

ANNUAL REPORT

2019



NORTH CAROLINA
HOUSING
COALITION



**To lead a movement to ensure that every North Carolinian
has a home in which to live with dignity and opportunity.**

A Letter from Executive Director, Samuel Gunter

Here’s what hapenned with our staff this year



Pamela Atwood
Director of Housing Policy
Greensboro, NC
Pamela joined the Coalition in June with a background in housing policy and advocacy, sustainable development, urban planning, and real estate. She has a B.A. from the University of California, Los Angeles (UCLA). She is also a LEED Accredited Professional (BD+C) and holds a full real estate broker’s license in North Carolina.



Stacie Darden
Director of Operations and Programs
Middlesex, NC
In June, Stacie transitioned from Housing Programs Manager to Director of Operations and Programs. She continues to oversee the Coalition’s HUD Intermediary Network and The Association of Housing Counselors while returning to the operations and accounting roles she held when she joined the Coalition nine years ago.



Haley Solomon
Membership and Communications Officer
Raleigh, NC
Haley joined the Coalition in February, having previously worked at Lily Pad Haven, Inc. in Charlotte. She has a BA from the University of North Carolina at Chapel Hill and served a year as an Americorps VISTA.

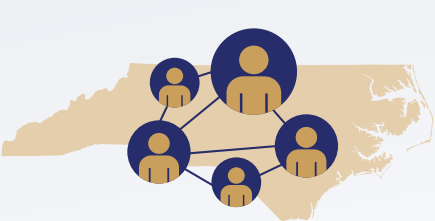
2019 was an incredible year of transition and growth at the North Carolina Housing Coalition. This year, we co-hosted two incredibly successful conferences that convened more than 1,500 housing professionals from across the state and region, distributed funds to a network of 20 housing counseling agencies around the state that served 9,750 families, ended a three-year long strategic partnership with the North Carolina Community Development Initiative, said goodbye to a long-time staff person, welcomed two new team members, and moved our offices from Raleigh to Durham.

In our housing advocacy, there have been momentous accomplishments at the local level, the highlight of which was Durham passing a North Carolina record housing bond of \$95 million. There is some promise at the federal level, as we have secured the co-sponsorships of 11 of North Carolina’s 13 House members on the Affordable Housing Credit Improvement Act. However, at the state level there is much work to be done. The budget impasse has held up \$20 million in Workforce Housing Loan Program funding, and after a few years of small increases, we are beginning to see the state’s funding commitment move in the wrong direction.

With the results of that advocacy in mind, we have been sitting with our mission statement, which begins with the words “to lead a movement.” Over our recent history, that movement has largely been housing professionals – the folks doing the work. But if we are going to have an impact on the scale of “every North Carolinian,” it’s going to take a bigger movement. To that end, we not only need you in this movement, but we need all of those who support and benefit from your work. As we push into 2020, helps us grow that movement to ensure that every North Carolinian has a home in which to live with dignity and opportunity.

Theory of Change

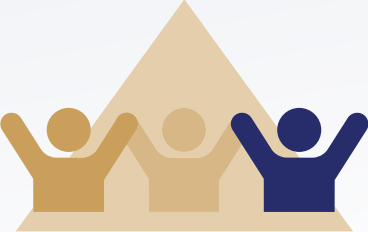
In order for families and communities to thrive, housing must be affordable, safe, and accessible across the income spectrum. The North Carolina Housing Coalition meets its mission by convening, resourcing, and mobilizing affordable housing professionals, communities impacted by a lack of affordability, and the broader public to pursue policies at the local, state, and federal levels that improve the supply, quality, and access of affordable housing in North Carolina.



Convene



Resource



Mobilize

CONVENE |

The Coalition hosts two annual conferences each year. In partnership with the NC Department of Health and Human Services ESG Office and the NC Coalition to End Homelessness, Bringing it Home: Ending Homelessness in North Carolina connects homeless service providers with state and national leaders to share best practices, discover successful strategies, and build relationships. The Housing Works! Affordable Housing Conference, in collaboration with Centrant Community Capital and the NC Housing Finance Agency, joins housing professionals from across the state to discover and discuss the latest news and innovations in affordable housing. In 2019, both conferences hosted record numbers of attendees.

Bringing It Home
414
in Attendance



Housing Works
1,089
in Attendance

Bringing It Home Conference Partners:



Housing Works Conference Partners:



RESOURCE

RESOURCE |

HOUSING CALL

In September of 2019, the Coalition began hosting weekly 15 minute calls to update members on the latest news in housing policy and relevant events around the state.

13 housing calls hosted

592 housing call-ins

20 agency partners
for HUD grant

\$319,987

distributed through
HUD grant

9,750 families
served

HUD INTERMIARY

The Coalition serves as a HUD Intermediary for 20 housing counseling agencies throughout the state. In addition to providing subgrant funds to these agencies, the Coalition provides technical assistance for HUD-certified counseling programs and monitors agencies for HUD compliance.

