



2022

North Carolina Housing Coalition

ANNUAL REPORT

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

Staff Updates



Alex Rubenstein Housing Fellow

Alex joined the Coalition in 2022 as the Housing Fellow. Alex brings 8 years of experience working in affordable housing, community development, and behavioral health. Alex has worked in the affordable housing arena with nonprofits, state agencies, behavioral health providers, as well as real estate developers and property management firms. Originally from Washington, DC, Alex graduated from Bard College in 2006 and earned a master's of Social Work from Washington University in St. Louis. Alex and his wife have been living in Durham since 2015.



Anna Patterson Policy Analyst

Anna joined the Coalition in January 2022 as the Policy Analyst. She enjoys bridging research and practice to promote equitable housing policies and resources. Previously, Anna led efforts in local government to expand the supply of privately owned affordable rental housing through partnerships with private landlords. Anna completed her graduate training in public health (MPH) and affordable housing (MCRP) at the University of North Carolina at Chapel Hill. Her academic and professional experiences in the fields of affordable housing and public health equip her with a broad understanding of affordable housing policy, communicating with a variety of audiences, and using data to tell stories.



A Letter from Executive Director, Samuel Gunter

2022 has been a year of incredible growth and planning for future impact. We welcomed a number of members to our team, began new programs, developed a strategic plan to guide us into the future, and saw some historic policy wins at the General Assembly. We are excited about our new strategic focus as we seek to **GROW THE HOUSING MOVEMENT** so that we can **WIN THE POLICIES** we need backed by the **RESOURCES** that meet the scale of the need, and to **STRENGTHEN THE ECOSYSTEM OF HOUSING PROVIDERS** in making those wins a reality for communities across North Carolina. We invite you to learn about this strategic direction in more detail, because we do not make any impact without you. It remains my honor to be part of this coalition and the universe of people and organizations whose work makes housing possible for so many North Carolinians. Thank you, and here's to another year of the work.



Hunter Fillers

Housing Programs Manager

Hunter joined the Coalition in March 2022 as the Housing Programs Manager. Hunter relocated to North Carolina in 2020 to manage pandemic relief funds for Orange County and coordinate the Emergency Housing Assistance program designed to provide housing stability to residents impacted by COVID-19. He gained experience and passion for housing policy, homelessness, and affordability issues while working to end homelessness with the Virginia Housing Alliance and the McLean Institute for Public Service and Community Engagement as an AmeriCorps VISTA. Hunter's background in housing and community development supports his goal of creating positive outcomes for communities and implementing policy solutions to the housing issues facing the region. He is a graduate of the University of Illinois at Urbana-Champaign with a master's degree in Urban Planning.



Stephanie Watkins-Cruz

Director of Housing Policy

Stephanie Watkins-Cruz joined the Coalition in August 2022 as the Director of Housing Policy. Stephanie is passionate about affordable housing, community engagement, and creating bridges for effective and creative collaboration to address community needs. Prior to joining the Coalition, Stephanie worked as a Policy Analyst for Chatham County where she was responsible for developing and implementing affordable housing policies and programs, facilitating strategic planning efforts, and providing support to organization leaders, officials, and community partners. She also worked as a Fellow with the Development Finance Institute at the UNC School of Government and as a Collaborative Database Project Manager for the Chatham County Council on Aging. She has a master's degree in City & Regional Planning and Public Administration from the University of North Carolina at Chapel Hill and a BA in Political Science from the University of North Carolina at Asheville.



Jessika McNeill

Buyout Coordinator

Jessika McNeill joined the Coalition in May 2022 as the Buyout Coordinator. She has a passion for homelessness, community development, housing policy, and affordable housing issues. She has 7 years of experience working with various nonprofits such as Habitat for Humanity, Susan G. Komen, the National MS Society, Florence Crittenton Services, and many more. She is a licensed NC Real Estate agent and has a master's degree in Community Development from Kansas State University.

