent coalition of leaders from both the public and private sectors to tackle the housing problems of her time.

Nonpartisanship, independence and partnership across the housing continuum are the values that inspired NHC's founding back in 1931, and these values mark our successes today.

We enter this next chapter in NHC's story strong. As you'll see from this report, at no time in our history has NHC been more productive or a greater resource to the housing field.

All of that has happened because of you, our funders and members. Your dedication to the housing mission drives NHC, and drives the housing community forward. Thank you for being part of this monumental work.



Letter from **Chris Estes**

President and CEO, NHC

Good housing policy can and should lead the way in connecting people to opportunity. The work of NHC, and of our members and supporters, shapes those connections and thus, the future of our nation.

The future of NHC lies in being at the forefront of developing housing policy that ensures access to affordable homes in thriving communities for all in America. We do this by focusing on funding, land use and regulations that increase opportunities and access to affordable homes. That's why, over the last year and a half, we've focused on fair housing implementation. That's why we're bringing together housing leaders from high-cost cities to find ways our communities can become more inclusive. That's why we research housing's connection to health, education and economic development and feature collaborations between these sectors that make a real difference.

If you are reading this annual report, you are part of this work. Your time, resources and expertise have shaped and refined our policy, research and communications resources.

Thank you for staying connected with NHC.

Connecting Research to Practice

NHC connects research directly to practitioners to impact housing policy. We distill the latest scholarly research on housing issues for housing practitioners and examine a broad set of housing policies to address America's affordable housing needs.

Research Highlights

"Paycheck to Paycheck 2015" highlighted the true housing struggles of millennial workers.

We continued our research into the housing needs of veterans with "Housing and Services Needs of our Changing Veteran Population: Serving our Older Veterans, Female Veterans and Post-9/11 Veterans."

Informed by the efforts of our Connectivity Working Group, we produced "The Connectivity Gap: The Internet is Still Out of Reach for Many Low-Income Renters," a report with two complementary case studies.

Building on our work at the intersection of housing and health, we issued "Affordable Housing's Place in Health Care: Opportunities Created by the Affordable Care Act and Medicaid Reform," a report with three case studies, and "Compounding Stress: The Timing and Duration Effects of Homelessness on Children's Health," a collaboration with Children's HealthWatch.



Robb Cohen Photography





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I think that NHC has and continues to excel in highlighting health and housing issues and their close relationship to the viability of communities. NHC has provided valuable insights in this very complex area. The fundamental research that has been done is key to creating policies and programs that enhance health and affordability of housing and shows how critical it is for the community development world to try to bring these fields closer together.

Sydelle Knepper

Founder and CEO, SKA Marin; NHC Board of Governors member



In 2015–2016, NHC hosted 11 webinars on topics from opportunity mapping to using data from the American Community Survey to making the link between housing and education.

