



47TH ANNUAL  NATIONAL
HOUSING CONFERENCE
HOUSING VISIONARY AWARDS

GALA

JUNE 6, 2019

ANDREW W. MELLON AUDITORIUM
WASHINGTON, DC

#housingoscars

2019 HONOREES

BILL BYNUM, HOPE ENTERPRISE CORPORATION
THE CALIFORNIA BALLOT INITIATIVE TEAM
WILFRED COOPER, SR., WNC



WELLS
FARGO

Communities are like families

When everyone comes together, wonderful things happen.

Wells Fargo is proud to join the National Housing Conference in recognizing this year's honorees.

To inquire about Wells Fargo's philanthropic housing programs, reach out to your local Wells Fargo contact or email housingphilanthropy@wellsfargo.com.



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VISIONARY
AWARDS

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WELCOME



NATIONAL
HOUSING
CONFERENCE

WELCOME FROM LINDA MANDOLINI
AND DAVID DWORKIN



LINDA MANDOLINI
CHAIR



DAVID M. DWORKIN
PRESIDENT AND CEO
NATIONAL HOUSING CONFERENCE

WELCOME TO NHC'S 47TH ANNUAL HOUSING VISIONARY AWARDS GALA

Tonight's awardees underscore the importance of innovation, collaboration and sustained advocacy that are the hallmarks of successful housing and community development investment. We are proud to honor Bill Bynum, president and CEO of HOPE Enterprise Corporation, the California Ballot Initiative Team led by Ray Pearl, California Housing Consortium; Lisa Hershey, Housing California; Carl Guardino, Silicon Valley Leadership Group; and Cesar Diaz, State Building and Construction Trades Council of California — with our Housing Visionary Award. Their work is a beacon for all of us on the front line of America's affordable housing crisis. We are also proud to recognize Wilfred Cooper, Sr., founder, Chairman of the Board and director of WNC with the Carl A. S. Coan, Sr. Award for Public Service for his lifetime of achievement in affordable housing and community development.

Tonight's honorees changed the lives of millions of people. Their achievement is accomplished through the unprecedented voter approval of \$6 billion in California bond funds for the development and syndication of affordable housing tax credit for families throughout the country; and in pioneering work in our most underserved communities, like those in the Mississippi Delta region. We are pleased to honor our awardees for their commitment, wisdom and leadership as well as the lessons they have taught all of us who leverage their work in our own communities.

Thanks to the support of our members, the dedication of our Board of Governors, and the hard work of our staff, NHC is growing in size, influence and impact. We are the oldest and broadest affordable housing coalition in America. We've brought new energy and focus to the policy issues that matter to our members. And we continue to lead from our founding principle in 1931: that an unlikely coalition of leaders from the public and private sectors can build a movement to defend our American Home.

Thank you for being part of this evening — and most importantly, for being part of the National Housing Conference. Your active engagement is the foundation of our success.

Yours,


LINDA MANDOLINI
CHAIR


DAVID M. DWORWIN
PRESIDENT AND CEO



47TH ANNUAL HOUSING VISIONARY AWARDS

JUNE 6, 2019

ANDREW W. MELLON AUDITORIUM

AMERICA THE BEAUTIFUL

WELCOME AND ACKNOWLEDGEMENTS

DAVID M. DWORKIN

PRESIDENT AND CEO, NATIONAL HOUSING CONFERENCE

LINDA MANDOLINI

EXECUTIVE DIRECTOR, EDEN HOUSING
CHAIR, NATIONAL HOUSING CONFERENCE

TED CHANDLER

MANAGING DIRECTOR/REGIONAL OPERATIONS, AFL-CIO INVESTMENT TRUST

ANGIE LATHROP

COMMUNITY AFFAIRS EXECUTIVE, BANK OF AMERICA

PRESENTATION OF THE 2019 HOUSING VISIONARY AWARDS

TO BILL BYNUM AND TO THE CALIFORNIA BALLOT INITIATIVE TEAM:

RAY PEARL, LISA HERSHEY, CARL GUARDINO, AND CESAR DIAZ

**PRESENTATION OF THE 2019 CARL A. S. COAN, SR.
AWARD FOR PUBLIC SERVICE**

TO WILFRED COOPER, SR.

CLOSING

DAVID M. DWORKIN

PRESIDENT AND CEO, NATIONAL HOUSING CONFERENCE



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BILL BYNUM
HOPE Enterprise
Corporation

RECEIVING THE HOUSING VISIONARY AWARD

The National Housing Conference congratulates our 2019 Housing Visionary Awards honorees for their commitment to affordable housing and innovative comprehensive community development work.



RAY PEARL
California Housing
Consortium



LISA HERSHEY
Housing California



CARL GUARDINO
Silicon Valley
Leadership Group



CESAR DIAZ
State Building and
Construction Trades
Council of California



WILFRED COOPER, SR.
WNC

RECEIVING THE CARL A.S. COAN, SR. AWARD FOR PUBLIC SERVICE

The National Housing Conference congratulates our 2019 honoree of the Carl A. S. Coan, Sr. Award for Public Service. Established in 1984, this award recognizes those who demonstrate exceptional leadership to affordable housing and community development legislation.

CHARLES E. SCHUMER
NEW YORK

Democratic Leader

United States Senate

WASHINGTON, DC 20510-3203

June 6, 2019

Dear Friends:

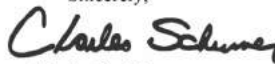
Please accept my warmest greetings and sincerest congratulations as you gather for the National Housing Conference's 47th Annual Housing Visionary Award Gala. I am grateful for the opportunity to recognize the National Housing Conference and tonight's honorees on this wonderful occasion.

Since its inception, the National Housing Conference has worked tirelessly to ensure that everyone has access to safe and affordable housing. The NHC advocates for fair housing policies to encourage homeownership and long-term housing for low to moderate-income families and coordinates projects that improve collaboration amongst housing, energy and transportation agencies. Through active community engagement and a strong legislative agenda, NHC has been able to advance their policy initiatives, helping countless families across the United States. I applaud the NHC for its commitment to providing the housing community with the research and resources it needs to make the American dream possible for all.

Furthermore, I would like to take this opportunity to recognize tonight's honorees: **William J. Bynum** of Hope Credit Union; **Wilfred N. Cooper, Sr.** of WNC & Associates, Inc, and **Ray Pearl** and the **California Housing Consortium**. I am honored to join everyone gathered here tonight in recognizing these honorees for their commitment and exceptional dedication to ensuring affordable housing options for all Americans. I look forward to working with the NHC as my colleagues and I continue to fight for equality for everyone.

Again, congratulations and thank you for your continued support of these essential resources and commitment to underserved families. I am confident the National Housing Conference will continue these noble efforts for many more years to come. Best wishes for a wonderful evening!

Sincerely,



Charles E. Schumer
United States Senator



HOUSE OF REPRESENTATIVES
WASHINGTON, D. C. 20515

JAMES E. CLYBURN
SIXTH CONGRESSIONAL DISTRICT
SOUTH CAROLINA

June 6, 2019

Dear Friends,

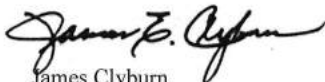
It is my pleasure to welcome you to the 46th Annual Housing Visionary Award Gala. Since its inception, this Annual Gala has provided an opportunity to recognize outstanding leadership in community investment, public-private partnerships and sustained advocacy. I commend the National Housing Conference on their continued support of housing and community investments that create lasting change.

I would also like to extend my appreciation for the tremendous work of tonight's honorees. Their commitment to building public-private partnerships and advancing community investment strategies ensures that everyone has access to safe and affordable housing.

I congratulate you on this important event and respectfully request that you keep up your good works. Best wishes for a successful evening, I look forward to hearing from you if I can ever be of assistance.

With kindest requests, I am

Sincerely,



James Clyburn
Majority Whip
U.S. House of Representatives

ANDY BARR
SIXTH DISTRICT, KENTUCKY
COMMITTEE ON FINANCIAL SERVICES

SUBCOMMITTEE ON
OVERSIGHT AND INVESTIGATIONS:
RANKING MEMBER
SUBCOMMITTEES ON CONSUMER PROTECTION
AND FINANCIAL INSTITUTIONS

COMMITTEE ON VETERANS' AFFAIRS

SUBCOMMITTEE ON HEALTH
SUBCOMMITTEE ON ECONOMIC
OPPORTUNITY



Congress of the United States
House of Representatives
Washington, DC 20515

June 6, 2019

2430 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4706

2709 OLD ROSEBUD ROAD, SUITE 100
LEXINGTON, KY 40509
(859) 219-1366

National Housing Conference
1900 M Street, NW
Suite 200
Washington, DC 20006-1326

Dear Friends:

It is my distinct privilege to serve as an Honorary Chair of the 47th Annual Housing Visionary Awards Gala. For the past 88 years, NHC has been a national leader in promoting safe and affordable housing to transform our communities. Tonight's gala celebrates NHC's critical partnerships with business, government, and non-profit organizations that have been at the forefront of these innovative efforts.

I offer my congratulations to the NHC's 2019 Housing Visionary Award recipients including Bill Bynum of HOPE Enterprise Corporation, and a team award to "The California Ballot Initiative Team", led by Ray Pearl of California Housing Consortium, Lisa Hershey of Housing California, Carl Guardino of Silicon Valley Leadership Group, and Cesar Diaz of the State Building and Construction Trades Council of California. I also offer my congratulations to Mr. Wilfred Cooper, Sr. of WNC on receiving the Carl A.S. Coan, Sr., Public Service award. These individuals and their organizations are leading efforts to build public-private partnerships and advance community investment to ensure that more American families have a safe and affordable place to call home.