Strategic Plan

Over the course of the year, the Coalition has worked with the Board, staff, and members to articulate our desired long-term impact and the strategies we want to pursue to get us there. The Coalition has identified 11 different strategies all focused on:

GROWING THE HOUSING MOVEMENT so that we can **WIN THE POLICIES** we need backed by the **RESOURCES** that meet the scale of the need, and to **STRENGTHEN THE ECOSYSTEM OF HOUSING PROVIDERS** in making those wins a reality for communities across North Carolina.

Strategies for GROWING THE HOUSING MOVEMENT

Our mission reads “to lead a movement,” but in order to achieve the policies and resources that make our vision possible, we must take time and intention to grow a movement capable of achieving those wins. To that end, the Coalition will:

- **Put People First:** Coalition agenda setting, policy creation processes, and governance involve and prioritize people and communities most in need of affordable housing.
- **Cultivate Cross-sector Partnerships:** Build strategic, cross-sector relationships and support for transformative housing investments and policies.
- **Organize Tenants:** Incubate an independent, coordinated, statewide tenant organizing entity over 3 years.
- **Register Voters:** Build a system that helps housing providers register their residents to vote and engage in policy making opportunities.

Strategies to WIN THE POLICIES... [and] RESOURCES

Ensuring a home for every North Carolinian in which to live with dignity and opportunity is a tremendous undertaking that requires a different policy orientation with resources that are scaled to the need. To that end, the Coalition will:

- **Shift the Narrative:** Strengthen relationships and systems of accountability to build and disseminate narratives targeted to overcome the mental models that undermine policy priorities.
- **Build a Local Blueprint:** Engage in local bond, land use, and policy campaigns focused on model policies that provide a blueprint to follow, then pursue state laws that support those campaigns.
- **Protect the Legal Infrastructure:** Pursue and protect state laws that promote equitable access to housing and opportunity.
- **Expand Resources:** Protect and expand federal and state housing investments.

Strategies to STRENGTHEN THE ECOSYSTEM OF HOUSING PROVIDERS

Even if we achieve the policies and resources needed to meet the need, we still need an ecosystem of skilled and dedicated individuals and organizations ready to answer the call. To that end, the Coalition will:

- **Train Partners:** Develop resources and training for staff and boards of strategic partners to better understand NC housing policy and infrastructure with a racial equity framework.
- **Increase NC Housing Counseling Capacity:** Incubate and grow the capacity of housing counseling agencies in the state.
- **Share Housing Expertise:** Provide policy makers, housing providers, and advocates with the latest housing news, model policies, and convenings.

Where do you see yourself in this vision?

Policy Agenda

The agenda setting process began in October 2022 with the formation of a Policy Committee. Staff released various surveys to collect feedback from the committee and broader Coalition network on priorities and strategies for the 2023 Policy Agenda. The committee developed the agenda based on the areas highlighted in the agenda released in 2021 and feedback received throughout the process. After this hybrid engagement approach through surveys, stakeholder conversations, and committee meetings, the agenda listed below was approved by the Coalition Board of Directors in December 2022. Our policy agenda and key strategies for 2023 align with four key themes: Funding, Supply, Access, and Capacity.



CAPACITY

Priority Area 1

Advocate for reliable, dedicated, and coordinated public resources that meet the scale of the housing need.



FUNDING

Priority Area 2

Support housing policies and resources that keep families in their homes and allow communities to thrive.



ACCESS

Priority Area 3

Promote equitable access to housing and opportunity that reckons with our long history of racist housing policies and practices.



SUPPLY

Priority Area 4

Ensure that local policies facilitate an adequate supply of quality housing accessible across a community's income spectrum.



Policy Agenda

In order to move these priority areas forward, the Coalition plans to continue advocating for, mobilizing around, and engaging in education around several of the following strategies throughout the upcoming year.

