



FOR IMMEDIATE RELEASE

The State of Texas Joins with the City of Houston, Harris County and Houston Housing Authority to Fund 149 Units of Supportive Housing in Houston's Vibrant Midtown Neighborhood

Sept. 1, 2020 – New York, NY – [The NHP Foundation](#) (“NHPF”), a national not-for-profit provider of affordable housing, announced today that it has received \$1.5M annual allocation of 9% credits from the Texas Department of Housing and Community Affairs to construct 149 units of permanent supportive affordable housing in Houston’s hip and vibrant Midtown neighborhood.

Additionally, the City of Houston Department of Housing and Community Development has allocated \$15 million through their Harvey Multifamily Program, which is funded by the U.S. Department of Housing and Urban Development (HUD) to aid in Houston’s recovery from Hurricane Harvey. The project is also being actively considered for funding by the Harris County Community Services Department.

Magnificat Houses, Inc. (Magnificat) is providing the land and is NHPF’s partner in the development. Magnificat is a faith-based nonprofit community where those needing housing, food and mental health programs can grow in stability, productivity and independence.

“Though a high-income neighborhood, Midtown still has homeless people on its streets,” said Magnificat Executive Director John Boyles. “Hopefully some of these people, who we see every day can find a welcoming home in this new building.”

Crucially, the Houston Housing Authority allocated 149 project-based vouchers which will allow the development to house the most vulnerable chronically homeless people. “Safe and stable permanent housing is the data-proven antidote to homelessness. That is why this vital project, which will holistically focus on transforming lives for the betterment of the entire community, is a priority for the City of Houston,” said Marc Eichenbaum, the Mayor’s Special Assistant for Homeless Initiatives.

Ray Miller, the Assistant Director for Multifamily Housing and Public Facilities at the City of Houston Housing and Community Development Department added, “We can think of no better use for disaster relief funds than to provide them for housing dedicated to the chronically homeless.”

“Efforts such as this illustrate NHPF’s approach to providing housing; we don’t bring a pre-package design to every city we work in, instead we find out what local leaders see as the most pressing problem and design our projects to address them,” said Neal Drobenare, NHPF’s Sr. Vice President, Acquisitions.

The property, located at 3300 Caroline Street, will contain 149 rental units, recreational amenities and space for the supportive services this population needs to be successful. The land was purchased by Magnificat Houses as part of its mission to provide welcoming communities to those needing housing, food and mental health programs to grow in stability, productivity and independence.

“This project is part of NHPF’s Affiliate Program which aims to increase the capacity of local non-profit partners. Like all community-based non-profits, Magnificat struggles every year to raise the donations it needs to operate and grow,” added NHPF’s Drobenare. “By leasing the land to us for this project, Magnificat not only meets the land donors’ intent that it serve the community, but the lease payments will provide for a new central office, food service facility, housing and an endowment that allows it to continue serving the neediest population.”

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“Magnificat has been serving the Midtown community for fifty years and recently started to expand its services to provide Permanent Supportive Housing to the homeless. We have every hope that this project will be a springboard for Magnificat to become one of Houston’s Premier providers of services and housing to the chronically homeless,” said Ed Cordes, Magnificat Board Member.

This project will not only build on NHPF’s development capacity but on Magnificat’s programmatic strength. “MHI’s current group housing program provides not only housing but a structured program where residents progressively take on more responsibility for running the home, including becoming house leaders” says Kevin Campbell, MHI’s director of mental health and supportive services.

Building on this, 20% of 3300 Caroline’s units will be set aside for formerly homeless people who have gone through transitional housing programs such as Magnificat’s and are willing to become the equivalent of college Resident Advisors. Campbell concluded, “It is hoped that these residents will create a building culture of responsibility and improvement. This is important because although there will be a full menu of services available to residents, they will not be required to participate in them in order to live here.”

Of the planned development, Mark Thiele, Sr. Vice President, Houston Housing Authority added, “The current uncertainty around housing in our state and our country underscores the need for a development like this that guarantees affordable housing for those experiencing chronic homelessness.”

According to Mike Nichols, president & CEO of the Coalition for the Homeless, “Although the number of people experiencing homelessness in Houston has somewhat stabilized the past few years, we expect to see an increase as the economic impacts of COVID are felt over the coming months. We are grateful to be a partner with agencies like Magnificat House and NHP Foundation to implement projects like these that will provide a permanent home for Houstonians who need one.”

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About The NHP Foundation

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, and scattered-site communities that are both affordable to low and moderate income families and seniors, and beneficial to their communities. Through Family-Centered Coaching, NHPF’s subsidiary Operation Pathways engages with, and assists, families experiencing poverty and other hardship, to problem-solve together. Through partnerships with major financial institutions, the public sector, faith-based initiatives, and other not-for-profit organizations, NHPF has 57 properties, including 9,664 units, in 15 states and the District of Columbia. For more information, please visit www.nhpfoundation.org.