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
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.

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.

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.

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

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.
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 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.”

81% “The NPH community offers valuable ways to communicate with peers and industry leaders.”

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!

We are stronger together!

“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
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