

2020 **ANNUAL** **REPORT**



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.

We added new staff members this year



Adrienne Spinner

State Organizing Director
Greensboro, NC

Adrienne Spinner joined the NCHC team in October as the State Organizing Director. She resides outside of Greensboro, NC, where she has lived since graduating from NC A&T State University. Adrienne mainly focused on community volunteering until she ran for public office in 2018. Even though she did not win her race, she leveraged the political connections she made to continue growing in community organizing and advocacy, with particular focus on fighting housing and food insecurity, advocating for public education, and promoting equitable policies that uplift women and people of color. Adrienne's volunteer work includes working with Equality NC and Carolina Federation, serving on the NC Council for Women and Board of Directors for the ERA Alliance, and staying involved in local activism around public education and criminal justice reform. She is a work-at-home mom of two, and strongly believes in raising her children to be future activists and social justice leaders.



Nick MacLeod

Local Organizing Director
Durham, NC

Nick MacLeod joined NCHC in November as the Director of Local Organizing. Nick brings more than ten years of community and housing organizing experience to the Coalition. In New York, Nick ran Housing Organizing on Staten Island for Make the Road NY. There he worked with leaders from tenant associations, faith institutions, immigrant rights groups, and community development corporations to build The Staten Island Housing Dignity Coalition. After moving to North Carolina, Nick worked for The Center for Popular Democracy supporting organizations across the country to run effective campaigns, build powerful organization, and implement sustainable organizing infrastructure. For the past two years, Nick has worked on campaigns in North Carolina for Medicaid Expansion and expanded economic opportunity as the State Director for the Impact Project.



A Letter from Executive Director, Samuel Gunter

2020 was supposed to be our year of dreaming big, but like for many of you, it became a year of incredible upheaval. We began the year with an office move from Raleigh to Durham and the formation of a Policy Committee with the goal of setting a bold agenda heading into 2021. The first meeting of that committee was the last day before the Governor issued a stay-at-home order.

Our work quickly transitioned to emergency advocacy on what would become the CARES Act. We worked with the Governor's office, the General Assembly, and local governments around the state to divert as many of those resources as possible to mortgage, rental, and utility assistance. We cancelled both of the conferences that we co-host each year. We also administered a mortgage and rental assistance program assisting families in 66 different counties through the generosity of the NC REALTORS® Housing Foundation and Association. And in the midst of all of that, we did it from home and added two new people to the Coalition's team.

2020 was a hard year, but for a housing advocate, it was a year that I believe brought into focus for many the need for a safe, healthy, and affordable home. If our collective, public health requires us to stay at home, we have to have a home in which to stay. As we move forward into 2021 we are still responding to the fallout of this pandemic that has not yet left us, we are working with a new administration in Washington, D.C., and we are still leading a movement to ensure that every North Carolinian has a home in which to live with dignity and opportunity. Now more than ever, we must be bold in that endeavor. Now more than ever, we need you. Join us!

Policy Agenda

The mission of the North Carolina Housing Coalition is to lead a movement to ensure that every North Carolinian has a home in which to live with dignity and opportunity. The 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.

NC Housing Coalition Policy Committee Members

Gregg Warren
DHIC, Retired

Sarah Grymes
Housing Assistance

Sofia Crisp
Housing Consultants
Group, NCHC Board
Member

Denise Neunaber
NC Coalition to End
Homelessness

Karen Kennedy
City of Sanford

Terry Bellamy
Madison County

Greg Kirkpatrick
Habitat for Humanity NC

Matt Whittle
Habitat for Humanity of
Goldsboro-Wayne

Robin Merrell
Pisgah Legal Services,
NCHC Board Chair

Jason Gray
NC Rural Center

Nikitra Bailey
Center for Responsible
Lending, NCHC Board
Member

Rochelle Sparko
Center for Responsible
Lending

Adam Sotak
NC Child

Whitney Tucker
NC Child

Bill Rowe
NC Justice Center

Stephen Sills
UNCG Center for Housing
& Community Studies

Bob Kucab
NCHFA, Retired

Mark Shelburne
Novogradac

John Stokes
Truist

Joanna LeClair
Wells Fargo, NCHC Board
Member

Tamika Bowers
Wells Fargo

Sallie Surface
CADA

The Coalition's work to bring about needed policy changes focuses on the following priorities:

- **Advocate for reliable, dedicated, and coordinated public resources that meet the scale of the housing need.**
- **Promote equitable access to housing and opportunity that reckons with our long history of racist housing policies and practices.**
- **Ensure that local policies facilitate an adequate supply of quality housing accessible across a community's income spectrum.**
- **Support housing policies and resources that keep families in their homes and allow communities to thrive.**

This agenda setting process began in March of 2020 with the formation of a Policy Committee. In several meetings, the first of which was held the last day before North Carolina went under stay-at-home orders, this committee helped us to build a framework to set and to shift priorities as we face any challenges that may arise. This agenda was approved by the NCHC Board of Directors in December of 2020.