The work of these honorees and other organizations are critical to achieving our shared goals of promoting economic growth and empowering individuals toward upward mobility. As Congress continues our efforts in this realm, I am inspired by the work of NHC and their partner organizations that we honor this evening.

On behalf of the 6th District of Kentucky, I wish you all the best and thank you for your dedication to this very worthy cause.

Sincerely,

Andy Barr
Member of Congress

DONALD S. BEYER, JR.
8TH DISTRICT, VIRGINIA

COMMITTEE ON WAYS AND MEANS

COMMITTEE ON
SCIENCE, SPACE, AND TECHNOLOGY

WASHINGTON OFFICE
1119 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4376

DISTRICT OFFICE
1901 N. MOORE STREET
SUITE 1108
ARLINGTON, VA 22209

Congress of the United States
House of Representatives
Washington, DC 20515-4608

June 6, 2019

Dear Friends:

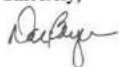
On behalf of the residents of Virginia's 8th Congressional District, I am pleased to offer my sincere congratulations to the National Housing Conference (NHC) on their 47th Annual Housing Visionary Award Gala. It is an honor to serve as Honorary Chair of the Gala Committee.

For over 80 years, the NHC has exhibited its commitment to defend the intrinsic right to quality, affordable housing. Affordable housing is an integral part of securing the American Dream. Not only does NHC advocate for housing policies that will create affordable housing, rental housing, and housing for the homeless, but your members also collaborate with the broader housing and community development sectors to ensure effective and meaningful legislative action. I am incredibly grateful for the services NHC provides to the people of Northern Virginia and across the United States.

The commitment NHC makes to equal housing opportunities is especially evident in tonight's honorees: **Bill Bynum**, HOPE Enterprise Corporation; **Ray Pearl**, California housing Consortium; **Lisa Hershey**, Housing California, tonight's recipient of the Housing Visionary Award; and **Wilfred Cooper, Sr.**, WNC, tonight's recipient of the Carl A.S. Coan, Sr., Public Service Award. Tonight's honorees exhibit leadership that is a model to us all.

Once again, a sincere congratulations and thank you for your continued support for the services you provide across the Nation.

Sincerely,



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KEN CALVERT
42ND DISTRICT, CALIFORNIA

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2205 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-0542
(202) 225-1966
FAX (202) 225-0004

DISTRICT OFFICE:
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SUITE 125
CORONA, CA 92682
(951) 277-0042
FAX (951) 277-0420

National Housing Conference
190 M Street, NW
Suite 200
Washington, DC 20006-1326

Dear Friends:

Welcome to the National Housing Conference's 47th Annual Housing Visionary Award Gala! It is an honor to serve as an Honorary Chair.


The National Housing Conference has a proud history of being a national leader in promoting safe and affordable housing. Since 1931, NHC has advocated for fair housing policies to encourage homeownership among low and moderate-income families. I share NHC's belief that everyone in America should have equal opportunity to live in a quality, affordable home in a thriving community.

Furthermore, I would like to congratulate NHC's 2019 Housing Visionary recipients including: Mr. Bill Bynum of HOPE Enterprise Corporation; the "California Ballot Initiative Team" led by Ray Pearl; the California Housing Consortium; Lisa Hershey of Housing California; Carl Guardino of the Silicon Valley Leadership Group; and Cesar Diaz of the State Building and Construction Trades Council of California. I am deeply grateful for their tireless work towards making affordable housing a reality for all Americans.

I would also like to recognize my good friend Wilfred Cooper, Sr. of WNC and Associates, who will be awarded the Carl A.S. Coan, Sr., Public Service award. Wilfred has been actively involved in the affordable housing industry since 1968 and has pushed for positive change at both the local and national levels.

On behalf of California's 42nd Congressional District, I thank you for your hard work and wish everyone continued success.

Sincerely,


KEN CALVERT
Member of Congress

COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES

RANKING REPUBLICAN
DEFENSE

ENERGY AND WATER DEVELOPMENT

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@KENCALVERT

ED CASE
1ST DISTRICT, HAWAII

Congress of the United States
House of Representatives
Washington, DC 20515



NATIONAL HOUSING CONFERENCE
47th Annual Housing Visionary Awards Gala
June 6, 2019

Aloha!

I am pleased to join with all gathered here tonight to commend the work of all who share the vision of the National Housing Conference – to ensure that “everyone in America has equal opportunity to live in a quality, affordable home in a thriving community.”

In spite of the heroic efforts of our honorees, the reality is that a home, any home, is beyond the reach of many of our fellow Americans. The NHC “2018 Paycheck to Paycheck” annual report released just this past April revealed the affordability challenges of workers in many of our nation’s municipalities. As the report indicated, the paychecks of many of my constituents in Urban Honolulu especially fall short of affording a home to either rent or own. While the reality is sobering for many municipalities across our nation, we must instead view these challenges as inspiration to work even harder to bring homes within reach of all Americans.

We salute the achievements of the individuals and organizations we honor tonight who strive to make housing affordable for all. They inspire all of us to follow their example – to make all our communities a better place to live, work and raise our families.

With aloha,

Ed Case

Congressman Ed Case
(Hawai'i-First District)

DEBBIE DINGELL
12TH DISTRICT, MICHIGAN

116 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4071

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OVERSIGHT AND INVESTIGATIONS

Congress of the United States
House of Representatives
Washington, DC 20515

June 6, 2019

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301 WEST MICHIGAN AVENUE
SUITE 400
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WEBSITE: DEBBIEDINGELL.HOUSE.GOV

National Housing Conference
1900 M Street NW
Suite 550
Washington, D.C. 20036

Dear Friends:

It is an honor and a privilege to offer my sincere greetings to everyone attending the National Housing Conference's 47th Annual Housing Visionary Awards Gala. The National Housing Conference has distinguished itself as a leader in community development; promoting quality, affordable housing across America.

As we celebrate this year's challenges and successes, I hope you take the time to reflect on your many accomplishments over the National Housing Conference's 88-year history. As you mark this special occasion with family, friends, and colleagues, I would like to thank you for your many years of dedicated service. The National Housing Conference's profound impact is a testament to your hard work, tenacity, and selflessness.

I would like to extend my heartfelt congratulations to this year's honorees: Mr. Bill Bynum, and The California Ballot Initiative Team, led by Ray Pearl, California Housing Consortium; Lisa Hershey, Housing California; Carl Guardino, Silicon Valley Leadership Group, and Cesar Diaz, State Building and Construction Trades Council of California for the Housing Visionary Award. And Mr. Wilfred Cooper, Sr. for the Carl A.S. Coan, Sr., Public Service Award.

Their dedicated work to improve access to affordable homeownership and rental housing has been instrumental in addressing the needs of low-income and vulnerable communities across the nation. Be proud of your dedication to community and your numerous contributions combating homelessness and providing equal opportunity for affordable housing. Many thanks for your leadership and exemplary service.

Thank you to the National Housing Conference for your continued advocacy and community engagement. Every citizen should have access to quality, affordable housing. I wish you continued success in these endeavors, and I look forward to working with you to make this dream a reality.

Sincerely,

Debbie Dingell
Debbie Dingell
Member of Congress

RON ESTES
4th District, Kansas

1528 LONGMOUNT HOUSE DRIVE
WASHINGTON, DC 20515
PHONE: (202) 225-6216
DISTRICT: (316) 269-3892
estes@house.gov

COMMITTEE
WAYS AND MEANS
SUBCOMMITTEE ON SOCIAL SECURITY
SUBCOMMITTEE ON WORKER AND
FAMILY SUPPORT

Congress of the United States
House of Representatives
Washington, DC 20515-1604
May 6, 2019

National Housing Conference
1900 M Street NW, Suite 550
Washington, DC 20036

Dear Friends:

It is my distinct privilege to serve as an Honorary Chair of the National Housing Conference's 47th Annual Housing Visionary Awards Gala. Since 1931, the NHC has worked towards preserving access to affordable homeownership and advocates for the creation of affordable housing, rental housing, and housing for the homeless. The NHC's more than 200 members from a diverse coalition of organizations are also working to implement Opportunity Zones and housing finance reform.

I would also like to congratulate the 2019 Gala Honorees. This includes Bill Bynum, CEO of HOPE Enterprise Corporation, and the California Ballot Initiative Team who are each receiving the Housing Visionary Award. Additionally, Mr. Wilfred Cooper, Sr., Founder, Chairman of the Board and Director of WNC, is receiving the Carl A. S. Coan, Sr., Public Service Award. These individuals and their organization are leading efforts to advance community investment and develop affordable housing and home building.

The work of Mr. Bynum, the California Ballot Initiative Team, and Mr. Cooper is ensuring that more American families have a safe and affordable place to call home. I look forward to continuing the progress that the NHC is making in promoting economic growth and empowering individuals through upward mobility.

I offer my sincerest gratitude on behalf of the 4th District of Kansas for the hard work of the NHC and their dedication to this cause.

Sincerely,



Ron Estes
Member of Congress

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DIANNE FEINSTEIN
CALIFORNIA



United States Senate
WASHINGTON, DC 20510-0504

April 12, 2019

It is my pleasure to extend warm wishes to all the guests and honorees attending the 47th Annual Housing Visionary Awards Gala.

