

NFHA NATIONAL FAIR HOUSING ALLIANCE



FY 2025 ANNUAL REPORT

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ABOUT NFHA

Letter from our President & CEO

Dear Fair Housing Advocates, Supporters, and Friends,
Nearly six decades ago, the Fair Housing Act was passed with a clear and powerful purpose: to eliminate housing discrimination and ensure that every person—regardless of race, color, national origin, religion, sex, disability, or family status—has equal access to housing opportunities and can live in neighborhoods that are free from discrimination and resourced with amenities that people need to thrive. This principle is at the heart of attaining the American Dream, and it remains the foundation of the National Fair Housing Alliance’s mission.

Over the past year, the fair housing movement has faced significant challenges. One of the most pressing was the suspension of critical federal grants that provide essential support to NFHA’s network of more than 170 community-based organizations across the country, enabling them to advance fair housing enforcement and education. These grants are not just line items—they are lifelines for disabled veterans, families with children, survivors of abuse, and people simply trying to maintain stable housing free from discrimination. When these grants were rescinded, threatening the very existence of our member agencies on the front lines, we didn’t retreat. We fought back—and won.

NFHA stepped forward to lead during this pivotal moment. We mobilized, educated, and worked tirelessly to ensure the movement carried on. From the courtroom to the halls of Congress we fought to protect the rule of law, advanced our vision of fair and affordable housing for all communities, and championed civil rights protections in artificial intelligence.

Key victories include:

- Settling a systemic accessibility case that expanded housing opportunities for 1.3 million people with disabilities
- Securing reinstatement of Fair Housing Initiatives Program (FHIP) funding through litigation, defending fair housing programs nationwide
- Resolving a major accessibility case impacting 5,000 housing units in partnership with the Tennessee Fair Housing Council
- Hosting our second annual Responsible AI Symposium, convening policy makers, technologists, fair housing advocates, and industry to shape the future of AI that works for all of us

These victories underscore what is possible when we stand firm in our resolve and unite for justice and equity. Yet, our work is far from finished. Discrimination in housing remains both pervasive and persistent, and housing affordability remains the number one issue for too many families in our country. That is why we invite you—our partners, supporters, and allies—to join us in this fight. Together, we can advance policies, challenge inequities, and create pathways for everyone to achieve the American Dream. Together, we can keep doors open.

Thank you for standing with us. Your commitment fuels our mission and strengthens our efforts to build a nation where fair and affordable housing opportunities are not just a promise, but a reality for all.

With gratitude and determination,



Lisa Rice
President & CEO
National Fair Housing Alliance



Vince Curry
Board Chair
National Fair Housing Alliance

THEORY OF CHANGE

THEORY OF CHANGE

NFHA's Theory of Change eliminates bias in housing, builds resilient communities, and transforms our society to create Equity for All. Our work will expand fair housing opportunities, make survivors of discrimination whole, and foster healthy, inclusive, well-resourced, communities.

NFHA's Vision

Communities are healthy, resilient, well-resourced, and free from discrimination so that everyone has the resources they need to thrive.



Foundational to the NFHA's Theory of Change is investing in our employees' knowledge and skills as well as continuing to improve and increase the efficiency of our internal systems. These investments are critical to ensuring our ability to accomplish our outcomes and ultimately the change we seek to achieve.



NFHA

FY 2025 IMPACT



1.3M

Expanded housing opportunities for people with disabilities



1,142

Home repairs completed to increase housing security



496

New homeowners created



142

New units of affordable housing created



32

Special Purpose Credit Program loans created

12,528	People educated at 73 events
2,813	People provided with housing counseling services
1,241	Letters sent to members of Congress
500	Instances of technical assistance provided to NFHA Members
402	Housing discrimination intakes processed containing allegations to merit further investigation
337	Community-based fair housing outreach events
115	Foreclosures prevented
13	Complexes containing over 5,000 units will be made accessible to people with disabilities
6	Major publications published to advance fair housing, fair lending, and responsible AI
3	NFHA Executive Team Members recognized as influential leaders in housing or technology

OUR IMPACT



Defending Fair Housing: Our Commitment to Justice

At the heart of our mission is the unwavering belief that every person deserves equal access to housing free from discrimination. Throughout the year, we worked tirelessly to protect and enforce the principles of the Fair Housing Act—challenging systemic barriers, holding violators accountable, and advocating for policies that promote equity and inclusion. Our efforts ensure that families across the nation can pursue the American Dream without fear of bias or exclusion.