Convene

In compliance with social distancing orders and to protect the health and safety of our communities, the Coalition and our conference partners made the difficult decision to postpone both the Bringing it Home and Housing Works conferences until 2021. The Coalition instead produced a series of webinars that addressed key affordable housing issues and connected participants with some of North Carolina's top housing advocates. Our Housing Leadership Series offered insight into the world of affordable housing through interviews with housing changemakers across the state, including Congressman David Price. The Coalition also hosted expert panels on how the 2020 elections would impact housing in North Carolina, including a panel on Raleigh's Affordable Housing Bond with Mayor Mary-Ann Baldwin.

**Interview with
Yolanda Winstead**
President & CEO of DHIC

**Interview with
Congressman David Price**
NC 4th District

**Post-Election
Housing Panel
featuring Diane
Yentel**

President & CEO of the
National Low Income
Housing Coalition

**Interview with
Robin Merrell**
Managing Attorney at
Pisgah Legal Services
and NCHC Board Chair

**Interview with
Josie Williams**
Executive Director of
the Greensboro Housing
Coalition

**Raleigh Affordable
Housing Bond Panel
featuring Mayor Mary-
Anne Baldwin**

263
in Attendance

Resource

REALTOR FUND

Thanks to the generosity of NC REALTORS® and the NC REALTORS® Housing Foundation, the North Carolina Housing Coalition distributed nearly \$200,000 in rental and mortgage assistance to families across North Carolina. Families whose employment was impacted by COVID-19 were eligible for a one-time payment of up to \$1,000 for their rent or mortgage.

HOUSING COUNSELING

Although the global pandemic brought new challenges to the work of housing counseling, the need for the services provided by our statewide network of housing counselors is greater than ever. COVID-19 drastically changed the way our network counsels clients, and many agencies transitioned to a virtual platform in 2020. Meeting the needs of clients is still the primary focus of our HUD Intermediary housing counseling network. In 2020, we distributed \$521,173 in HUD grant funds to our network of housing counseling agencies across the state.

HOUSING CALL + HOUSING MATTERS 2 ME

In 2020, it was more important than ever to ensure access to critical housing and policy news. As our weekly Housing Call continued to grow, we launched the Housing Matters 2 Me podcast, where anyone can listen to recordings of our Housing Calls and webinars. Housing Matters 2 Me is available now through Spotify, iTunes, and the Coalition's website.

MEDIA ENGAGEMENT

The Coalition is one of the top resources in the state for affordable housing insights. In 2020, interviews with Coalition staff were featured in over 40 news articles and segments from nearly 30 outlets, including *The News & Observer*, *The Charlotte Observer*, *The Asheville Citizen-Times*, WRAL, and ABC11.

113 mortgage payments

123 rental payments

66 counties

7100 clients served

19 agencies

39 counties covered

46 housing calls hosted

2,846 housing call-ins

44 HM2M episodes

1,920 downloads

46 interviews

28 outlets

Mobilize

Policy Wins

In 2020, the Coalition added numerous statewide policy accomplishments to ensure that people across North Carolina remain stably housed and to enable the continued development and preservation of affordable housing. The Coalition worked with the Governor's office, the General Assembly, and local governments around the state to divert as many COVID-19 relief resources as possible to mortgage, rental, and utility assistance. The Coalition was involved in the discussions to form the HOPE Program, providing over \$117 million in statewide rental and utility assistance. The Coalition also worked with NC Rep. John Szoka to draft and file H.B. 1200, which would have also provided mortgage assistance and housing counseling services. While responding to immediate COVID-19 needs, the Coalition still kept in sight the long-term importance of providing resources for the development and preservation of affordable housing. The Coalition participated

