



Our Movement, Our Future

Non-Profit Housing Association of Northern California
2019 Annual Report





A Year of Advancing *Our Movement, Our Future*

Dear NPH Members & Affordable Housing Community,

Forty years ago, our community began to nurture the seeds of what would grow into the affordable housing industry, which has since built tens of thousands of vibrant affordable communities. We have grown our movement and led campaigns for transformative housing policies that have advanced much-needed housing solutions.

As we celebrated our 40th anniversary, NPH 2019's theme *Our Movement, Our Future* acknowledged the progress we have made and reaffirmed our commitment to big, bold solutions that will create equitable communities for all of our black, white, and brown neighbors – and alleviate the Bay Area's and California's housing challenges.

Our work in 2019 seized new opportunity and momentum. We secured groundbreaking legislative housing wins that will create structural change, leading to long-term solutions for the future and critical impact for today. We continued to strengthen our industry through coalition building, leadership development, and capacity building. We convened our largest annual conference to date, where our plenary highlighted the intersection between system change, racial and

economic equity, and housing justice as key for building real, lasting change for our communities and movement.

My hope is that you'll be inspired by our progress over the last four decades, but not stay there. As you review our Annual Report, I invite you to look to the work ahead and the ways we can build *Our Movement, Our Future*, together as a community. This work is possible because of you – our members and supporters – and our collective commitment to an equitable, affordable Bay Area future. Thank you for taking a stand alongside us as we realize our vision of a Bay Area where every person has a safe, stable, affordable place to call home.

Sincerely,



Amie Fishman
NPH Executive Director

Transformative Framework Leads to Major State Wins

NPH and coalition partners led a new coalition strategy in 2019 that created real change and led to critical outcomes for the Bay Area and beyond!

NPH was proud to work with our members, partners, and legislative champions in 2019 to pass priority bills and bring forward critical solutions and new investments for our seniors, veterans, low-income families, working people, and other vulnerable community members in the Bay Area and around the state.

Advancing the new comprehensive 3Ps framework – Production, Preservation, and Tenant Protections – NPH and partners led a winning campaign to pass 10 coalition bills, including NPH top Priority Bills AB 1486 (public lands for public good), AB 1487 (Bay Area regional housing solutions), and AB 1482 (tenant protections).

AB 1482 creates the largest expansion of tenant protections in the nation, offering immediate relief to California renters and protecting families from enormous rent increases and unfair evictions. AB 1486 ensures that we are using our public lands for the public good, such as repurposing unused parking lots for affordable homes. AB 1487 authorizes the Bay Area to develop regional programs and investments to respond to our regional housing needs for affordable housing, homelessness prevention, and tenant protections. These – and many other bills – set the stage so our region and state can plan and act for today, tomorrow, and the next generation.

Each of the bills were significant on their own, and what they mean together may be even more powerful: the 3Ps coalition strategy represented a new approach to affordable housing and housing justice. It marked an evolution in how our communities, coalitions, legislative leaders, and the Governor and his administration work together to create solutions for all Californians, no matter their race or income.

NPH was honored to play a leadership role in convening organizations and community leaders to develop and support this new strategy and approach. NPH led the 3Ps campaign with a broad-based coalition to advance the recommendations of the CASA Compact that emerged out of the 18 month

intensive multisector regional dialogue convened by the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). We grew the conversation with partners across the state, and worked to unite leaders behind the approach.

The 3Ps coalition has now grown to include a broad and diverse set of organizations from business, labor, housing, tenants rights, local government, and other sectors who have come together to support policies that prioritize California's families, seniors, working people, and people with disabilities who need a place to live, sleep, play, and raise their families.

The legislative wins, coalition strategy, and transformative 3Ps framework of 2019 signal the start of something new, something significant, and something impactful for our region and state. Looking ahead to 2020, NPH will continue to advocate for how this new, comprehensive approach to housing justice and housing for all will create meaningful solutions for our neighbors and new pathways for our future.

A Transformative Opportunity for the Bay Area

NPH was especially proud to sponsor and lead efforts to pass Assembly Bill 1487 in partnership with Enterprise Community Partners. This transformative bill, authored by Assemblymember David Chiu, enables the Bay Area to take a comprehensive, regional approach to our regional housing needs. This bill allowed for the creation of the Bay Area Housing Finance Authority (BAHFA), which will provide regional support and technical assistance to local governments around producing and preserving affordable housing as well as providing tenant protections. Further, through new opportunities afforded with the passage of this bill, NPH will now play a leadership role partnering with MTC and ABAG to bring the **first ever regional affordable housing revenue ballot measure to the nine-county Bay Area.**

This measure will be designed to bring new revenue and programs for an equitable, just Bay Area where everyone has access to a safe, stable, affordable home.

NPH Programs & Community

As a membership organization of hundreds of affordable housing developers, advocates, community leaders, and businesses, NPH is proud of its role as convener, facilitator, collaborator, and educator.