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

Bank of America

Capital One

Chicago Dwellings Association

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JPMorgan Chase

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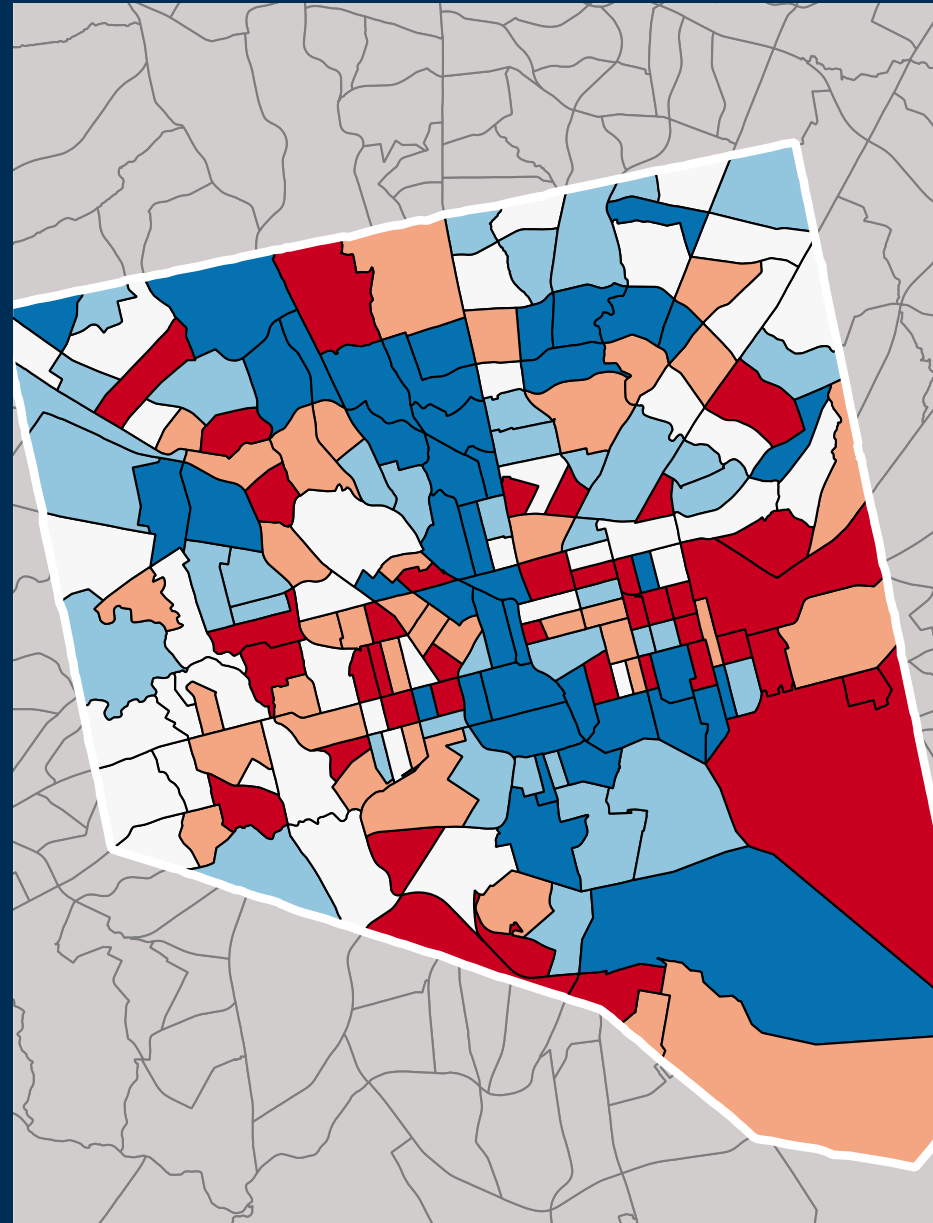
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Connecting Policy to the Field

NHC's mix of public and private sector members allows us to call for the right policy actions for a given challenge. We convene and actively engage our members, stakeholders and others in order to improve coordination of diverse agendas and to build consensus on key housing issues. NHC establishes issue-specific task forces and working groups that allow members to work together on solutions. Groups are often formed quickly in response to emerging issues.

Policy Letter and Comment Highlights

NHC provided comments and recommendations independently and in coalition on a wide range of issues. In 2015 and early 2016, we submitted comment to FHFA on its Duty to Serve Underserved Markets proposed rule and recommending changes to the Federal Home Loan Bank Affordable Housing Program, to EPA on the Clean Power Plan rule, to the FCC on Lifeline reform and to HUD on its digital opportunity demonstration proposal. NHC also partnered with the New York Housing Conference to create a fact sheet on Low Income Housing Tax Credit income averaging, and responded to the House Financial Services Committee request for ideas on housing affordability and poverty.





Policy Events

NHC convenes the housing community for policy symposia, webinars and conferences to cultivate and advance best practices, share ideas and provide a high-level, comprehensive perspective on the present and future of affordable housing.

Annual Budget Forum

Held as a webinar to increase access nationally, the Annual Budget Forum grounds discussion of the President's budget request in research on the nation's housing needs and in the work of housing providers in local communities. The 2016 event featured a discussion of tax reform and housing.