The American Dream is built on the idea that hard work can one day lead to a home to call our own. For far too many, this dream is still a work in progress. Since the Great Depression, the work of the National Housing Conference and its partners has supported generations of Americans on their journey toward homeownership and affordable rent.

As the United States Senator from California, I wish you an excellent celebration as you honor those who have helped cultivate opportunities for affordable housing throughout California and our great nation.

Best wishes,

A handwritten signature in black ink that reads "Dianne Feinstein". The signature is fluid and cursive, with a long horizontal line extending from the end.

The National Housing Conference
1900 M Street, N.W.
Suite 550
Washington, D.C. 20036

JESÚS "CHUY" GARCÍA

4TH DISTRICT, ILLINOIS

530 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-8203

Congress of the United States
House of Representatives
Washington, DC 20515-1304

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INFRASTRUCTURE

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HIGHWAYS AND TRANSIT
SUBCOMMITTEE ON RAILROADS, PIPELINES,
AND HAZARDOUS MATERIALS

May 10, 2019

National Housing Conference
1900 M Street NW
Washington, D.C. 20036

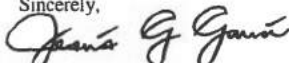
Dear friends:

Welcome to the National Housing Conference's 47th Annual Housing Visionary Awards Gala. I am very pleased to serve as an Honorary Chair.

I extend my congratulations to the 2019 honorees: Mr. Bill Bynum of the HOPE Enterprise Corporation, and to each of the members of the California Ballot Initiative Team, Ray Pearl, Lisa Hershey, Carl Guardino, and Cesar Díaz. I also congratulate Wilfred Cooper, Sr. on being awarded the Carl A.S. Coan, Sr., Public Service award.

We face a great affordable housing shortage in this country, and the National Housing Conference is an essential organization working to find solutions. I am grateful for the work you do in communities like Chicago, and for your commitment to expanding access to decent, safe, and affordable housing throughout the country. On behalf of the 4th district of Illinois, I thank the National Housing Conference for all that you do.

Sincerely,



Jesús G. "Chuy" García
Member of Congress, IL-04

KAMALA D. HARRIS
CALIFORNIA

WWW.HARRIS.SENATE.GOV

COMMITTEE ON HOMELAND SECURITY
AND GOVERNMENTAL AFFAIRS

COMMITTEE ON THE JUDICIARY

SELECT COMMITTEE ON INTELLIGENCE

COMMITTEE ON THE BUDGET

United States Senate

June 6, 2019

Dear Friends,

Welcome to the 47th Annual National Housing Conference Visionary Award Gala.

Housing is about more than a roof and four walls. It's about having a place of safety, a place to be with the people we love, and a place to call our own. Today, far too many Californians are burdened by the costs of housing, live in places that are unsafe or unclean, or have no housing at all. The National Housing Conference is a leading force in changing that status quo. NHC brings the housing community together to cultivate and advance best practices, share ideas, and advocate for effective, affordable housing policy. Your organization's work to ensure everyone in America has the opportunity to live in a quality home is as important as is it inspiring.

I extend my congratulations to the 2019 Honorees: William J. Bynum, Wilfred N. Cooper, Ray Pearl, Lisa Hershey, Carl Guardino, and Cesar Diaz. Thank you for your work to create thriving communities.

Best wishes for a memorable event.

Sincerely,



Kamala D. Harris
United States Senator

MARGARET WOOD HASSAN
NEW HAMPSHIRE

SUITE 5H-328
HART BUILDING
WASHINGTON, DC 20510
(202) 224-3324

United States Senate

June 6, 2019

National Housing Conference
1900 M St. NW
Suite 200
Washington, DC 20006

Dear friends,

It is my privilege to serve as an Honorary Chair of the National Housing Conference's 47th Annual Housing Visionary Awards Gala. Thank you for being here tonight and for your commitment to ensuring that all individuals have a place to live and call home.

Access to safe, stable, and affordable housing is essential to the success and well-being of all Granite Staters and Americans. As far too many families scramble to afford the cost of living, we must keep working to find solutions to our affordable housing crisis. I also hear from businesses across our state that one of their most pressing challenges is a shortage of affordable housing for their prospective employees. To this end, expanding availability of and access to housing will not only make it easier for hardworking individuals to live and thrive in their communities but will also have a positive impact on our economy as a whole.

We know that there is more work to do, but I am grateful for dedicated professionals like this year's Housing Visionary awardees who are working to address housing shortfalls across the country. Please rest assured that I will continue to work with you and with my colleagues in Congress toward this same goal.

I offer my profound congratulations to this year's award recipients and am confident that your work will continue to help create a more housing-secure future.

With every good wish,



Margaret Wood Hassan
United States Senator



Tim Kaine
United States Senator

Virginia

April 18, 2019

Dear Friends,

It gives me great pleasure to congratulate the National Housing Conference on the occasion of the 47th Annual Housing Visionary Awards Gala. I am honored to serve as an Honorary Chair.

I practiced as a fair housing attorney for 18 years and witnessed first-hand the devastating effects of homelessness and the importance of having a place to call home. As a U.S. Senator, I remain committed to ensuring that affordable housing is made available to all citizens. Effective housing policies have helped offer millions of Americans the opportunity to find a home, raise a family, and contribute back to their communities. The availability of a safe, affordable home is part of the American dream, and we should be working to see that dream become a reality for all Americans.

Thank you for the valuable work that you are doing and please accept my best wishes for continued success. Without you, none of the tremendous work in this field and in your community would be possible.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tim Kaine', with a stylized flourish at the end.

Tim Kaine

Not Printed at Government Expense

DANIEL T. KILDEE
5TH DISTRICT, MICHIGAN

CHIEF DEPUTY WHIP

WAYS AND MEANS COMMITTEE
SUBCOMMITTEE ON TRADE
SUBCOMMITTEE ON SOCIAL SECURITY

BUDGET COMMITTEE



Congress of the United States
House of Representatives
Washington, DC 20515

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(810) 238-8627
(810) 238-8656 (FAX)

WWW.DANKILDEE.HOUSE.GOV

f /RepDanKildee
t @RepDanKildee

June 6, 2019

National Housing Conference
1900 M St. NW
Washington, D.C. 20036

Dear Friends,

I offer my sincerest greetings to everyone attending the National Housing Conference's 47th Annual Housing Visionary Award Gala. As an Honorary Chair, I am grateful for the opportunity to recognize the National Housing Conference and tonight's honorees on this wonderful occasion.

For the past 88 years, the National Housing Conference (NHC) has worked tirelessly to promote decent, safe and affordable housing initiatives for millions of underserved people across the United States. Through vigorous community engagement, hard work and dedication, the NHC has been able to advance their policy initiatives and implement fair housing policies to encourage homeownership and long-term housing for low to moderate-income families. I look forward to continuing to work on these important issues in Congress with the National Housing Conference.

Furthermore, tonight's honorees are distinguished leaders in community development, public-private partnerships and sustained housing advocacy initiatives. It is my privilege to have the opportunity to recognize these outstanding honorees: **Bill Bynum** of HOPE Enterprise Corporation; the **California Ballot Initiative**, led by **Ray Pearl**, California Housing Consortium; **Lisa Hershey**, Housing California; **Carl Guardino**, Silicon Valley Leadership Group; and **Cesar Diaz**, State Building and Construction Trades Council of California; and **Wilfred Cooper, Sr.**, of WNC.

I am pleased to congratulate the 2019 National Housing Conference's honorees and to recognize the crucial work they have done for our communities. I look forward to continuing as your partner in Congress to ensure that those in need have access to safe, affordable housing.

Sincerely,



Dan Kildee
MEMBER OF CONGRESS

BARBARA LEE
13TH DISTRICT, CALIFORNIA
DEMOCRATIC STEERING
AND POLICY COMMITTEE
Co-Chair

COMMITTEE ON APPROPRIATIONS

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Labor, Health and Human Services, Education,
and Related Agencies

Vice-Chair, Subcommittee on
State, Foreign Operations, and Related Agencies

Member, Subcommittees on
Agriculture, Rural Development,
Food and Drug Administration, and Related Agencies

COMMITTEE ON THE BUDGET



**Congress of the United States
House of Representatives
Washington, D.C. 20515-0509**

May 9th, 2019

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2470 Rayburn House Office Building
Washington, D.C. 20515
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Fax: (202) 225-9817

☐ **DISTRICT OFFICE**
1301 Clay Street, Suite 1000N
Oakland, CA 94612
Phone: (510) 763-0370
Fax: (510) 763-6538
website: lee.house.gov

Dear Friends:

Please accept my warmest greetings and sincerest congratulations to tonight's honorees as you gather for the National Housing Conference's 47th Annual Housing Visionary Awards Gala.

As a former member of the Housing and Community Opportunity Subcommittee of the House Financial Services Committee where I introduced the Affordable Housing Trust Fund, I am especially proud of the work that NHC does to find solutions to affordable housing and tonight's honorees who are also working toward that goal. I currently serve on the Congressional Appropriation Committee where I am pushing for vitally needed resources to address housing and homelessness because housing is a basic human right!

Since 1931, NHC has been at the forefront of every major piece of federal housing legislation. Like me, they believe that everyone deserves access to quality, affordable homeownership and continue to advocate for common-sense housing policy that encourages the creation of affordable housing, rental housing and housing for the homeless. I applaud the NHC for its commitment to providing the housing community with the research and resources it needs to make the American dream possible for all.