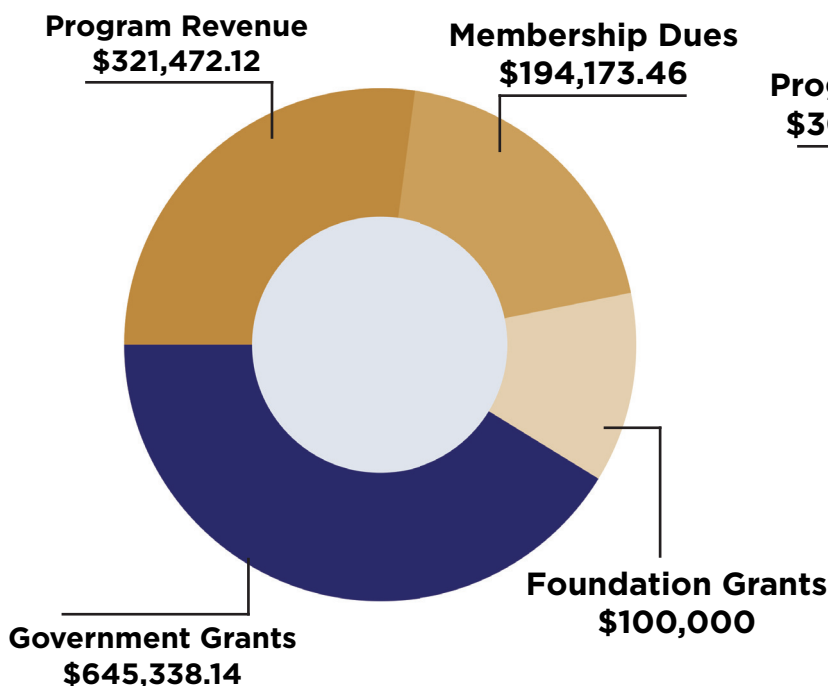
in state advocacy that resulted in the appropriation of \$20 million to the Workforce Housing Loan Program. At the national level, the Coalition's advocacy efforts helped to enable the establishment of a minimum 4% rate for LIHTC bond developments.

EEFA & Connected in Crisis

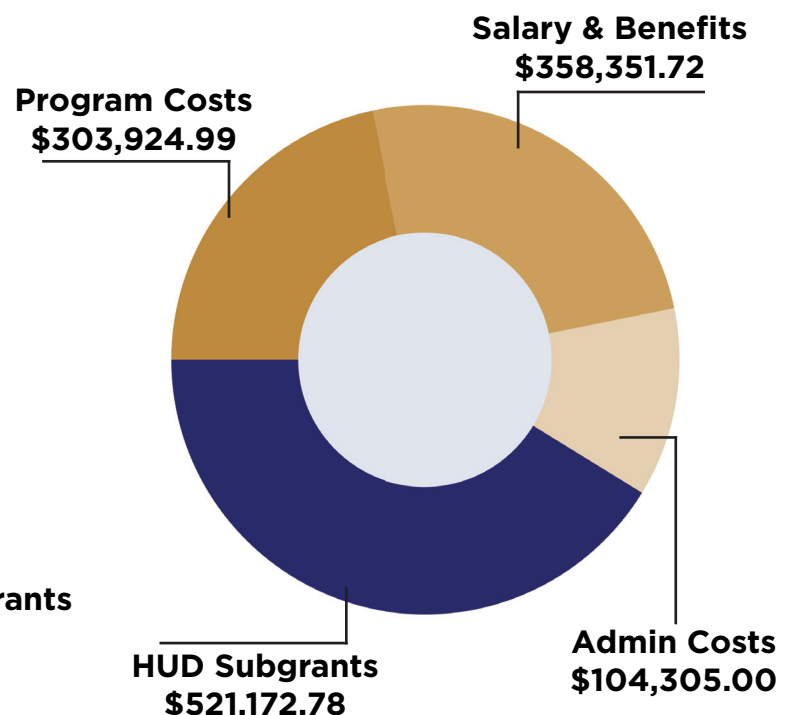
Pre-pandemic, the Coalition's Energy Efficiency for All work began to focus on the need for racial equity and inclusion in the realm of environmental and energy efficiency policy and advocacy work. The Coalition, along with its EEFA partner the NC Justice Center, hosted a one-day training on racial equity to allies working on common issues. In response to the economic devastation of COVID-19, the Coalition and NCJC also launched a mini-campaign to raise awareness of the need for protections against utility disconnections and to press state policymakers in the Governor's Office and the state Utility Commission to institute needed policy actions.