Annual Policy Symposium

Held in conjunction with NHC's Housing Visionary Awards Gala, the Policy Symposium is a half day of conversation with housing leaders from around the country on pressing issues for housing and community development. In 2015, NHC featured discussion of comprehensive community development, and in 2016 focused on housing and poverty, and rural communities in transition.

Solutions for Restoring Neighborhoods Convening

This convening brought together practitioners and advocates from across the housing community to explore solutions for creating affordable housing and revitalizing neighborhoods. Mobile workshops provided an up-close look at policy in practice, and plenary sessions were broadcast via webcast to make the convening more accessible to all.

Detroit Revitalization Forum

In 2015, NHC partnered with JPMorgan Chase to convene a forum to discuss homeownership strategies in the region and ways to use multifamily affordable housing to transform blighted neighborhoods.



Eyeconic Photo

Connecting Communication to Housing Development

Through our housing communications program, NHC promotes new ways of thinking about the role of communications in housing work. Through our trainings, research and Solutions for Housing Communications annual convening, we focus on best practices in building support for affordable housing development, educate the housing community on research-backed messaging techniques and monitor public opinion of housing issues.

Communications Research and Training

Successful affordable housing development often hinges on the ability of developers and others to gain support for affordable housing within communities and to counter community opposition. NHC released “Building Support for Affordable Housing: Perspectives from the Field” in 2015 to offer expert advice on the community engagement process. Throughout 2015 and into 2016 NHC staff provided workshops and training to housing stakeholders across the country on using values-based messaging and on the origins of community opposition to affordable housing and how to counter it.



Eyeconic Photo

Solutions for Housing Communications Convening

Gaining community acceptance for affordable housing has long been a sticking point in developing successful communities. Community opposition can create delays that put developments in jeopardy and make it tougher for the next affordable development to succeed.

NHC's annual Solutions for Housing Communications convening connects affordable housing developers, advocates, funders and government officials to explore current research and best practices in countering community opposition.

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The Supportive Housing Network of New York and NHC had a seamless partnership working together on their most recent conference, Solutions for Housing Communications 2016, helping attendees tour supportive housing residences in the Bronx that had encountered — and overcome — initial community resistance. NHC's focus on building community support for affordable and supportive housing is critically important in this age of increasing housing instability, rising homelessness and gentrification.”

Cynthia Stuart

Director of Operations, Supportive Housing Network of New York

NHC Celebrating 85 Years of Moving Housing Forward



In 1931, a dedicated group of people led by Mary Kingsbury Simkhovitch planted the seed of affordable housing in the United States. In forming the first nationwide housing organization, the men and women of the National Public Housing Conference gave their commitment and vision to provide decent housing for all and eradicate the poor-quality housing that had become the norm for many American families in the Depression era. Not long after its inception, NPHC became the National Housing Conference.

Eighty-five years later, NHC and its members have been at the center of the most important developments in affordable housing in the U.S., from the Housing Act of 1934 to the Low Income Housing Tax Credit to the ongoing push for housing finance reform.



NATIONAL HOUSING CONFERENCE
Celebrating 85 Years of Moving Housing Forward



Membership:

Leveraging Connections

Being a member of NHC means being connected. Our diverse membership allows us to connect research to practice, advocate across the continuum of housing and deliver the resources and experts that will help move housing forward. No matter their particular interest in housing, our members come to NHC for information to fuel their work and to collaborate for positive policy change at every level.

Robb Cohen Photography





NHC Members

Chairman's Circle and Platinum Members

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National Affordable Housing
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National Association of Hispanic
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Builders

National Community Land Trust
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Counseling

National Housing and
Rehabilitation Association

National Housing Trust

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Association

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Turner, Douglas

Willis, Mark

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NHC's Board of Trustees supports and promotes NHC and advocates for its mission. Trustees participate in NHC events and encourage others to become members of NHC and support its work. The Board of Trustees represents NHC's membership and includes a representative of each of our regional affiliates, as well as our Life Trustees.

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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.