Additionally, I would like to recognize tonight's honorees: Bill Bynum, CEO of HOPE Enterprise Corporation; The California Ballot Initiative Team; and Wilfred Cooper, Sr., founder and Chairman of the Board of Directors of WNC. I am proud to see NHC recognize these very deserving honorees who have demonstrated a strong commitment to ensuring affordable housing options for all Americans.

I look forward to continuing my work with the NHC as we push forward in our fight for equity in housing and equality and justice for all.

Once again, congratulations to tonight's honorees and the NHC on your gala!

Sincerely,

Barbara Lee
Member of Congress

TED W. LIEU
33RD DISTRICT, CALIFORNIA

COMMITTEE ON THE
JUDICIARY

COMMITTEE ON
FOREIGN AFFAIRS

Congress of the United States
House of Representatives
Washington, DC 20515-0533

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(310) 652-3095

1600 ROSECRANS AVENUE, 4TH FLOOR
MANHATTAN BEACH, CA 90266
(310) 321-7664

May 29, 2019



Dear Friends,

Please accept my warmest wishes and congratulations as you gather for the National Housing Conference's 47th Annual Housing Visionary Awards Gala. Since 1938, the NHC has worked to ensure all Americans have a equal opportunity to live in a quality, affordable home in a thriving community through policy, research, and communications initiatives to effect change at all levels of government.

I would like to join the NHC in recognizing tonight's honorees: Bill Bynum of the HOPE Enterprise Corporation and Ray Pearl, Lisa Hershey, Carl Guardino, and Cesar Diaz of the "California Ballot Initiative Team" with the Housing Visionary Award; and Wilfred Cooper, Sr. with the Carl A.S. Coan, Sr., Public Service Award. All of tonight's honorees should be commended for their outstanding leadership, service, and dedication to providing access to affordable housing.

Our community owes the National Housing Conference and its honorees a debt of gratitude for their hard work to ensure all have a roof over their heads.

Congratulations and best wishes for a wonderful event.

Sincerely,

Ted W. Lieu

Ted W. Lieu
Member of Congress

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HOMELAND SECURITY

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ETHICS**



Grace Meng

Congress of the United States

Sixth District, New York

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AMERICAN CAUCUS**

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SAFETY CAUCUS
CO-CHAIR

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May 10, 2019

Dear National Housing Conference,

It is an honor to offer my warmest greetings to all those attending the National Housing Conference's 47th Annual Housing Visionary Awards Gala. I am thrilled to serve as an Honorary Chair.

Low-income and vulnerable populations face unique challenges in accessing housing resources and quality homes. Thankfully, the National Housing Conference has been advocating for equal opportunities in housing access for 88 years. All Americans have a fundamental right to a reliable and safe place they can call 'home'. The National Housing Conference is leading the charge on research, policy, and social movements to protect that right.

I applaud this year's honorees of the Housing Visionary Award, Mr. Bill Bynum of the HOPE Enterprise Corporation and "The California Ballot Initiative Team," led by Mr. Ray Pearl of the California Housing Consortium; Ms. Lisa Hershey of Housing California; Mr. Carl Guardino of the Silicon Valley Leadership Group; and Mr. Cesar Diaz of the State Building and Construction Trades Council of California. I also applaud Mr. Wilfred Cooper, Sr. for being awarded the Carl A.S. Coan, Sr. Public Service Award. These recipients have proven themselves to be distinguished leaders in the housing advocacy movement.

Once again, congratulations to the National Housing Conference's 2019 Honorees. Please know you have a partner in me to fight alongside you to advance housing rights.

Sincerely,

Grace Meng
Member of Congress



HOUSE OF REPRESENTATIVES
WASHINGTON, D.C. 20515

ELEANOR HOLMES NORTON
DISTRICT OF COLUMBIA

June 6, 2019

National Housing Conference
1900 M Street, NW
Suite 200
Washington, DC 20006

Dear Friends:

It is my pleasure to welcome all in attendance to the National Housing Conference's 47th Annual Housing Visionary Awards Gala. I am honored to serve as an Honorary Chair. Since its inception in 1931, the NHC has worked hard to highlight the role affordable housing plays in uplifting at-risk communities and bettering our nation.

I would like to take the time to recognize tonight's honorees: **Bill Bynum**, HOPE Enterprise Corporation; **Ray Pearl**, California Housing Consortium; **Lisa Hershey**, Housing California; **Carl Guardino**, Silicon Valley Leadership Group; **Cesar Diaz**, State Building and Construction Trades Council of California; and **Wilfred Cooper, Sr.**, WNC.

The dedication and leadership of these honorees continues to make a significant difference in our communities and they are more than deserving of the recognition. You all have my best wishes for a wonderful evening and continued success.

Sincerely,



Eleanor Holmes Norton

STACEY E. PLASKETT

U.S. VIRGIN ISLANDS

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House of Representatives
Washington, DC 20515

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ENERGY AND CREDIT

SUBCOMMITTEE ON LIVESTOCK
AND FOREIGN AGRICULTURE

SENIOR WRAP

Dear Friends:

I would like to first thank the National Housing Conference for selecting myself and some of my esteemed colleagues as Honorary Chairs of the 47th annual Housing Visionary Awards Gala Committee. I am honored to be recognized by such a laudable organization.

The valuable work conducted by the NHC since their inception in 1931 provides an understanding of why ensuring that low income households, veterans, seniors and other vulnerable populations have access to affordable housing in safe, and thriving neighborhoods ought to be a priority to all Americans and policy makers on every level of government. As the nation sees the cost of housing continue to increase the research, advocacy, and community engagement of the NHC becomes ever more important.

Congratulations to this year's commendable honorees Mr. Bill Bynum, The California Ballot Initiative Team and Mr. Wilfred Cooper, Sr. your leadership in community development, advocacy for housing initiatives, and push for needed partnerships between the public and private sector are admirable embodiments of the mission of the National Housing Conference. You serve as inspirational reminders that this critical issue affecting millions is one that needs less pontificating and more individuals working diligently to solve.

Thank you to the honorees, the staff and the members of the NHC for being those necessary individuals doing the work. I have no doubt that you all will continue to be leaders in the fight for quality affordable and inclusive housing for all Americans.

Sincerely,

Stacey E. Plaskett
Member of Congress

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4TH DISTRICT

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WASHINGTON, DC 20515

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STATE AND FOREIGN OPERATIONS

COMMITTEE ON THE BUDGET

CHAIRMAN, HOUSE DEMOCRACY
PARTNERSHIP

www.price.house.gov

May 10, 2019

National Housing Conference
Housing Visionary Awards Gala
Andrew W. Mellon Auditorium
1301 Constitution Ave., NW
Washington, DC 20240

Dear Conference Attendees:

I am thrilled to welcome you to the National Housing Conference's 47th Annual Housing Visionary Awards Gala. This event is an important opportunity to bring together affordable housing practitioners, to recognize best practices, and reaffirm our commitment to ensuring equal access to housing. I am honored for the opportunity to serve as an honorary chair to recognize the National Housing Conference and tonight's honorees on this special occasion.

For many years, NHC has been leading the fight advocating for federal legislation aimed at expanding housing opportunities and protecting equal access to housing for all communities. Your work has helped provide affordable housing to many of the most vulnerable, including the elderly, the homeless, and the disabled. Your participation in this conference helps further our shared goal that everyone have access to a safe and decent place to call home.

As Chairman of the Transportation, Housing, and Urban Development Appropriations Subcommittee, which provides funding for the Department of Housing and Urban Development, I am committed to working with you to ensure the federal government remains a strong partner in expanding access to affordable housing and bolstering community development across the country. I welcome you to this gathering and thank you for investing your time, talents, and energies in this important mission.

Again, thank you for your leadership and dedication to housing. I hope you enjoy your time together and depart feeling inspired and refreshed as we continue our work in the months ahead.

Sincerely,



DAVID E. PRICE
Member of Congress

HARLEY ROUDA

46TH DISTRICT, CALIFORNIA

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House of Representatives
Washington, DC 20515

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SUBCOMMITTEE ON ENVIRONMENT, CHAIRMAN
SUBCOMMITTEE ON NATIONAL SECURITY

National Housing Conference
1900 M Street, NW
Suite 200
Washington, DC 20006-1326

Dear Friends:

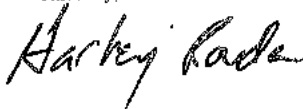
It is my distinct honor to serve as an Honorary Chair of the 47th Annual Housing Visionary Awards Gala. The National Housing Conference has worked for 88 years to ensure safe and affordable housing options for all Americans, and I know many productive years lie ahead.

Access to affordable housing is one of the defining challenges of our time. In Orange County and across my home state of California, housing costs have skyrocketed and left quality, affordable homeownership out of reach for too many. By pushing a strong legislative agenda and bringing leaders together to share ideas and best practices, the National Housing Conference is a leader in the fight for affordable housing.

Tonight's gala is about honoring the individuals who have devoted so much to this worthy cause. I offer my sincere congratulations and gratitude to tonight's honorees: Bill Bynum of HOPE Enterprise Coalition and "The California Ballot Initiative Team", led by Ray Pearl of the California Housing Consortium, Lisa Hershey of Housing California, Carl Guardino of the Silicon Valley Leadership Group, and Cesar Diaz of the State Building and Construction Trades Council of California. A special congratulations goes to Wilfred Cooper, Sr., of WNC, for his receipt of the Carl A.S. Coan, Sr., Public Service Award.