Financials

What Came In



What Went Out



Board of Directors

Robin Merrell – Chair
Pisgah Legal Services

Nikitra Bailey - Vice Chair
Center for Responsible Lending

Kim Cameron - Treasurer
North Carolina A&T Real Estate Foundation

Evan Covington-Chavez - Secretary
Capitol Broadcasting Company

Sofia Crisp
Housing Consultants Group

Ted Edwards
The Banks Law Firm

Autrice Campbell Long
Truist

Dan Kornelis
Forsyth County

Joanna LeClair
Wells Fargo

Mark Morgan
MC Morgan & Associates

Tyler Mulligan
UNC School of Government

Members

Organizations (GREEN indicates new members)

AARP NC
Affordable Housing Management, Inc.
Apartment Association of North Carolina
Asheville Area Habitat for Humanity
Aura Home Women Vets
Bank of America
Beacon Management
Bernard Robinson & Co., LLP
Blanco Tackabery & Matamoros, PA
Blue 22 Development
Brunswick County Habitat for Humanity
Burlington Housing Authority
C.F. Evans Construction
CAHEC
Cape Fear Habitat for Humanity
Carolina Project Equities, LLC
Centrant
Chatham Habitat for Humanity
Churchill Stateside Group
City of Winston-Salem
Cleveland County CDC
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
Connelly Builders, Inc.
DHIC
EmPOWERment, Inc.
Enterprise Community Investment
Families Together
Fifth Third Bank
Financial Protection Law Center
First Bank

First Horizon Bank
Flatiron Partners, LLC
Forsyth County Community
& Economic Development
Gateway Management Company
Genworth
Goldsboro Housing Authority
Greensboro Housing Authority
Greensboro Housing Coalition
Greenville Housing Authority
Greenway Development Co.
Habitat for Humanity of Charlotte
Habitat for Humanity of Durham
Habitat for Humanity of Forsyth County
Habitat for Humanity
of Greater Greensboro
Habitat for Humanity of North Carolina
Habitat for Humanity of Orange County
Habitat for Humanity of Wake County
High Point Housing Authority
Innovative Green Builders, Inc.
JMB Preservation Advisors
Kingdom CDC
Landmark Development
Laurel Street Residential
Legal Aid of NC
Lexington Housing CDC
Lumina Partners, LLC
MC Morgan & Associates
Metropolitan Housing & CDC, Inc.
Monroe-Union County CDC
Mosaic Development Group
Mountain Housing Opportunities
New Bern Housing Authority
Norco Management
North Carolina Housing Finance Agency
North Carolina Indian Housing Authority
North State Bank
Northwestern Regional Housing

Authority
OnTrack WNC
Orange County Housing
& Community Development
Parachute Management Company, LLC
Parker General Contractors, LLC
Reinvestment Partners
River City CDC
Rocky Mount Housing Authority
SafeGuard CCS
Salisbury CDC
Solstice Partners
Stogner Architecture, PA
The Alliance of AIDS Services - Carolina
The Banks Law Firm
The Brockmann Law Firm, PC
The BTR Communities Group, LLC
The Housing Assistance Corporation
The Mid-Atlantic Foundation
The New Edenton Housing Authority
The Richman Group Affordable
Housing Corp.
The Woda Cooper Companies, Inc.
Third Wave Housing
Tightlines Designs
United Management II
Urban Ministry Center
Urquhart Development, LLC
Vaya Health
Wallace Architects, LLC
WDT Development, LLC
Wells Fargo
Wesley CDC
White Oak Foundation, Inc.
Wilmington Area Rebuilding Ministry
Winn Development
Workforce Homestead, Inc.
Wynnefield Properties

Members

Individuals

Paul Baalman
Tonya Barber
Thomas Barrie
Susan Bellew
Christine Berndt
Juanita Britton
Stephen Brock
Kimberly Brown
Ronald Brown
Terri Burhans
Douglas Call
William Chamblin
Bethany Chaney
Suzanne Childress
Nancy Cook
Tyler Craft
Stephen Crane
Dan Curry
Patsy Davis
Taylor Davis
Heather Dominique
Bill Dowse
Traci Dusenbury Tate

Kent Earnhardt
Rachel Eberhard
Theodore Edwards
Kellie Falk
Todd Fiskin
Jeanne Ford
Cynthia Gunter
Ron Gunter
Robin Haddock
Brandon Hammond
Robin Hammond
Edrick Harris
Logan Harris
Rebecca Haun
Iliana Hernandez
Dani Hoffpauir
Toni Holt
Tom Honeycutt
Sarah Hutchinson
Tracy Jackson
Clara James
Pamala Jeffries
Kimberly Jenkins

Joseph Kass
Karen Kennedy
Paul Kennedy
Jennifer Kerr
Martha Knisley
Bob Kucab
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Karen Lavinier
Sung-Jin Lee
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Philip Welch
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Zelda White
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Vincent Wong



Thank You To Our Partners



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