

Our Mission

The NHP Foundation is a not-for-profit real estate organization dedicated to preserving and creating sustainable, service-enriched multifamily housing that is both affordable to low and moderate income families and seniors, and beneficial to their communities.

Our Vision

A future where communities flourish because attractive, sustainable housing options and life-enhancing services are ensured for all income-challenged Americans.



Headquartered in New York City with offices in Washington, DC, and Chicago, IL, The NHP Foundation (NHPF) was launched on January 30, 1989, as a publicly supported 501(c)(3) not-for-profit real estate corporation. NHPF is dedicated to preserving and creating sustainable, service-enriched multifamily housing that is both affordable to low and moderate income families and seniors, and beneficial to their communities. NHPF also provides a robust resident services program to nearly 18,000 community residents. Through partnerships with major financial institutions, the public sector, faith-based initiatives, housing finance agencies, and other not-for-profit organizations, NHPF has 35 properties located in Connecticut, District of Columbia, Florida, Illinois, Louisiana, Maryland, Massachusetts, Missouri, New Jersey, New York, Ohio, Pennsylvania, Tennessee, Texas, and Virginia.

The NHPF Affiliates Program

Created in 2011, the NHPF Affiliates Program partners with mission aligned affordable housing developers/owners, housing authorities, tenant associations, and other municipal and community organizations who lack the resources, manpower, expertise and/or financial statement to renovate existing assets or develop new properties.

The NHPF Affiliates Program seeks to partner with local not-for-profits committed to preserving their communities' affordable housing—particularly those facing financial and organizational challenges. The overarching goal of the NHPF Affiliate Program is to bolster local organizations by offering them financing, development, asset management, resident services, fundraising support, and the ability to expand their local footprint.

Those who have affiliated with NHPF have gained a strong financial partner, realized cost savings, and gained the expertise needed to support, and in many cases grow their operations. We invite interested organizations to learn more about becoming an NHPF Affiliate.



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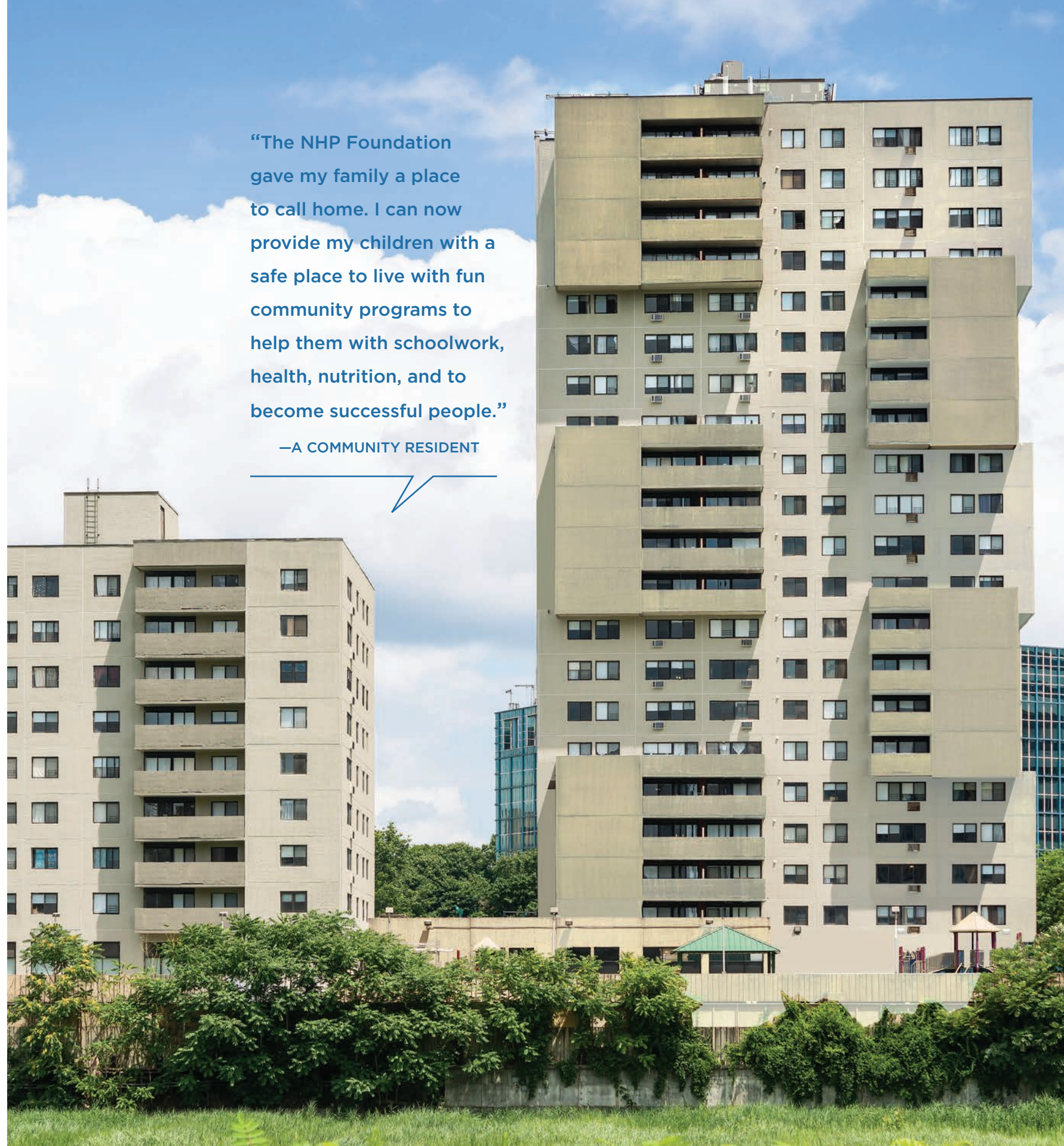
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Every individual on the planet requires three essentials to survive—food, clothing, and shelter. The NHP Foundation (NHPF) believes shelter—a clean, safe, and affordable place to live—is a necessity for every American, and should be their right regardless of income level.

NHPF’s goal is to make a difference. Since 1989, NHPF has created and preserved quality housing that is affordable for thousands of working families and seniors. We apply our expertise, energy, relationships, and fiscal discipline to improve affordable housing, both in the preservation of existing properties and the construction of new units.



“The NHP Foundation gave my family a place to call home. I can now provide my children with a safe place to live with fun community programs to help them with schoolwork, health, nutrition, and to become successful people.”

—A COMMUNITY RESIDENT

Our business model combines a charitable mission with businesslike management and financial discipline. As a result, we are skilled at creating multifamily residential communities that thousands of Americans are happy to call home. At NHPF, we are committed to quality in all aspects of our work—quality properties and services for our residents, and quality employees to make it all happen.

We are one of the few nationally focused not-for-profits that preserve and create service-enriched affordable, multifamily housing to those with low to moderate incomes.

NHPF’s holistic housing approach goes beyond providing “bricks and mortar.” We enhance housing people can afford with place-based programming—Operation Pathways—which provides a wide variety of services including education, health and wellness, financial literacy, and enrichment programs for our residents and the surrounding community. NHPF is committed to the process of community building that strengthens neighborhoods and helps families prosper over time. By focusing on housing as well as the services that individuals and families need to raise children, remain healthy, and grow financial stability, NHPF’s properties effectively serve as anchors in each of the cities and towns in which we are located.

We acquire a majority of our properties from financial institutions and private owners, financing them with commercial bank financing, permanent tax-exempt bonds, and Low Income Housing Tax Credits, among other sources. These investments stimulate the improvement of surrounding properties and help stabilize neighborhoods in many of the communities in which we are located.