I am deeply grateful for the opportunity to serve as an Honorary Chair for tonight's event, but even more grateful to National Housing Conference for the vital work done by your members and partners in the fight to provide affordable housing to all Americans. On behalf of the 48th Congressional District of California, thank you for your dedication, and best wishes for a successful year to come!

Sincerely,



Harley F. Rouda
Member of Congress

TINA SMITH
MINNESOTA

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HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510-2310
(202) 224-5641

United States Senate

June 6, 2019

National Housing Conference
1900 M Street, NW
Suite 200
Washington, DC 20006-1326

Dear Attendees,

It is my honor to serve as an Honorary Chair of the 47th Annual Housing Visionary Award Gala. The National Housing Conference has been our country's oldest advocate for quality, affordable housing. For over 88 years, NHC has been bringing together financial institutions, homebuilders, trade associations and nonprofits to enable conversations about effective affordable housing policy. NHC and I share this guiding principle—that every person deserves the opportunity to support their family and contribute to their community, and it's difficult to do these things without a safe, stable place to live.

I offer my congratulations and gratitude to Bill Bynum, CEO of HOPE Enterprise Corporation, for the work he has done to increase access to credit and housing in rural and underserved areas of the country. The work being done to address the urban-rural economic divide is more important now than ever. Access to affordable housing and financial services are increasingly out of reach for many Americans, but these challenges are compounded in rural areas that are left out of the ever-growing share of growth taken by our country's largest metro areas. I also would like to recognize the coalition that fought for California's unprecedented commitment to invest in affordable housing in 2018. These types of targeted investments—in new home construction and in addressing veteran's homelessness and mental health—are sorely needed across the country.

The honorees tonight are role models for all of us who are fighting to make sure that no American, whether they live in a concentrated city or a small town, has to struggle with housing insecurity. As a member of the Senate Banking, Housing, and Urban Affairs Committee, you can count on me to make this goal a priority.

I would like to thank the NHC and all of its members for your dedication to housing and community development, and I hope you enjoy your evening.

Sincerely,



Tina Smith
United States Senator

Congress of the United States
Washington, DC 20515

June 6, 2019

National Housing Conference
1900 M Street, NW
Suite 550
Washington, DC 20036

Dear Friends:

I am pleased to extend my warmest greetings to those gathered at the National Housing Conference 47th Annual Housing Visionary Awards Gala.

I would especially like to extend my congratulations to this year's honorees:

Bill Bynum, CEO of HOPE Enterprise Corporation
Housing Visionary Award

The California Ballot Initiative Team
Housing Visionary Award

Wilfred Cooper, Sr., Founder, Chairman of the Board and Director of WNC
Carl A. S. Coan, Sr. Public Service Award.

Since 1931, the National Housing Conference has dedicated itself to defending the idea that everyone should have access to quality, affordable housing and has advocated for common-sense housing policy. These objectives encourage the creation of affordable home ownership, rental housing and housing for the homeless.

I commend the National Housing Conference for its commitment to the American Dream. Again, it is my honor and pleasure to sincerely congratulate this year's honorees. On behalf of the residents of the Third Congressional District of New York, please accept my wishes for a successful event.

With kindest regards, I am

Sincerely,



Thomas R. Suozzi
Member of Congress
Third District, New York

TRS:ab

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Chris Van Hollen
U.S. Senator

June 6, 2019



Dear Friends:

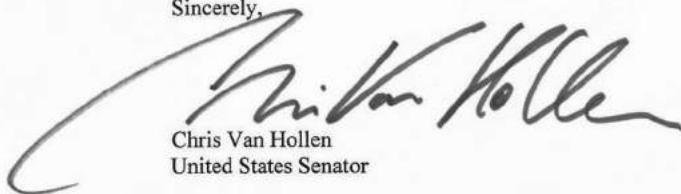
I am pleased to extend my warmest greetings to everyone attending the National Housing Conference's 47th Annual Housing Victory Awards Gala. I am honored to serve as an Honorary Chair.

All Americans deserve access to housing that is safe and affordable. As a member of the Senate Committee on Banking, Housing, and Urban Affairs, I have made it my priority to increase the supply of affordable housing for American families who struggle to make ends meet. Decent, safe, and affordable housing improves economic mobility, reduces poverty and homelessness, raises health outcomes, and strengthens the economy. Affordable housing is integral to our communities, but shortages in supply and distressed conditions persist across the country. There is an affordable housing crisis in America, and we must address it.

That is why I am so appreciative of NHC, its staff, and its partners, who work tirelessly to ensure that every American has the opportunity to live in a quality, affordable home in a thriving community. I am humbled and encouraged to have such dedicated allies in this field. Please be assured that I will continue to fight for programs that put decent, safe, affordable housing within reach of hardworking families.

I am deeply grateful to the National Housing Conference for all it does for our communities. I am honored to be your partner in this important work.

Sincerely,



Chris Van Hollen
United States Senator

Not printed at government expense

June 6, 2019

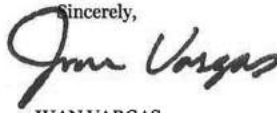
Dear NHC Friends,

Welcome to the National Housing Conference's 47th Annual Gala. I am thrilled to serve as an Honorary Chair of the 2019 Gala. Since 1931, the NHC has worked to promote safe, decent and affordable housing for all in America. This year's focus on housing finance highlights the importance of affordable housing as an essential platform for stabilizing neighborhoods and improving household outcomes.

Affordable housing is one of the key challenges of our time. Providing safe and affordable housing to low-income residents and vulnerable communities is a critical test of our values as a nation. In honor of today's Gala, I wish to recognize the organizations that have seized opportunities to improve how our nation funds, plans, builds and communicates about affordable housing. I applaud the NHC's 2019 Honorees, the California Ballot Initiative Team, Bill Bynum, and Wilfred Cooper Sr. for their outstanding commitment, advocacy and leadership in addressing the crucial need for housing.

Congratulations to the National Housing Conference's 2019 Honorees! I look forward to continuing to work with you and the NHC to tackle affordable housing issues throughout the country.

Sincerely,



JUAN VARGAS
Member of Congress

ANN WAGNER

2ND DISTRICT, MISSOURI

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Congress of the United States
House of Representatives
Washington, DC 20515-2502

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FOREIGN AFFAIRS

SUBCOMMITTEE ON MIDDLE EAST AND
NORTH AFRICA

SUBCOMMITTEE ON ASIA AND THE PACIFIC

June 6, 2019

Dear Friends,

I would like to offer warm greetings to all of you who are attending this year's National Housing Conference Housing Visionary Awards Gala. I appreciate the important work you do to advance the cause of affordable housing that impacts so many families in our nation.

Congratulations to this year's NHC Housing Visionary Award winners. Each of you has dedicated yourselves to helping families find safe and affordable housing and this is something of which you should be immensely proud. This year the National Housing Conference awarded the California Ballot Initiative Team and Mr. Bill Bynum of HOPE Enterprise Corporation the Housing Visionary Award for being distinguished leaders in housing advocacy initiatives, in addition to awarding Mr. Wilfred Cooper, Sr., the Carl A.S. Coan, Sr., Public Service Award. I applaud each of you for your passion and advocacy in advancing affordable housing.

Our nation depends on hardworking advocates such as yourselves to help empower individuals and families to better access safe and affordable housing. Your work builds a better world and stronger communities in Missouri and our nation.

I am thankful to be an Honorary Chair of this year's gala and I wish you the best as you continue your advocacy and help even more families find a place to call home.

Sincerely,



Ann Wagner
Member of Congress

STEVE WATKINS
2ND DISTRICT, KANSAS

COMMITTEE ON EDUCATION & LABOR

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June 6, 2019

National Housing Conference
1900 M St NW
Washington, D.C. 20036

Dear Friends,

Please accept my sincerest greetings and congratulations ahead of the National Housing Conference's 47th Annual Visionary Award Gala. I am honored to serve as an Honorary Chair.

For decades, the NHC has been a successful leader in ensuring access to safe and affordable housing in America. The development of affordable housing has beneficial and lasting impacts on our communities by improving economic outcomes for individuals while strengthening our nation's economy, overall.

The work of this year's honorees and other organizations are critical to achieving our shared goals of promoting economic growth and empowering individuals toward upward mobility. Again, congratulations and thank you for your tireless work on behalf of our communities. I look forward to working with the NHC to address rural, urban, and suburban housing challenges across the country.

Sincerely,



Steve Watkins
Member of Congress

ROGER F. WICKER
MISSISSIPPI



UNITED STATES SENATE
WASHINGTON, D.C. 20510

June 6, 2019

National Housing Conference
1900 M Street NW, Suite 200
Washington, DC 20006

Dear Friends,

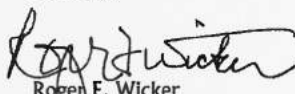
The National Housing Conference's 47th Annual Housing Visionary Awards Gala tonight recognizes and celebrates the achievements of individuals who have advanced our nation's affordable housing programs. It is a privilege to serve as an Honorary Chair this year.

I want to commend the National Housing Conference's honorees for their important efforts. Their dedication and philanthropy have positively affected countless American lives. Thank you for your generous contributions.

In my home state of Mississippi, I have seen first-hand how the National Housing Conference assists in the development of our underserved communities. I am especially glad to recognize Mississippi's own Mr. Bill Bynum of HOPE (Hope Enterprise Corporation, Hope Credit Union, and Hope Policy Institute), who is among tonight's honorees. Programs like HOPE and people like Mr. Bynum provide our low-income neighborhoods with the vital resources needed for success. I am honored to support these efforts in my role as a United States Senator.

