

Our Mission

The NHP Foundation is a nonprofit organization dedicated to making investments that preserve and create affordable multifamily housing for low- to moderate-income families and seniors, while providing a comprehensive array of programs and services to enhance the quality of life for its residents.

Our Portfolio and Services

The NHP Foundation owns over 6,000 housing units, spread among 31 properties in 12 states and the District of Columbia. Our resident services provide educational, health, and enrichment programs to nearly 18,000 community residents.

We invite your inquiries about the NHPF Affiliate Program:

Jamie A. Smarr, *Vice President, Affiliate / Acquisitions*
jsmarr@nhpfoundation.org • 646.336.4929



122 East 42nd Street, Suite 3500, New York, NY 10168 • 646.336.4940
1090 Vermont Avenue, Suite 400, Washington, DC 20005 • 202.789.5300

www.nhpfoundation.org

NHPF & You: The Affiliate Program

Sharing Knowledge and Opportunities
Across the Nonprofit Housing Community



NHPF Affiliate Program

IN EARLY 2011, The NHP Foundation (NHPF) launched a new initiative in its ongoing and vital work to preserve affordable housing—The NHPF Affiliate Program. The best-intentioned local housing nonprofits sometimes need additional resources to effectively carry out their missions. It is from these needs The NHPF Affiliate Program was born.

The overarching goal of The NHPF Affiliate Program is to bolster local nonprofits by offering finance, development, asset management, resident services, and fundraising support.

The NHPF Affiliate Program partners with nonprofits committed to preserving their communities' affordable housing—particularly those facing financial and organizational challenges following the recessionary crisis begun in 2008. Those who do affiliate with NHPF gain a strong financial partner and the expertise needed to support, and in many cases grow, their operations.

The NHP Foundation's Affiliate Program provides:

- Technical and operational assistance to nonprofit housing organizations to build their capacity and better serve their communities
- Access to pre-development and investment capital for affordable housing
- Opportunities to joint venture with a leading, nationally recognized affordable housing nonprofit to provide safe, clean housing for low- to moderate-income families and seniors

Success Stories from the NHPF Affiliate Program



Vision of Victory Community Development Corporation

In the District of Columbia, the Vision of Victory Community Development Corporation (VOV), found itself in a predicament. VOV's establishment as a Community Development Corporation was an initiative led by Allen Chapel AME, a prominent church in Southeast Washington, DC. Allen Chapel's leadership team created VOV to address and fulfill the need for affordable housing in the community surrounding its church. VOV was given full access to undeveloped land owned by Allen Chapel. The goal was to develop 91 units of affordable housing for low-income seniors. Unfortunately, VOV fell short in its ability to secure bank financing and a tax credit investor.

Joining NHPF's Affiliate Program changed everything. Through VOV's affiliation with NHPF, a co-developer entity was formed, bank financing secured, and a tax credit investor joined the team. Now known as The Roundtree Residences, NHPF'S and VOV's project was completed on time, under budget, and has won several awards.

The NHPF Affiliate Program is looking for more success stories. We welcome the opportunity to meet with organizations that might benefit from our resources and expertise.



The Falls Church Housing Corporation

In Northern Virginia, the Falls Church Housing Corporation (FCHC) found itself at a crossroads. FCHC had an ambitious plan to develop more affordable senior housing, maximizing and leveraging its assets to cover the increase in acquisition and predevelopment costs. With the downturn in the economy and the subsequent loss of outside funding, the project did not come to fruition. FCHC was left facing severe financial challenges.

FCHC was able to establish a relationship with NHPF and become an affiliate. FCHC was able to retain its 501(c) 3 nonprofit status, affirm its mission, improve its portfolio, and strengthen its senior leadership. FCHC accessed NHPF's expertise and varied resources in development, asset management, and corporate oversight to turn around their challenged position.