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Brian Stromberg

Housing Specialist

Lisa Sturtevant

Vice President of Research

Janet Viveiros

Senior Research Associate

Reflects NHC staff as of June 30, 2016.

2015 Audited Financials

BALANCE SHEET

Assets

Current Assets	\$2,118,535
Contribution Receivable	\$297,471
Fixed Assets	\$266,069
Security Deposits	\$34,589
Total Assets	\$2,716,664

Liabilities and Net Assets

Current Liabilities	\$107,825
Refundable Deposits	\$5,250
Deferred Rent	\$307,509
Total Liabilities	\$420,584
Total Net Assets	\$2,296,080
Total Liabilities and Net Assets	\$2,716,664

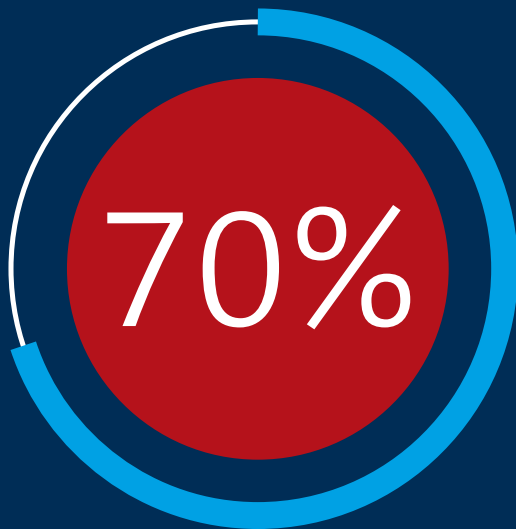
STATEMENT OF ACTIVITIES

Revenues

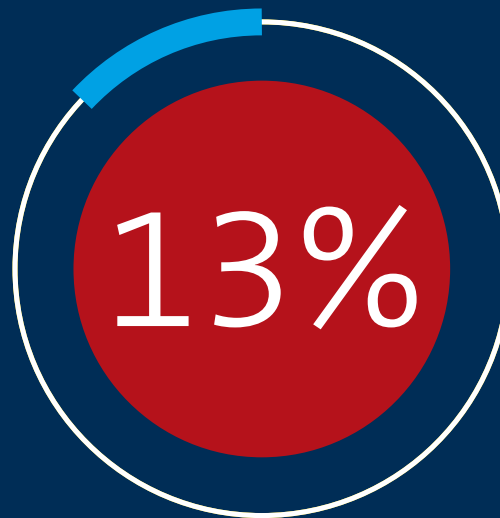
Membership Dues	\$358,800
Contributions	\$1,639,560
Special Events	\$811,103
Interest Income	\$1,224
Sublease Income	\$91,920
Contracted Services	\$106,064
Other Revenue	\$2,805
Total Revenues	\$3,011,476

Expense

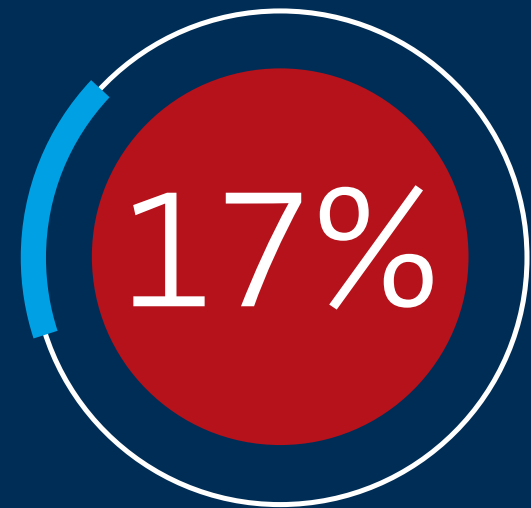
Program Services	\$1,731,309
Management & General	\$426,494
Fundraising	\$320,101
Total Expense	\$2,477,904
Change in Net Assets	\$533,572



Program Services



Fundraising



Management & General



National Housing Conference

Office: 1900 M Street NW, Suite 200, Washington, DC 20036

Email: info@nhc.org

Phone: 202 466 2121 ext. 246

www.nhc.org

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