Thank you to all who are present tonight to show the importance of affordable housing.

Sincerely,


Roger F. Wicker

2019 HOUSING VISIONARY AWARD

**BILL BYNUM**

HOPE Enterprise Corporation

The Housing Visionary Award recognizes organizations or individuals shaping the path forward for affordable housing in America through leadership and innovation with a focus on people, communities and partnerships. For more than three decades, Bill Bynum has worked to advance economic opportunity for disenfranchised populations. Mr. Bynum began his career in North Carolina by building nationally recognized programs

at Self-Help and at the NC Rural Economic Development Center. In 1994 he moved to Mississippi to launch Enterprise Corporation of the Delta, and in 1995 organized Hope Community Credit Union.

"Bill's contribution to bringing much-needed financial industry regulations to the forefront was highlighted in his role as chair of the Consumer Protection Agency Advisory Committee.

I'd be remiss if I didn't say that Bill is one of the heroes of community development efforts in this country. Making banking accessible to people in low-wealth communities that have been abandoned by major financial institutions makes quite an impact and indeed is one of his legacies."

—DON PHOENIX

NeighborWorks America

Today, HOPE (Hope Enterprise Corporation, Hope Credit Union and Hope Policy Institute), is a family of organizations that provides financial services; leverages resources; and engages in policy analysis to strengthen communities, build assets, and improve lives in Alabama, Arkansas, Louisiana, Mississippi and

Tennessee. Since 1994, HOPE has generated more than \$2.5 billion in financing that has benefitted more than one million people in one of the nation's most impoverished regions.

Mr. Bynum's board service includes the Aspen Institute, Bank of America National Community Advisory Council, NAACP Legal Defense Fund, Prosperity Now, and William Winter Institute for Racial Reconciliation. Mr. Bynum previously chaired the Treasury Department's Community Development Advisory Board and the Consumer Financial Protection Bureau Consumer Advisory Board, and served as a member of the US Partnership on Mobility from Poverty. A recipient of the University of North Carolina Distinguished Alumnus Award, Mr. Bynum has been honored with the Aspen Global Leadership Network McNulty Prize, National Housing Conference Visionary Award, Opportunity Finance Network Gramlich Award, National Federation of Community Development Credit Unions Vamper Award, National Credit Union Foundation Wegner Award, Ernst & Young/Kauffman Foundation National Support of Entrepreneurship, National Rural Assembly Rural Hero Award, African American Credit Union Coalition Pete Crear Lifetime Achievement Award and *The Wall St. Journal*/Met Life Foundation Financial Inclusion Challenge.

"He wins a lot of awards and each are much deserved. This is a really big deal and comes at a time when we're celebrating our 25th anniversary. Having this award at this time is really special and comes at a time when we're doing some of the most innovative and exciting work."

—ED SIVAK & ALLEN BRANSON
HOPE Enterprises



2019 HOUSING VISIONARY AWARD

THE CALIFORNIA BALLOT INITIATIVE TEAM: RAY PEARL, LISA HERSHEY, CARL GUARDINO AND CESAR DIAZ

In November 2018, Californians headed to the polls with their hearts and convictions placed on affordable housing and voted to pass Propositions 1 and 2. The winning result was a combined \$6 billion for affordable housing and supportive housing for lower-income Californians and for people at risk of chronic homelessness while living with mental illness. Proposition 1, the Veterans and Affordable Housing Act, received 56 percent of the vote. Proposition 2, the No Place Like Home Act, received 63 percent.

California's collaborative approach is a unique coordination of a broad range of advocates. Four diverse organizations led campaign efforts: Ray Pearl, California Housing Consortium; Lisa Hershey, Housing California; Carl Guardino, Silicon Valley Leadership Group; and Cesar Diaz, State Building and Construction Trades Council of California.



RAY PEARL

California Housing Consortium

Ray Pearl became the Executive Director of the California Housing Consortium in March 2009. As the Executive Director, Ray is responsible for leading the premier "big tent" housing advocacy organization representing the development, building, financial, and public sectors united in a non-partisan effort to advance affordable housing and community development across California.

Prior to joining the Consortium, Ray spent many years in the private sector working in the government affairs and land use planning departments of two major Southern California development companies. He also has extensive experience in association management and housing policy advocacy through

"Well deserved and about time, Ray Pearl's advocacy, counsel and guidance has significantly shaped our state's strategy to address the worst housing crisis in California's history."

—DAVID CHIU (D-CA)
Assembly Member 17th District

his service as the Executive Director of the Greater Los Angeles/Ventura Chapter of the Building Industry Association of Southern California. In addition, Ray is a former US Naval officer.

Ray received his BA degree from UCLA and his master's degree in public administration from the University of Washington. Ray's community involvement includes work as a former board member of HomeAid Los Angeles/Ventura, the Child Care Resource Center in the San Fernando Valley, a founding board member of THE Foundation for Las Virgenes Schools and as President of his children's elementary school Parent Faculty Club. He was also active with his children's soccer teams through AYSO and was elected to serve on the Westlake Village City Council in 2018.

Ray lives in Westlake Village, CA with his wife, daughter and two sons.

"Ray is inclusive, compassionate, strategic and he's doing a great job representing membership and the leadership of the CA Housing Consortium. He's a great person and balances his career and family life in a way that is done successful for others to follow."

—LAURA ARCHUELTA
Jamboree Housing



**LISA HERSHEY**

Housing California

Lisa Hershey serves as Executive Director for Housing California. Since 1988, Housing CA has worked to prevent and end homelessness and increase the variety and supply of safe, stable, accessible and permanently affordable homes in vibrant, inclusive, and prosperous communities. Housing CA achieves its goals through advocacy and education in the State Capitol; advancing the field with strategic communications and the largest affordable housing conference in the country; marshaling the power of wide and growing multisector coalitions to connect housing to jobs, transportation, health, and education; and building leadership among and organizing residents and staff of affordable housing through our Residents United Network to include their powerful voices in the fight for a California for all. During Lisa's tenure as Executive Director, Housing CA has accomplished unprecedented success, including helping to secure billions of dollars for affordable and supportive housing funding through the legislature and state ballot initiatives.

"I'm not surprised at this honor/award for Lisa.

The work that Lisa has done as executive director has been at a moment of change for housing policy in CA.

What an exciting time for safe housing in our state."

—ANDREA ILOULIAN
Hilton Foundation

Prior to joining Housing CA in May 2014, Lisa worked for five years in the nonprofit sector as the Public Health Institute's (PHI) Program Director for California Convergence, a statewide network of people who are passionate about creating healthy, safe, and equitable communities where every person participates and prospers. Lisa gained invaluable experience through 21 years in state and local public sector roles, including managing vanguard, department-wide public health, equity and place-based initiatives and advising the California Department of

Health Services/Public Health (CDPH) Directorate. She has helped raise billions of dollars and orchestrate inclusive, collaborative policy action among non-traditional, multi-sectoral coalitions and community organizing networks with diverse agendas in challenging political, economic, and social environments.

Lisa received a master's degree in public health from the Loma Linda University School of Public Health, and a B.A. from San Diego State University. She serves on the Governor appointed California Complete Count Committee and on several statewide steering committees. She is also a yoga teacher and certified peace ambassador. Lisa lives in Sacramento with her husband and two children.

"People are drawn to her silent leadership and this is just the beginning of what she can accomplish and do," Iloulian stated.



CARL GUARDINO

Silicon Valley Leadership Group

Carl Guardino, one of Silicon Valley's most distinguished business and community leaders, is the President and CEO of the Silicon Valley Leadership Group, a public policy trade association that represents more than 350 of Silicon Valley's most respected employers.

In February 2007, Governor Arnold Schwarzenegger appointed Guardino to a four-year term on the California Transportation Commission. He was reappointed twice by Governor Jerry Brown, and in 2019, Governor Gavin Newsom appointed him to his fourth consecutive four-year term.

In 2000, the San Jose Mercury News named Guardino one of the "Five Most Powerful" people in Silicon Valley, in a once-per-decade "Power Study." He received similar recognition in 2010.

Guardino has been the CEO of the Leadership Group since January 1997. Known throughout the region as a consensus builder, he has championed a number of successful ballot measures, especially in the areas of transportation and housing.

His transportation leadership includes successful management of ballot Measures A & B in 1996 that funded 19 key road and rail improvements with \$1.4 billion; and co-managed a 2000 traffic relief initiative that will generate some \$7.5 billion in local funds to bring BART to Santa Clara County, improve CalTrain and other transit improvements. In 2008, Guardino managed the successful Measure B (BART) campaign, which authorized a 1/8-cent sales tax for 30 years to fund a 16-mile Santa Clara County BART extension. Guardino led a three-year effort that culminated in "Measure B" on the November 2016 ballot, which will generate an additional \$6.5 billion in local funds for traffic relief improvements. Most recently, in June of 2018, Guardino co-led the Bay Area's first 9-County transportation measure — Regional Measure 3, which will generate \$4.5 billion in its first 25 years.

As a housing advocate, he co-created the Housing Trust Silicon Valley, which has helped 30,000 people afford homes in high-cost Silicon Valley by raising more than \$250 million in voluntary contributions. He also co-managed Prop. 46, the statewide Housing Bond, in 2002, co-chaired Prop. 1-C, the November 2006 statewide Housing Bond, and, most recently, co-led Propositions 1 and 2 on the November 2018 ballot, generating \$6 billion for affordable housing.