- NFHA’s National Fair Housing Week of Action mobilization efforts generated over 1,000 signatures—with 41,000+ petition views and 300 people sharing the petition.
- Settled major accessibility case impacting 5,000 rental housing units in connection with the Tennessee Fair Housing Council
- NFHA led the development and filing of two lawsuits in defense of the Fair Housing Initiatives Program.

Enforcing Fair Housing: Turning Principles into Action

Ensuring fair housing is not just about advancing the law—it’s about making sure the law is followed. Our enforcement work focuses on investigating discrimination, pursuing legal action against violators, and ensuring favorable outcomes for the communities we serve. Through strategic litigation, complaint resolution, and collaboration with local partners, we safeguard the rights of individuals and families, ensuring that the protections promised by the Fair Housing Act are upheld in every community.



OUR IMPACT

Supporting Our Members: Strengthening the Movement

Our members are the backbone of the fair housing movement, and we are committed to providing the tools, resources, and guidance they need to serve and succeed. From training and technical assistance to advocacy support and networking opportunities, we empower our partners to advance equity in their communities. By investing in our members, we amplify their impact and ensure that together, we can dismantle barriers to fair and affordable housing across our nation.

- Activated weekly meetings with community-based fair housing non-profits whose grants were terminated.
- Provided enforcement and investigation guidance during our virtual member In-Service training.
- Facilitated increased member-to-member dialogue to share learnings and best practices to navigate the changing landscape under a new administration.
- Hosted webinars with industry leaders to bring our members closer to the experts.



Leading the Way Forward: Driving Innovation and Equity

As the nation faces evolving challenges in housing access and affordability, NFHA continues to lead with vision and moral clarity. We are shaping the future of fair housing through bold advocacy, innovative programs, and strategic partnerships that break down systemic barriers. By anticipating emerging issues and championing solutions, we ensure that progress is not only sustained but accelerated—creating pathways for every person in our country to attain, and maintain, housing free from discrimination.

NFHA successfully hosted its second annual Responsible AI Symposium featuring our first ever AI Pitch Competition. The competition drew ambitious AI startup founders from across the country; all rooted in the principle of aligning civil and human rights with emerging technologies. For 71% of attendees this was the first NFHA event they had attended. 100% of participants were very satisfied or satisfied with the Symposium, and 82% were very likely to attend future NFHA events.

- Released NFHA’s first annual State of Equitable Homeownership Report highlighting modest homeownership gains for people of all races based on NFHA’s advocacy leadership and community development initiatives.
- Secured a substantial consulting contract with a major insurer for a 3-year training program on auditing algorithmic models.

SUCCESS STORIES



This homebuyer is among 15 recipients of down payment assistance grants funded through **NFHA's Fannie Mae settlement** allocation in Charleston, SC. The initiative was made possible through NFHA's collaboration with the Charleston Urban League's First-Time Homebuyer Program.

These are the participants in **Pennsylvania Horticultural Society's** workforce development program. Sixteen people from the Philadelphia neighborhood of Tioga-Nicetown with barriers to employment were trained and placed into full-time jobs with employer partners.



SUCCESS STORIES



Larry Vandiver, a lifelong Memphian and one of the first participants in the Klondike IDA program, joined with a dream of becoming a homeowner. Through the program, he gained the financial tools, support, and matched savings needed to purchase a Klondike Community Land Trust (CLT) home. His journey didn't end there. After closing on his home, Larry became a passionate ambassador for the program, referring his sister and niece, who both went on to purchase their own CLT homes. His story illustrates the powerful ripple effect a single investment in equitable housing can create—not just for one person, but for an entire family.

Candice Vance, a longtime tenant leader in North Minneapolis, purchased her home through the City of Lakes Community Land Trust with help from NFHA's Inclusive Communities funding. The support covered mortgage payments during a family health crisis and allowed her to make essential repairs—painting walls, installing cabinets, and putting in new kitchen flooring. In February 2024, Candice closed on her home with payments lower than pre-2009 mortgage rates. This core tenant leader who fought both systemic disparities and direct discrimination in housing received due compensation and ultimately, justice.