<p>Advocate for increased and consistent support for the Housing Trust Fund and the Workforce Housing Loan Program (WHLP).</p> <ul style="list-style-type: none">➤ Increase the Housing Trust Fund.➤ Dedicate a revenue source to the Housing Trust Fund.➤ Increase the WHLP allocation.➤ Change the WHLP allocation to be recurring.	<p>Support programs and policies that protect tenants and improve access to housing.</p> <ul style="list-style-type: none">➤ Improve screening criteria and processes that landlords use - remove evictions that do not result in judgments from prior records.➤ Advocate for statewide protections against source of income discrimination in publicly funded developments.➤ Increase support for the Key Rental Assistance and Targeting Programs.
<p>Advocate for improved capacity.</p> <ul style="list-style-type: none">➤ Advocate for an office within our state government to focus on coordination of housing programs across state agencies.➤ Increase technical assistance.	<p>Provide resources and education around policies that impact affordable housing access and development.</p> <ul style="list-style-type: none">➤ Provide information and resources on the impacts of exclusionary zoning.➤ Provide information and resources on the various land use reform models and their impacts on access to and the creation of affordable housing.➤ Provide information and resources that expose barriers to homeownership and potential solutions.
<p>Federal Advocacy</p> <ul style="list-style-type: none">➤ Advocate for the passage of the Affordable Housing Credit Improvement Act.➤ Advocate for and provide information on the impact of special purpose credit programs on underserved populations.➤ Highlight the importance of first-generation homeownership efforts and the plan in North Carolina.	

Policy Agenda

We want to extend a special thank you to the participants in this year's policy agenda development process and on our Policy Committee.

NC Housing Coalition Policy Committee 2022-2023

Sofia Crisp

Housing Consultants Group

Lee Cochran

Laurel Street Residential

Ted Edwards

The Banks Law Firm

Lea Henry

Two Rivers Development Partners, LLC

Alexandra Forter Sirota

NC Budget & Tax Center

Logan Harris

NC Budget & Tax Center

Brandy Bynum Dawson

NC Rural Center

Torie Keeton

NC Rural Center

Bill Rowe

NC Justice Center

Claire Williamson

NC Justice Center

Demarcus Andrews

Center for Responsible Lending

Rochelle Sparko

Center for Responsible Lending

Gregg Warren

DHIC, Retired

Natalie Britt

DHIC

Stephanie Williams

NC DHHS

Tiffany Gladney

NC Child

Jacquie Ayala

Habitat for Humanity, Wake County

Mitch Rhodes

Habitat for Humanity of North Carolina

Mark Shelburne

Novogradac

Lesley Allbritton

Legal Aid of North Carolina

Ryan Fehrman

NC Coalition to End Homelessness

Debra Susie

NC Coalition to End Homelessness

Housing Counseling Stats, Partnerships, and Programs

Buyout

The Strategic Buyout Program (SBP) remained in its development phase throughout 2022. This phase included recruitment of housing counseling agencies and their counselors, training housing counselors on the standard operating procedures of SBP, creation of housing counseling curricula, development of required documents, and attending relevant staff meetings and trainings. Implementation of housing counseling services will begin January 2023. Thirteen Housing Counseling Agencies, totaling 21 housing counselors, confirmed their participation in SBP to provide housing counseling services to future active participants. The Coalition intends to create partnerships with additional HUD-approved Housing Counseling Agencies in 2023 for SBP.

Homeownership Assistance Program

The Homeownership Assistance Program (HAP), a partnership between the NC Housing Coalition and the NC Office of Recovery and Resiliency, began accepting applications on November 15th, 2022 after months of planning and program implementation. HAP provides up to \$30,000 in downpayment and closing costs assistance for first-time and first-generation buyers in 16 eligible counties. Through the last six weeks of the year, outreach efforts produced over 200 interested households and 34 program applications. Seven closings are scheduled in early 2023 for first-time and first-generation homebuyers. The Coalition established many partnerships through work with HAP, and next year looks promising to build upon the foundation laid in 2022.

NeighborWorks

The Housing Stability Counseling Program HSCP continued to provide counseling for clients facing housing instability due to the fallout from COVID-19. Housing Counseling Agencies in our network provided counseling services to 740 households through the HSCP in 2022. The original end date of NeighborWorks' HSCP grant was February 28th, 2023 but has been moved to June 30th, 2023.

HUD

The HUD Housing Counseling Network currently consists of 21 agencies across the state. These 21 agencies have collectively provided housing counseling services to 13,000 households during the federal 2022 fiscal year. Of the families served, 18% were below 30% Area Median Income and 22% resided in rural areas. The primary services provided were pre-purchase counseling (22%), rental counseling (21%), and pre-purchase workshop education classes (18%).