Guardino is the founder and race director of the annual Thanksgiving Day Applied Materials "Silicon Valley Turkey Trot," which has nearly 25,000 participants. In 14 years, it has raised nearly \$9 million for local charities. He is also the founder of the Google Santa Run Silicon Valley to benefit Christmas in the Park, and the Lam Research "Heart & Soles 5K" to place salad bars in Silicon Valley public schools. Guardino also is on the boards of California Stewardship Network and the California League of Conservation Voters.

Guardino was born and raised in San Jose and received a BA in political science from San Jose State University, where he is a Distinguished Alumnus. He is a member of Junior Achievement's Silicon Valley Business Hall of Fame, the recipient of the Lifetime Achievement Award from City Year and was the second recipient of the American Public Transit Association's Business Executive of the Year.



**CESAR DIAZ**

State Building and Construction Trades Council of California

Cesar Diaz has served as Legislative & Political Director for the State Building & Construction Trades Council of California (SBCTC) since 2010 and had previously served as Deputy Legislative Director since 2006. Cesar also served in the role as Policy Consultant and Senior Advisor for Community Relations to former Lieutenant Governor Bustamante. Prior to working in and around the Capitol, Cesar worked as a program associate for the California Academy of Family Physicians.

The SBCTC represents approximately 450,000 construction workers across California who belong to 180 individual local trades unions. As Legislative Director, Cesar manages the SBCTC legislative agenda to ensure its priorities are advanced. In addition, he is responsible for monitoring statewide regulatory agencies that may impact SBCTC members. He also works with the affiliates of the SBCTC and its 22 regional Building Trades Councils on legislative races and statewide political initiatives.

Cesar serves on the State Allocation Board as Governor Brown's appointee. In addition, he serves as a trustee on the California Construction Industry Labor-Management Cooperation Trust. He is also an executive board member of the California Democratic Party and a co-chair of the Resolutions Committee.



2019 CARL A. S. COAN, SR. AWARD
FOR PUBLIC SERVICE**WILFRED COOPER, SR.**

WNC

This year, the Carl A. S. Coan, Sr. Award for Public Service is presented to Wilfred Cooper, Sr. for a lifetime of achievement for pioneering work in the advancement of affordable housing. The Carl A.S. Coan, Sr. Award is presented in recognition of outstanding commitment and leadership in the effort to provide decent, safe and affordable housing in this country. Established in 1984, it is named after Carl A.

S. Coan, Sr., who was widely regarded by his peers as one of the most effective housing staff directors on Capitol Hill.

Wilfred N. Cooper Sr. is the Chairman of the Board of WNC & Associates, Inc., a family enterprise he founded in 1971 for the purpose of investing in and developing quality, affordable housing for families and senior citizens of modest means. For over 48 years, Mr. Cooper has been a tireless advocate for affordable housing and a true pioneer in the industry.

"One of his lasting legacies is the Sustaining the Growth Rural 515 program. His continuation in working with Congress to make the tax credit program permanent is beyond noteworthy. Additionally, his quiet leadership has helped keep funding at the highest levels for housing under various presidential administrations."

—BOB ROSS
Cohn Reznick

"As a passionate, strategic advocate, Mr. Cooper Sr. has done a remarkable job connecting elected officials to the housing industry. He's given voice to those with no voice in the halls of power. And he has done a great job connecting the key pieces to deliver success in our field and elevating affordable housing important to policy makers. Will has given an awful lot to create a powerful voice."

—RAY PEARL
California Housing Consortium

In the late 1960s, prior to forming WNC, Mr. Cooper was asked to head up a team at North American Rockwell to investigate a new business venture — manufactured housing — for the large aerospace company. This was a time when the nation was fast transitioning from President Kennedy's focus on lunar landings to President Johnson's war on poverty. When Mr. Cooper reported his findings to the senior officers, few of them understood what was presented to them.

Shortly after this, Mr. Cooper was laid off, taking with him one nugget — an understanding of the newly legislated incentives to invest private capital in affordable housing. Not one to waste time, he quickly founded WNC with nothing more than a young family, and the knowledge he gained from his research at the aerospace company. Since that time, WNC has grown to become one of the leading tax credit syndication firms in the nation with investments in over 1,350 properties in 48 states representing \$9.4 billion in assets.

While an entrepreneur at heart, advocacy for affordable housing has always been his calling card. When the low-income housing tax credit program was being questioned by certain members of Congress in the 1990s, he testified before the Ways and Means Committee in support of the program, advocating for the need to maintain and provide a public partnership to address the nation's shortage of affordable rental housing. This commitment to advocacy continues to this day as he still finds the time to regularly meet with members of Congress on Capitol Hill and in their district.

Mr. Cooper is a senior life director of the National Association of Home Builders (NAHB). He is a current Trustee of BUILDPAC, NAHB's Political Action Committee, where he received Fund Raiser of the Cycle award for the two most recent consecutive congressional cycles. He is a life trustee of the National Housing Conference, a co-founder and director emeritus of the California Housing Consortium and a U.S. Vets Board of Director. Additionally, Mr. Cooper has been inducted into the Hall of Fame at the California Homebuilding Foundation (CHF). Mr. Cooper is the recipient of the CHF Lifetime Achievement Award, the NAHB Robert J. Corletta Award and the David Reznick Lifetime Achievement Award for his achievements in the industry. He volunteers his time with several nonprofit organizations and serves on the Board of Advisors for Jamboree Housing (a nonprofit developer of affordable housing) and the Tuberous Sclerosis Alliance.

Mr. Cooper is a U.S. Navy veteran with two years of active duty during the Korean War era (1951–1953) serving as a Hospital Corpsman and earned a bachelor of arts degree from Pomona College. He and his wife Kay Cooper recently celebrated their 60th wedding anniversary and enjoy spending time with their two sons and four granddaughters.

"Will Cooper Sr. is a class act, reliable, trustworthy,
and always true to his word."

—JERRY BREED
Miles & Stockbridge



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Managing Director/
Regional Operations
AFL-CIO Housing
Investment Trust



Angie Lathrop
Community Affairs
Executive
Bank of America

NHC CHAIR

Linda Mandolini
Eden Housing

NHC VICE CHAIR

Anne Segrest McCulloch
Housing Partnership Equity Trust

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Kansas, 2nd District

The Honorable Roger Wicker
Mississippi

The Honorable Lee Zeldin
New York, 1st District



2019 ANNUAL **POLICY** **SYMPOSIUM**

THURSDAY, JUNE 6

THE HAMILTON | WASHINGTON, DC

Thank you to everyone who joined NHC at our Annual Policy Symposium this morning at the Hamilton, where this year's Gala honorees spoke on innovations in community development finance and lessons learned from the California Ballot Initiative.



The National Housing Conference has been defending the American Home since 1931. We believe everyone in America should have equal opportunity to live in a quality, affordable home in a thriving community. NHC convenes and collaborates with our diverse membership and the broader housing and community development sectors to advance our policy, research and communications initiatives to effect positive change at the federal, state and local levels. Politically diverse and nonpartisan, NHC is a 501(c)3 nonprofit organization.

POLICY AND ADVOCACY

NHC advocates for policies that support our American home. We promote reform and innovation that improves access to quality affordable homeownership and rental housing. Our deep understanding of housing policy and track record of leadership open doors for NHC and our members in the executive branch and on Capitol Hill.

Through our working groups and task forces, NHC brings members and partners together to exchange ideas and strategies to help maximize the greatest positive outcomes for housing. In 2019, NHC launched our Black Homeownership Working Group and a multi-year initiative to draft and enact a 21st century National Housing Act.

NHC's policy and advocacy work is advised by our Policy Committee, which provides broad, strategic guidance to staff, such as choosing policy priorities and serving as a sounding board on controversial issues. The committee reports to the board.

RESEARCH

NHC produces practical, solutions-focused best practices research that highlights the determinants of success for the housing industry. Our research reports, like "Paycheck to Paycheck" and "Promising Health and Housing Collaborations," continue to provide information and insight to educate our members on emerging issues and best practices to address the diverse housing needs of Americans.

NHC EVENTS

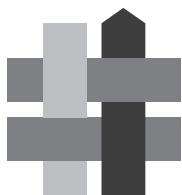


Held in spring and fall, our Solutions convenings provide an opportunity to hear from leading experts, policymakers and senior administration officials to gain new perspectives on the most pressing housing issues of the day.

Solutions for Affordable Housing in the fall is where you can explore key federal housing policy issues and the interplay between those policies and the work carried out in states and local communities. NHC is proud we hosted our first Advocacy Day at the 2018 Solutions convening! This year, join us on Dec. 3 and 4.

Our **Solutions for Housing Communications** convening, held every spring, is where you can learn about the latest strategies and tactics for expanding awareness of the benefits of affordable housing and building support for affordable housing policies and development. The 2020 convening will be held on Wednesday, March 18.





SOLUTIONS

for AFFORDABLE HOUSING



SAVE THE DATE

2019 CONVENING

December 3–4

Washington, DC

National Press Club

FLY IN Dec. 3–4 // **CONVENING** Dec. 3 // **ADVOCACY DAY** Dec. 4 // **FLY OUT** Dec. 5

For more information, visit www.nhc.org/solutionspolicy

Solutions for Affordable Housing 2019 NHC's national housing policy convening will explore key federal housing policy issues and the interplay between those policies and the work carried out in states and local communities. Solutions for Affordable Housing will also feature an Advocacy Day, giving you the chance to make your case for the policies your community needs.