We understand that the success of our movement will depend on strengthening and supporting our industry. This is why we're dedicated to providing our members and the broader affordable housing community with timely learning and networking opportunities that foster connections and build expertise, anchored in the goal of advancing the affordable housing movement.

PROGRAMS & TRAININGS

Throughout 2019, NPH offered critical education and expertise through our annual conference, programs, and trainings. The 2019 conference was our largest conference to date, bringing together over 1200 affordable housing developers, advocates, and other professionals working toward housing justice in the Bay Area. Our Resident Services Training Series addressed the unique needs of resident services professionals, covering leadership skills, conflict resolution models, and strength-based approaches. Our Emerging Leaders Peer Network (ELPN) organized educational and networking events throughout the Bay Area, ensuring that up-and-coming affordable housing leaders have the tools they need to strengthen our industry. And our 2019 Brown Bag workshops offered leadership development opportunities and collaborative sessions for affordable housing professionals across all sectors – public, private, and non-profit.

MEMBERSHIP COMMUNITY

NPH continues to host events, gatherings, and meetings as opportunities for the affordable housing community to connect and collaborate. In 2019, our annual awards ceremony and holiday member party brought leaders and advocates together to share in recognition and fellowship. Our working groups, such as the Legislative Issues Working Group and Strategic Communications Council, continued to convene regularly to ensure that our work remains a collaborative process building upon member expertise.

SHIFTING THE HOUSING NARRATIVE

New in 2019, NPH and the San Francisco Foundation launched a multi-year regional Shift the Narrative project. NPH serves as the anchor organization to a collaborative table of 18 organizations working in partnership to transform the way the Bay Area understands and communicates about affordable housing and housing justice in service of creating a more favorable environment to win policy solutions. Through workshops, trainings, opinion research, message testing, and more, NPH has supported the table in assessing what we can learn, explore, and implement to advance our affordable housing and housing justice message and goals. This work is ongoing and will continue into 2020 to implement key findings from our research into our movement's day-to-day media relations, organizing and communications work.



Conference keynote plenary on connecting and centering our collective work on racial equity, wealth and income equality, and institutional and structural change

NPH is proud to strengthen our commitment to advance our racial equity goals through specific programs and initiatives.

Our Bay Area Affordable Housing Internship Program (BAHIP) continued into its second year in 2019, recruiting low-income students of color into paid, hosted, and supported affordable housing development internships. This program serves to diversify our field and nurture the next generation of affordable housing development professionals. We enhanced the program in 2019 based on feedback from our first cohort, adding new features such as monthly, rotating trainings for increased connection and collaboration as well as a Mentor Program that matched interns with industry professionals of color outside of their own host agencies.



ALSO NEW IN 2019

NPH created a dedicated staff position to oversee BAHIP and ensure that NPH delivers meaningful racial equity and inclusion outcomes for NPH and for our industry and movement. In April, Monica Joe joined the NPH team as our Racial Equity and Inclusion Program Manager. Throughout the year Monica offered additional tools and resources to support NPH members in advancing racial equity at each of their own organizations. This built on the support and structures offered through NPH's newly formed Racial Equity Action Plan (REAP) Working Group, which convened several times in 2019. Working with Race Forward's Dwayne Marsh, NPH staff and each REAP member devised a concrete plan for how to incorporate racial equity into their particular staff role at their organization. We closed the year engaging executive leadership of core member organizations.



The Bay Area's Voice for Affordable Housing

In addition to the groundbreaking state legislative wins we secured in 2019, NPH policy and advocacy staff has been hard at work leading regional policy campaigns. We convened regional working groups and initiatives, and built local support for a regional funding measure and the effective implementation of the 3Ps housing solutions, all while securing critical affordable housing victories around the Bay Area and beyond.

Highlights from 2019 include:

BAY AREA AFFORDABLE HOUSING PARTNERS & COUNTY ADVOCACY

NPH continues to convene local affordable housing advocacy partners, including East Bay Housing Organizations, Housing Leadership Council of San Mateo County, San Francisco Council of Community Housing Organizations, and SV@Home, to maximize regional collaboration and coordination throughout the region. In 2019, NPH was proud to support and uplift May as Affordable Housing Month, support San Francisco's Prop A affordable housing measure winning campaign, and help lead the creation of new local advocacy organizations in Sonoma County and Santa Cruz County.

REGIONAL HOUSING NEEDS ALLOCATION (CYCLE 6)

As a member of the Association of Bay Area Governments (ABAG) Housing Methodology Committee, NPH is deeply engaged in efforts to ensure jurisdictional accountability and a fair share distribution of affordable housing through the Bay Area's next Regional Housing Needs Allocation. In 2019, NPH worked on tangible measures to ensure that high-opportunity areas in the Bay Area are doing their fair share to create affordable homes, including calling for aggressive enforcement of the new requirements to affirmatively further fair housing. NPH also continues to lead advocacy efforts to ensure that the Plan Bay Area 2050 attains equity outcomes through the 3Ps framework.