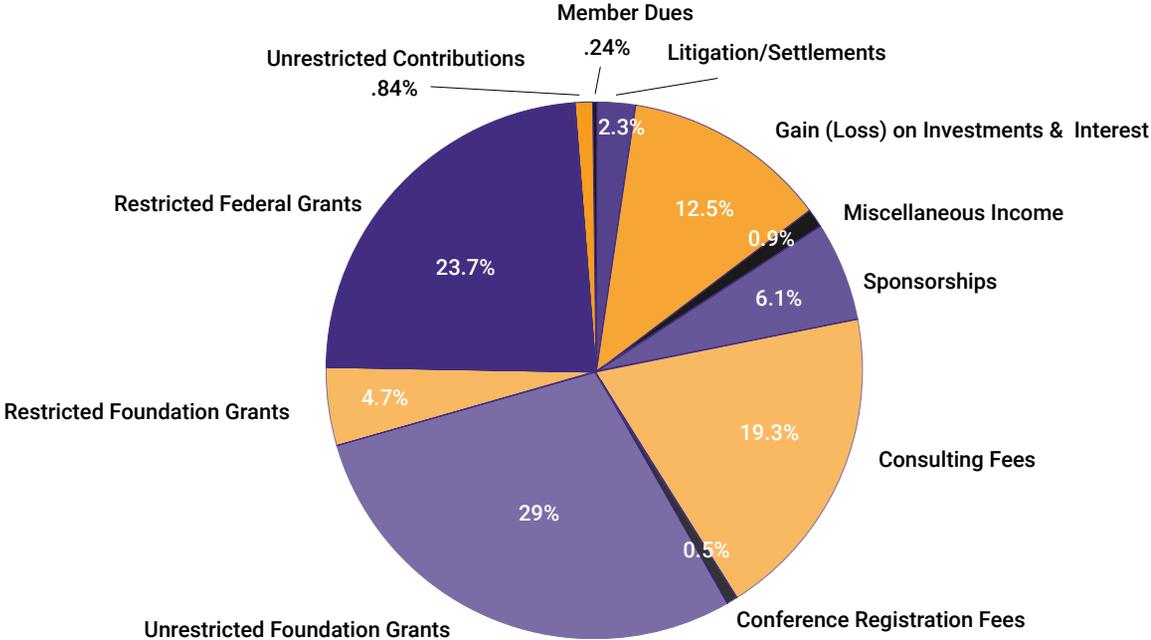


FY 2025 FINANCIALS (UNAUDITED FIGURES)

9/30/25 Statement of Financial Position

Assets	
Total Current Assets	\$7,089,473
Net Fixed Assets Total	\$255,374
Long-Term Assets	\$10,799,625
Total Assets	\$18,144,472
Liabilities & Net Assets	
Total Liabilities	\$3,459,475
Net Assets at end of Last FY	\$19,550,566
Total Revenue	\$9,741,878
Total Expense	\$(14,607,447)
Total Net Assets	\$14,684,996
Total Liabilities & Net Assets	\$18,144,472

Revenue Breakdown (Total: \$9,741,878)



GRATITUDE

Our Key Partners and Supporters

NFHA extends our deepest gratitude to the partners and allies who make our work possible. Your commitment to advancing fair housing and equity empowers us to create lasting change in communities across the nation. Together, we are building a future where everyone has access to fair and affordable housing.

Acknowledgment of Our Funders

We extend our sincerest gratitude to our funders, whose generosity and partnership make our work possible. Your support strengthens our mission, fuels innovation, and empowers us to serve individuals, families, and communities with more intention each year. Thank you for believing in our vision and investing in meaningful, lasting impact.

- The Spanos Corporation
- Annie E. Casey Foundation
- CitiGroup Foundation
- Citizens Bank, N.A.
- Cotality
- First Citizens Bank
- Hilltop Public Solutions
- Impact Fund
- JPMorgan Chase Foundation
- Melville Charitable Trust
- Mortgage Bankers Association
- Mr. Cooper
- National Association of Realtors
- Nationwide
- Oak Foundation
- PolicyLink
- Robert Wood Johnson Foundation
- State Farm
- Truist
- Wells Fargo
- Zillow

JOIN US

Join Us in Advancing Fair Housing

The fight for fair and affordable housing is far from over, and we need your voice and support to keep moving forward. When you give, you help protect civil rights, enforce the law, and strengthen local organizations on the front lines. Become an individual member of NFHA and stand with us to protect hard-won civil rights.

You can also make a **one-time contribution** or set up a **recurring gift** to sustain this critical work year-round. Interested in learning more about recurring giving? Contact **April White Henderson**, Vice President of Strategic Advancement and Partnerships, today to explore how you can make a lasting impact: ahenderson@nationalfairhousing.org.

Together, we can ensure that the promise of the Fair Housing Act is a reality for all. Join us. Give today. Make a difference.



The National Fair Housing Alliance

The National Fair Housing Alliance® leads the fair housing movement. NFHA works to ensure every neighborhood is healthy, vibrant, and well-resourced, with ample affordable and safe housing, free from discrimination. We transform communities and help people thrive through the following programs:

- Education & Outreach
- Member Services
- Public Policy
- Housing & Community Development
- Responsible AI Lab
- Enforcement
- Consulting & Compliance