**#Solutions2019**



Join NHC *Today!*



NHC continues to work across partisan lines to address America's biggest housing challenges, and this work is rooted in our greatest asset — our members. As a “big umbrella” organization, NHC encompasses the full spectrum of the housing field, which includes leaders in lending, homebuilding and affordable housing advocacy, as well as real estate professionals, housing development corporations and housing finance agencies, just to name a few. Being a member of NHC means joining our work to shape the future of federal housing policy.

This year, NHC started the groundwork to develop a new National Housing Act, which we believe is needed to modernize and expand the policy and funding tools currently available to build affordable housing for the 21st century. Closing the minority homeownership gap and ending homelessness are essential objectives. We also need to build millions of units of rental housing that are affordable to people at nearly every income level. Rents are unaffordable for half of all Americans, and we lose over 100,000 affordable housing units each year as rents continue to rise.

There's never been a better time to join NHC! Learn more and join at **www.nhc.org/membership** or contact our membership department at membership@nhc.org.



For nearly 90 years, the housing industry has recognized in NHC the value of raising a united and nonpartisan voice in support of affordable housing for all. Help lead this broad coalition alongside many of the nation's top housing organizations and individuals as part of NHC's Leadership Circle.

Leadership Circle members are invited to participate in special events throughout the year and receive premier seating at the annual NHC Gala.

DEFENDING OUR AMERICAN HOME SINCE 1931

The American Home is the foundation of everything it means to be a great nation. Working together, we can make it possible for us all to live in a place we are proud to call home. The National Housing Conference is the nation's oldest coalition representing the widest possible spectrum of housing practitioners and advocates. We believe that everyone in America should have an equal opportunity to live in a quality, affordable home in a thriving community.

NHC's top priorities for 2019 include:

STRENGTHEN THE NATION'S HOUSING FINANCE SYSTEM

- ▶ Reform America's mortgage finance system to use a limited, explicit and appropriately compensated government role that encourages private capital participation to ensure reliable access to long-term fixed-rate mortgages and financing for multifamily housing nationwide, including a broad commitment to access and affordability through measurable and enforceable standards, a Duty to Serve requirement in the secondary mortgage market, and appropriate funding for the National Housing Trust Fund and the Capital Magnet Fund.
- ▶ Ensure access to affordable and sustainable mortgage credit to broadly serve homeownership-ready borrowers through a variety of public and private channels, including addressing the homeownership gap for communities of color and the impact of student loan debt on homeownership.
- ▶ Sustain, strengthen and modernize FHA's capacity and flexibility to meet the nation's housing financing needs while protecting the taxpayer's investment.

ADVANCE FEDERAL HOUSING POLICIES AND RESOURCES TO ASSIST LOW- AND MODERATE-INCOME FAMILIES

- ▶ Support and strengthen federal low-income housing programs to assist renters and homeowners, with a particular focus on the needs of vulnerable and underserved populations, including rural residents, veterans, people experiencing homelessness, seniors, and those affected by natural disasters.
- ▶ Advocate for federal housing resources during regulatory, tax and budget debates, including expansion and improvement of the Low Income Housing Tax Credit, housing infrastructure investment and other affordable housing and community development programs.

- ▶ Seek improvements to housing policy that protect consumers from abuse, and make it easier for consumers to access better housing by streamlining processes, reducing barriers to development and increasing efficiency, including responsible modernization of the Community Reinvestment Act.

EXPAND SUCCESSFUL PUBLIC-PRIVATE PARTNERSHIPS IN COMMUNITIES OF ALL SIZES

- ▶ Revitalize and reinvest in places in economic distress by attracting new private investment, mitigating blight, preserving existing affordable housing and deploying government resources for community infrastructure, including affordable housing.
- ▶ Encourage private enterprise to serve the housing needs of all through real estate development, capital investment and financial services, including support for the acquisition, development and construction of affordable housing.
- ▶ Target policy solutions to the varying challenges of rural, suburban and urban places that link housing to health, transportation, education, workforce programs and other services.
- ▶ Create cost effective incentives for individuals and rental property owners to make new and existing buildings healthier, more resilient and more energy-efficient.

DEVELOP A BROAD, BIPARTISAN NATIONAL HOUSING POLICY FOR THE UNITED STATES

- ▶ The United States is in the midst of a crisis over the growing shortage of affordable housing.
- ▶ The statutory infrastructure that supports the federal commitment to affordable housing is 33-70 years old.
- ▶ NHC will work with its members to develop the substance of a broad, bipartisan National Housing Act during 2019 with an aim to building political support throughout 2020. Our ultimate goal is passage of the bill as HR 1 in 2021.
- ▶ Working groups will develop policies to address five key areas: Homeownership; Rent Affordability; Homelessness; Disaster Relief; and Community Development.

EXECUTIVE COMMITTEE

CHAIR

LINDA MANDOLINI

Eden Housing

Linda Mandolini has been president at Eden Housing since 2001. Eden Housing is one of California's oldest nonprofit housing development companies and has developed or acquired 7,450 units throughout California. Linda oversees affordable housing production, resident support services and property management components of the organization, their combined annual operating budget of over \$48 million and a staff of 200 employees.

VICE CHAIR

ANNE SEGREST MCCULLOCH

Housing Partnership Equity Trust

Anne McCulloch is CEO at Housing Partnership Equity Trust. McCulloch previously served as senior vice president of credit and housing access for Fannie Mae. Before Fannie Mae, she served in government with the U.S. Department of Housing and Urban Development, the Federal Deposit Insurance Corporation and the Resolution Trust Corporation and was a lawyer in private practice representing advocacy groups, labor unions and nonprofits on mission and organizational matters.

CHAIR OF THE FINANCE COMMITTEE

ANGIE LATHROP

Bank of America

Angie Lathrop is a community affairs executive at Bank of America. In this role, she oversees the bank's strategic alliance with nonprofit community organizations across the country.

SECRETARY

JANIS SMITH

Janis Smith Executive Communications

Janis Smith leads Janis Smith Executive Communications. Previously, Janis was the vice president for corporate communications at MERSCORP Holdings, Inc., where she was responsible for corporate communications strategy and initiatives, media relations and internal communications. She previously served with the Federal National Mortgage Association, the Office of the Comptroller of the Currency, the Office of Thrift Supervision, the former Federal Home Loan Bank Board, the Federal Home Loan Bank of Boston and the Massachusetts Companies, Inc.

AT-LARGE MEMBERS

DUANE DUNCAN

Genworth Financial

Duane Duncan serves as senior vice president of government and industry relations at Genworth Financial.

STEVE O'CONNOR

Mortgage Bankers Association

Steve O'Connor serves as senior vice president of public policy and industry relations at the Mortgage Bankers Association.

CHRISTOPHER PTOMEY

Terwilliger Center for Housing
at the Urban Land Institute

Christopher Ptomey serves as executive director at ULI's Terwilliger Center for Housing.

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Red Stone Equity Partners
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WNC & Associates, Inc.

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Affordable Housing Tax Credit Coalition
AHC, Inc.
Alliance for Housing Solutions
Alliant Capital, Ltd.
American Planning Association
Arlington County Housing Division
Asian Real Estate Association of America
Atlanta Neighborhood Development Partnership
Atlantic Union Bank
Aurora Housing Authority
Beekman Advisors, Inc.
Boston Private Community Investment
BRIDGE Housing Corporation
California Community Reinvestment Corporation
California Department of Housing
and Community Development
California Housing Consortium
California Housing Finance Agency
California Housing Partnership Corporation
Center for Responsible Lending
Century Housing
Chenoe Fund
Cinnaire
Citizens' Housing and Planning Association
Clark County Community Resources Management
CommonBond Communities
Community Housing Improvement Program
Community Investment Corporation
Consumer Mortgage Coalition
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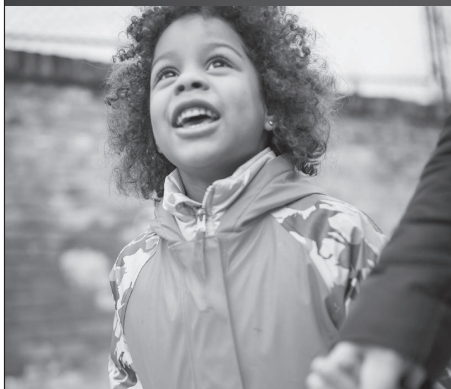
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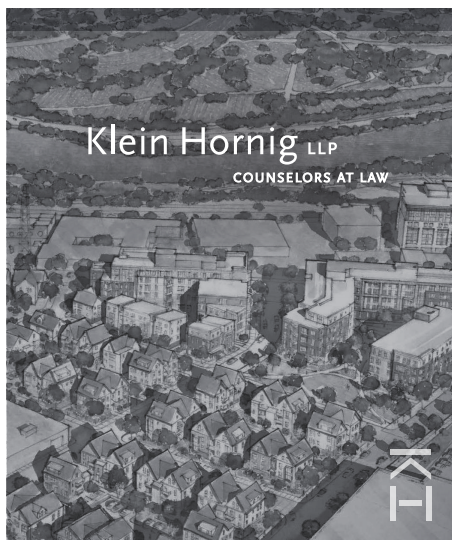
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~The WNC Team



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**2019 Carl A.S. Coan, Sr.,
Public Service Awardee**

National Housing Conference
47th Annual Housing Visionary
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June 6, 2019

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Thank you **Wilfred Cooper, Sr.** for
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