Homekeeper Client Management System (CMS)

In an effort to provide more administrative support to the HUD network of agencies, we were able to secure a grant from Truist to develop a network CMS. Fifteen of the 21 Housing Counseling Agencies in the HUD network converted to the Salesforce-based HomeKeeper system in 2022. Through the initiative, the agencies were able to reach 9 new counties. Overall, the agencies expect to gain a 60% reduction in administrative costs.

Conferences

The 2022 Bringing It Home: Ending Homelessness in NC Conference took place on May 10-11 in partnership with the NC DHHS ESG Office and the NC Coalition to End Homelessness. The virtual event, hosted on the McKimmon Center's event platform, included keynote addresses by NC DHHS Secretary Kody Kinsley and HUD Greensboro Field Office Director Roosevelt Grant, two panels of speakers with lived experience, and an additional 15 workshops on a range of homeless services topics, including a housing policy update directed in part by the Coalition.



The 2022 Housing Works! NC Affordable Housing Conference took place on September 7-8, 2022 in partnership with the NC Housing Finance Agency and Centrant Community Capital. The first in-person conference since 2019, Housing Works 2022 had record attendance, with over 1,000 registered. The conference included a keynote address by James H. Johnson Jr., PhD and an Industry update with Emily Cadik and Nikitra Bailey. The event also included fourteen breakout sessions geared toward industry professionals and a special update on the Coalition's strategic plan.



Communications

HOUSING CALL + HOUSING MATTERS 2 ME

46 housing calls hosted
2,586 housing call-ins
56 average call-ins
5,023 downloads

MEDIA ENGAGEMENT

27 media hits



Organizing and Policy Wins

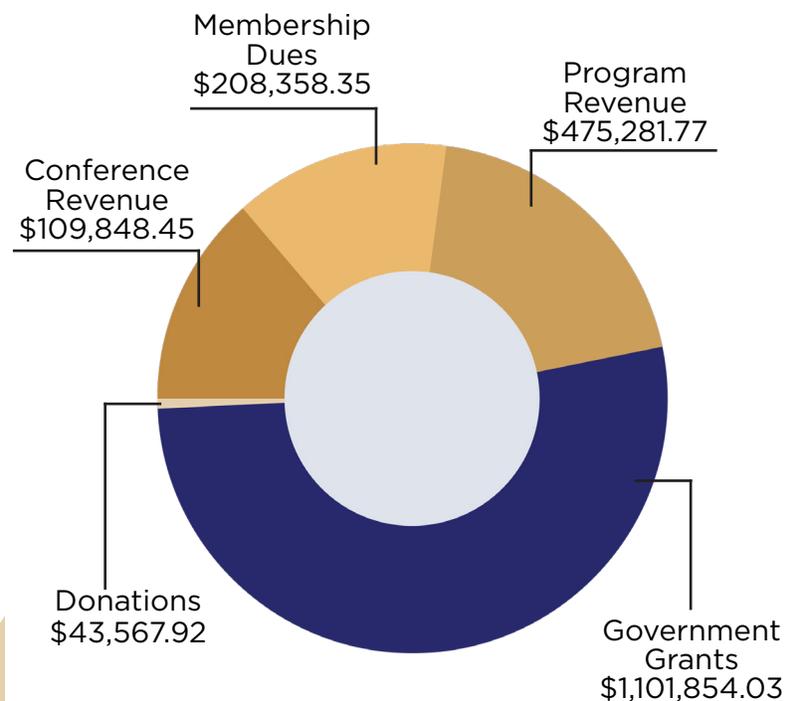
In the 2022 legislative session, many of the Coalition's priorities focused on responding to the affordable housing funding gaps created by the market conditions of the pandemic. Among several legislative victories, we saw:

- North Carolina's Congressional delegation lead the way in pushing the US Treasury Department to change its rules to allow American Rescue Plan funds to be used to finance affordable housing;
- The NC General Assembly adjusted to ensure that \$190m in funds were available to fill gaps in affordable housing finance brought on by the pandemic;
- The NC General Assembly appropriated additional money to the Workforce Housing Loan Program and lifted the caps to allow its full utilization; and
- The NC Housing Trust Fund saw its first increase in funding, and while it was non-recurring, it put the trust fund at its largest amount since before the foreclosure crisis.