BART TRANSIT ORIENTED DEVELOPMENT (TOD) IMPLEMENTATION

NPH continues to work closely with Bay Area Rapid Transit (BART) staff and directors to ensure that AB 2923 (a 2018 NPH-sponsored bill) is efficiently implemented and results in more affordable homes and amenities being built near BART stations. In 2019, NPH staff lent our expertise and recommendations to help develop a robust TOD implementation plan and guidance for local jurisdictions that included concrete ways to implement the 3Ps at each of the BART stations identified for development under AB 2923.



NPH staff and members prepare to meet with lawmakers.

NPH Financial Summary:

An Investment in Our Community & Movement

2019 FINANCIAL SUMMARY

(Updated April 15, 2020)

CONTRIBUTIONS

Grants:	\$2,681,000
Contributions:	\$126,163
Special Events:	\$975,985
Membership Dues:	\$140,275
Program Fees & Technical Assistance:	\$82,784
Other:	\$107,547

TOTAL **\$4,113,754**

EXPENSES

Operations:	\$306,960
Programs:	\$2,103,424
Fundraising:	\$89,545

TOTAL **\$2,499,929**

In 2019, our member survey told us...

94%

"It is very important to me to be a part of this community"

84%

"The NPH community is successful in meeting my professional goals and needs."

"The NPH community offers valuable ways to communicate with peers and industry leaders."

81%

2/3

"As a member of this community, I can shape NPH's priorities."

And our work showed us...

1200 affordable housing leaders and advocates

Our 2019 Affordable Housing Conference, a full day of learning, connection and conversation was the largest-to-date.

627 support letters

generated by members and supporters to lawmakers to pass critical legislation.

49 working group meetings

where members help shape NPH's priorities and strategies across policy, advocacy, and programs.

31 professional trainings,

spanning brown bags, resident services, BAHIP, narrative & messaging, and more!

"Working in affordable housing can be all-consuming, but NPH pulls us out of our offices to connect with passionate people, keep learning, and celebrate the progress we're making collectively. I always feel lifted and hopeful when I leave an NPH event!"



Abby Murray,
Low Income Investment Fund
NPH Member, ELPN Steering Committee

We are stronger together!

**Thank you NPH
supporters, including
our generous
foundations, grantors,
NPH Action Fund
donors, and many more.
For a full list of NPH
members, please visit
nonprofithousing.org/get-involved**



Aditya Navale
Anson Snyder
Ari Beliak
Arkay Foundation
Arthur J. Gallagher & Co.
Avalon Bay Communities
Bank of America Merrill Lynch
Bay Area Local Initiatives Support Corporation (LISC)
BBI Construction
Beneficial State Bank
Ben Golvin & Karen Klein
Bill Witte
Boston Private Bank & Trust Company
Braden & Amanda Hunsaker
BRIDGE Housing Corporation
Cahill Contractors
California Housing Partnership (CHPC)
Capital Impact Partners
Cassandra Benjamin
Century Housing Corporation
Chan Zuckerberg Advocacy
Chan Zuckerberg Initiative

Charles Schwab Bank
Christian Church Homes (CCH)
Chuck Cornell
Community Economics, Inc.
Community Vision
Construction Employers' Association (CEA)
Covia
Craig Adelman
Crankstart
D&H Construction
Dan Wu
David Baker Architects
Devine & Gong, Inc.
Donald Falk
Dunlap Consulting
EAH Housing
Eden Housing, Inc.
Essel Environmental Consulting
Fred Pollack
Geeta Rao
Geoffrey Morgan
Goldfarb & Lipman LLP
Gubb & Barshay LLP
Herman Coliver Locus Architecture
HumanGood

Inner Sunset Community Advocates
Jacky Morales-Ferrand
Jacquie Hoffman
Joe Kirchofer
John Tastor
Jonathan Astmann
Joshua Simon
JPMorgan Chase & Co
JR Starrett
Katherine Fleming
Kevin Zwick
Laura Hall
Leddy Maytum Stacy Architects
Levy Design Partners
Libby Seifel
Lubin Olson & Niewiadomski LLP
Mary Murtagh
Matt Schwartz
Mercy Housing California
MidPen Housing
Mimi Sullivan
Mission Housing Development Corporation
Mithun
Nibbi Brothers General Contractors
Nicholas Abraham

Northern California Carpenters Regional Council (NCCRC)
Paulett Taggart
Peter Straus
Related California
Richard Mandel
Roxy and Jordan Davis
Saarman Construction
Sacramento Housing & Redevelopment Agency
Sahra Halpern
San Francisco Housing Accelerator Fund (SFHAF)
Self-Help Enterprises
Silicon Valley Community Foundation
Sunlight Giving
SV@Home
Swinerton Builders
The San Francisco Foundation
Thomas Mullins
Union Bank N.A
US Bank
Van Meter Williams Pollack LLP
Wells Fargo
William Merryman