3 training sessions **68** participants

DISASTER RECOVERY

In September, the Coalition hosted a week of disaster recovery training for housing counselors. Developed in partnership with NCRC and the JPB Foundation, the training provided 60 housing professionals from across North and South Carolina with proactive strategies to prepare for future storms. Topics included housing counselor roles in recovery efforts, outreach planning and activity, and administering a disaster counseling program.

MOBILIZE |

Key State and Federal Policy Updates

This year the Coalition has been a national leader in securing the co-sponsorships of 11 of North Carolina's 13 House members on the Affordable Housing Credit Improvement Act (AHCIA). The AHCIA, among other things, would expand the federal low income housing tax credit. Key aspects of the bill narrowly missed out on being included in the end-of-year spending bill.

At the state level, this year saw the creation of a bi-partisan Housing Working Group in the General Assembly and increased interest in affordable housing policy. However, the budget impasse between the Governor and the General Assembly has held up \$20 million in Workforce Housing Loan Program funding.

2

Senate offices received a NCHC delegation in Washington, D.C.

10

House offices received a NCHC delegation in Washington, D.C.

11

of 13 NC Representatives signed on to the Affordable Housing Credit Improvement Act

50

State Senators received NCHC materials

20

State Senators in leadership or on key committees visited by NCHC staff

120

State House Representatives received NCHC materials

43

State House Representatives in leadership or on key committees visited by NCHC staff

New Roles & Opportunities

NCHC appointed to chair Housing Recovery Support Function

This year, Governor Cooper appointed the North Carolina Housing Coalition to chair the Housing Recovery Support Function of the State's Disaster Recovery Taskforce. This body helps advise the NC Office of Recovery and Resiliency on how best to meet immediate housing needs in the aftermath of a disaster, how to plan for long-term recovery, and how to prepare for future disasters.

Samuel Gunter joins Interagency Council for Coordinating Homeless Programs

Samuel Gunter was appointed by Governor Cooper to sit on the State's Interagency Council for Coordinating Homeless Programs. The Council was created by executive order in 2017 and is charged with maximizing the combined efforts of social service agencies, advocates, businesses, and state and local governments to collaborate to eliminate homelessness.

NCHC state partner for Energy Efficiency for All Campaign

The North Carolina Housing Coalition and the North Carolina Justice Center serve as the the state partners for the Energy Efficiency for All (EEFA) campaign. Reducing energy use in affordable multifamily housing will improve the quality of life for millions, preserve affordable housing across the country, reduce the energy burden on those who feel it the hardest, and cut carbon pollution. EEFA unites people from diverse sectors and backgrounds to collectively make multifamily affordable homes energy efficient.

Financials

What Came In

Program Revenue
\$357,215

Foundation Grants
\$220,000

HUD Subgrants
\$319,987

Membership Dues
\$177,139

Government Grants
\$444,119

What Went Out

Salary & Benefits
\$284,993

Program Costs
\$437,575

Admin Costs
\$150,786

Board of Directors

Robin Merrell – Chair Pisgah Legal Services	Nikitra Bailey Center for Responsible Lending	Kim Cameron Woodforest National Bank
Evan Covington-Chavez Capitol Broadcasting Company	Sofia Crisp Housing Consultants Group	Ted Edwards The Banks Law Firm
Tara Kenchen NC Community Development Initiative	Dan Kornelis Forsyth County	Joanna LeClair Wells Fargo Bank
Mark Morgan MC Morgan & Associates	Tyler Mulligan UNC School of Government	

Members

Organizations (GREEN indicates new members)