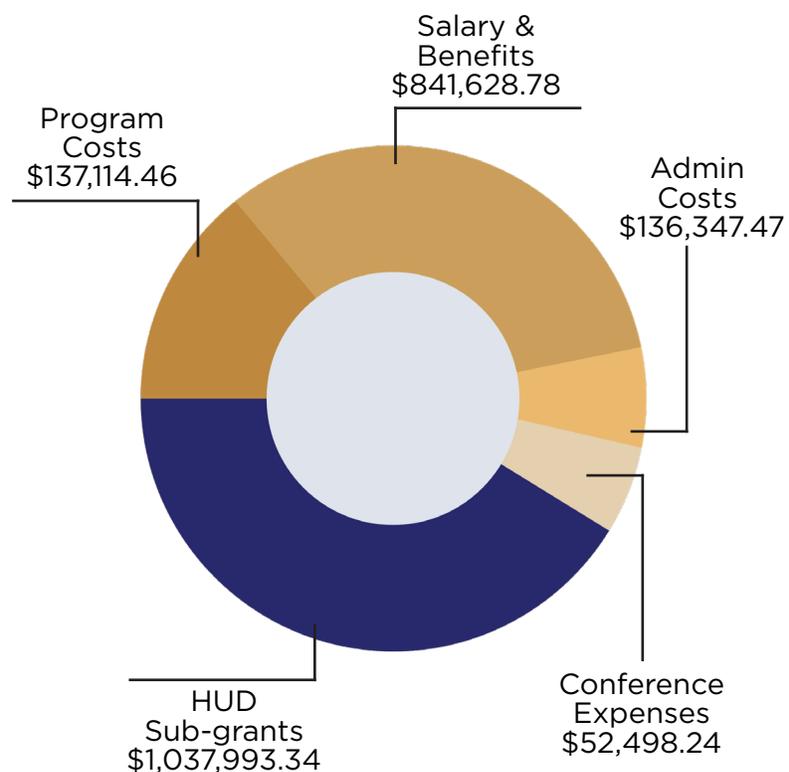
Much of this was accomplished as a direct result of the advocacy of the members of the Coalition. Thank you!

Financials

What Came In



What Went Out



Board of Directors

Nikitra Bailey
National Fair Housing Alliance

Autrice Campbell Long
Truist

Kim Cameron - Chair
NC A&T Real Estate Foundation

Evan Covington Chavez
Capitol Broadcasting Company

Sofia Crisp
Housing Consultants Group

Ted Edwards
The Banks Law Firm

Dan Kornelis
Forsyth County, Retired

Lee Cochran
Laurel Street Residential

Lesley Albritton
Disaster Relief Project
at LegalAid of NC

Tyler Mulligan
UNC School of Government

Members

Organizations (GREEN indicates new members)

Advantage Alliance

Affordable Housing Management, Inc.
Albemarle Central School, LLC
Apartment Association of North Carolina
Asheville Area Habitat for Humanity
Bank of America
Beacon Management
Bernard Robinson & Co., LLP
Blanco Tackabery & Matamoros, P.A.
Blue 22 Development
Buckeye Community Hope Foundation
Buncombe County Community Development Division
Burlington Housing Authority
CAHEC
Cape Fear Community Land Trust
Cape Fear Habitat for Humanity
Carolina Indemnity Group
Carolina Project Equities, LLC
Centrant Community Capital
Churchill Stateside Group
City of Asheville
City of Charlotte
City of Durham Department of Community Development
City of Greensboro
Cleveland County CDC
Community Home Trust
Community Housing Solutions
Community Link
Community Management Corporation
Community Ventures Corporation
Connelly Builders
Dauby, O'Connor & Zaleski, LLC
DHIC
Disability Rights NC
Dominium Development & Acquisitions, LLC
Eagles' Wings Community Development Corporation
East Carolina Community Development, Inc.
Elmington Capital Group

EmPOWERment, Inc.