AARP Affordable Housing Management, Inc. Asheville Area Habitat for Humanity BB&T Beacon Management Bellwether Enterprise Benedict-Allen Community Development Corporation Berkadia Commercial Mortgage Bernard Robinson & Co., LLP Blanco Tackabery & Matamoros, PA Blue 22 Development Boston Financial Boyd Management Brick Capital Community Development Corporation Brock Ventures, Inc Brunswick County Habitat for Humanity Burlington Housing Authority C.F. Evans Construction Choanoke Area Development Association CAHEC Cape Fear Community Land Trust Carolina Indemnity Group Carolina Project Equities, LLC CASA Centrant Center for Responsible Lending Chatham Habitat for Humanity Churchill Stateside Group City of Asheville City of Charlotte City of Durham City of Winston-Salem Cleveland County Community Development Corporation	Coastal Carolina Rebuilding Ministry CohnReznick Coleman Talley LLP Community Foundations CDC, Inc. Community Home Trust Community Housing Solutions Community Link Community Management Corporation Community Ventures Corporation County of Buncombe Dauby O’Connor & Zaleski, LLC DHIC Disability Rights NC Ellinger & Carr PLLC Elmington Capital Group EmPOWERment, Inc. Evergreen Construction Families Moving Forward Families Together Financial Protection Law Center First Bank First Citizens Bank First Tennessee Bank Flatiron Partners, LLC Forsyth County Community & Economic Development Gateway Management Goldsboro Housing Authority Greensboro Housing Authority Greensboro Housing Coalition Greenville Housing Authority Greystone Affordable Housing Initiatives Habitat for Humanity of Catawba Valley Habitat for Humanity of Durham Habitat for Humanity of Forsyth County	Habitat for Humanity of NC Habitat for Humanity of Wake County Harkins Builders High Point Housing Authority Housing Assistance Corporation Housing Consultants Group Innovative Green Builders, Inc. JMB Preservation Advisors Kingdom Community Development Corporation Laurel Run Management Group Laurel Street Residential Laurinburg Housing Authority Legal Aid of NC Lexington Housing Community Development Corporation MC Morgan & Associates Inc. Metropolitan Housing & CDC, Inc. Monroe/Union County Community Development Corporation Mosaic Development Group Mountain Housing Opportunities NC Housing Finance Agency NC Housing Foundation Inc. New Bern Housing Authority Norco Management North Carolina Indian Housing Authority Northwestern Regional Housing Authority Novogradac & Company, LLP OnTrack WNC Parker General Contractors, LLC Pinnacle Financial Partners Pryzwanksy Law Firm Pyramid Environmental and EGINEERING Raleigh/Wake Partnership to End Homelessness RBC Capital Markets - TCEG
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Members

Organizations (continued)

Red Stone Equity Partners
Reinvestment Partners
River City Community Development Corporation
Rocky Mount Housing Authority
S3 Architects PLLC
Safeguard Credit Counseling Services
Salisbury Community Development Corporation
Salisbury Housing Authority
Scott Insurance
SL Nusbaum Realty Co.
Solstice Partners
South Creek Development, LLC
South State Bank
Stogner Architecture, PA
Stratford Capital Group
SunTrust Bank
The Arc of North Carolina
The Banks Law Firm
The Brockmann Law Firm, PC
The BTR Communities Group, LLC
The Housing Partnership
The Mid-Atlantic Foundation
The New Edenton Housing Authority
The Woda Cooper Companies
Third Wave Housing
Tightlines Designs
United Management II
Urban Ministry Center
Urquhart Development, LLC
Vaya Health
Weaver Cooke Construction
Weaver Kirkland, LLC
Wells Fargo
Wesley Community Development Corporation
Western NC Housing Partnership
White Oak Foundation, Inc.
Wilmington Area Rebuilding Ministry
Winn Development
Winterwood Development
Woodforest National Bank
Workforce Homestead Inc
Wynnefield Properties
Zimmerman Properties, LLC

Individuals

Jorge Aguirre Kris Ainsworth Paul Baalman Tonya Barber Jannet Barnes Thomas Barrie Christine Berndt Rita Blackmon Lanier Blum Kelly Clark Boldt Sara Boswell Sarah Branch Campbell Brown Phyllis Caldwell-George Douglas Call Steven Carr Bethany Chaney Scott Cline Chad Cook Stephen Crane Dan Curry Patsy Davis Heather Dominique Bill Dowse Traci Dusenbury Tate Kent Earnhardt, PhD, JD Rachel Eberhard Todd Fiskin Brenda Greene Harry Greensfelder Mikel Griffin Ward Griffin Cynthia Gunter Ron Gunter Robin Haddock Robert Hammock Robin Hammond Sherrill Hampton Edrick Harris Marshall Harvey Frank Headley Mark Henley Tom Honeycutt	Mike Hynes Tracy Jackson Kimberly Jenkins Joseph Kass Karen Kennedy Renee King Martha Knisley Bob Kucab Rachel Lacoe Doug Ledson Dan Levine Evan Lewis Kimberly Lilly Kevin Lundy Morgan Mansa Wanda McArn Catriona McBrayer Jacqueline Melton Kimberly Moore-Dudley William Morrow Julia Myers Janet Nichols James Norman Rebecca Northrop John Norwood Chris Ogunrinde Kathy Parker Joe & Nancy Rapp Joel Rice Henry Roberts Suzanne Rogers William Rohe Charlotte Rosenberg James Ross John Rotchford William Rowe Kathryn Sabbeth Lloyd Schmeidler Adam Schultz Edward Sido Maryanne Speroni Anna Stein James Stroud	Sallie Surface Krystal Talley Dennis Tharrington Adolphus Thomas Sylvester Timmons Stella Triplett Rodney Tucker Robinson Villa Jody Wainio Tanita Wallace Lorelei Watts Nancy Welch Phil Welch Joseph Wilczewski Nancy Williams Sarah Williams-Artis Vincent Wong
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Z. Smith Reynolds
FOUNDATION

THE JPB FOUNDATION



BB&T

Genworth  Foundation



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 NCHousing