FGM Development, LLC
First Bank
Fitch Irick Corporation
Franklin County Interfaith Council and Franklin County Partners in Health
Gateway Management Company
Goldsboro Housing Authority
Greensboro Housing Authority
Greensboro Housing Coalition
Greenville Housing Authority
Greenway Development Company
Greystone Affordable Housing Initiatives
Griffin Realty and Construction Enterprises
Habitat for Humanity of Catawba Valley
Habitat for Humanity of Durham
Habitat for Humanity of North Carolina
Habitat for Humanity of Orange County
Habitat for Humanity of Wake County
Halcon Companies, LLC
High Point Housing Authority
Home Solutions of Davidson County
HOPE, North Carolina, Inc.
JGR Development Group
JMB Preservation Advisors
Michael Best Friedrich, LLP
Monroe-Union County CDC
Morrow Realty
Mosaic Development Group, Inc.
Mountain Housing Opportunities
North Carolina Housing Finance Agency
North State Bank
Northwestern Regional Housing Authority
OnTrack WNC
Orange County Housing & Community Development
Parker General Contractors
Partnership Property Management
Quantum Fiber
RBC Capital Markets - TCEG
Reinvestment Partners

Religious Community Services of New Bern

Richman Real Estate Investments
River City Community Development Corporation
Rocky Mount Housing Authority
Salisbury Housing Authority
Scott Insurance
Solstice Partners
Stogner Architecture, PA
The Amherst Group
The Arc of North Carolina
The Brockmann Law Firm, PC
The BTR Communities Group, LLC
The Housing Assistance Corporation
The Mid-Atlantic Foundation
The New Edenton Housing Authority
The Safeguard Group
Town of Chapel Hill
Truist
United Management II
United Way of Alamance County
Urquhart Development, LLC
Vaya Health
Weaver Kirkland Development, LLC
Wells Fargo
Wesley CDC
Western NC Housing Partnership
White Oak Foundation, Inc.
Wilmington Area Rebuilding Ministry
Winn Development
WNCSource
Wynnefield Properties

Members

Individuals (GREEN indicates new members)

Jannet Barnes
Thomas Barrie
John Bell
Don Bradley
Lane Brown
Ronald Brown
AJ Casavant
Christopher Cauley
Rachel Chen
Evan Covington Chavez
Stephen Crane
Amy Cabbage
Dan Curry
Bill Dowse
Melissa Dunn
Kent Earnhardt
Ellen Engelhardt
Elle Evans Peterson
Jim Falanga
Kellie Falk
Jeanne Ford
Shane Fox
Taurus Freeman
Tonya Freeman
Gail Friedman
Cynthia Gunter
Ron Gunter
Robin Haddock
Robin Hammond
Sherrill Hampton
Edrick Harris
Tawana Henderson
Peggy Hendrix
Andrew Hendry
Deborah Hennessy
Tom Honeycutt
Stacy Hurley
Toni Jackson
Tracy Jackson
Chianti Johnson
Karen Kennedy
Marti Knisley
Bob Kucab
Michelle Lefeavers
Evan Lewis
Rachel Mann
James Manning
Nicole Martin
Robin Merrell
Tyler Mulligan
Tammy Neal
Will Parry-Hill
Burton Patterson
Michael Pearson
Mark Perlman
Mary Powell-Carr
Melinda Race
Ashley Robbins
Tanya Robinson-Taylor
Bill Rowe
Kimberly Sanchez
Kim Shirley
Yvonne Simmons
Arlene Smith
Kristi Snuggs
Jeff Staudinger
Bridgette Stephens
Sarah Sularz
Adam Svolto
Rachel Thompson
Hayden Thornburg
Pamela Trafton
Keith Walker
Anita Washington
Lori Watts
Judy Whisnant
Nekisha Williams
Teena Willis
Stanley Wilson
James Yankaskas



Thank You To Our Partners

Z. Smith Reynolds
FOUNDATION

BANK OF AMERICA 

 National Low Income
Housing Coalition

TRUIST 

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MovementStrategyCenter

DONATE TODAY!



Your support helps us to continue to make lasting change for affordable housing in North Carolina.



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