

# Bettering Lives

A mission to preserve  
housing and improve lives



New York-based nonprofit organization The NHP Foundation doesn't just provide quality affordable multifamily housing for low- to moderate-income families. It also assists its residents to better their lives through supportive programs and services at the same time.

"We excel at two things, which are preserving affordable housing for low-income families and seniors and providing superior resident services to our tenants," says Richard F. Burns, CEO of the organization.

The NHP Foundation continues the legacy it has built up since its creation in 1989, with its dedica-

tion to making investments that preserve and create affordable multifamily housing.

"Affordable housing projects are really a continuation of the history of the organization," Burns says. "The original National Housing Partnership was chartered by Congress after the urban riots during the Johnson Administration and for a number of years functioned as a public company, raising capital through limited partnerships to buy and rehabilitate affordable housing. When the tax law changed, a couple of the Principals wanted to continue on with the mission, and it seemed like a nonprofit was the best way to go."

## The NHP Foundation

**CEO**  
Richard F. Burns

**Location**  
New York, New York



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-Richard F. Burns



“I think that a nonprofit structure allows certain advantages for providing affordable housing through various government programs, which has really helped shape the Foundation and who we are today,” he adds.

**ACROSS 10 STATES**

Since 1994, The NHP Foundation has acquired and preserved 46 properties, totaling approximately 10,000 units located in 14 states. The Foundation’s current portfolio consists of 21 properties that total approximately 4,600 apartment units, as well as service programs to nearly 18,000 community residents in 10 states.

The organization’s dedication to preserving and creating affordable housing also encompasses numerous tax credit rehabilitation projects across the country. “Each of these projects represents a property that had a need for preservation, since they were aging and in greater need of capital,” Burns says.

St. Luke’s Plaza, a 216-unit multifamily property built in 1929, is located in the Central West End neighborhood of St. Louis and is one of The NHP Foundation’s most substantial rehabilitation properties. With thousands of people working at nearby hospitals and medical centers, as well as in a variety of corporate and nonprofit settings, there was

a need for affordable housing in an area viewed as vibrant, historic and expansive.

“What was interesting about [the project in] St. Louis was that it was a historic rehab and was a very complicated structure to get accomplished, but I think that the end result is going to be excellent,” Burns says.

Another rehabilitation project, Foxwood Manor, is a 304-unit multifamily property built in 1972 in Levittown, Pennsylvania. While well-maintained, it was an aging community in need of a comprehensive makeover. The rehabilitation project includes a full upgrade of the mechanical infrastructure, coupled with significant interior improvements including new doors and flooring, major updating of kitchens and baths and new paint and carpeting throughout the complex.

“These projects really highlight our ability to take on older properties that are deteriorating, and rehabilitate them into really safe, clean, up-to-date, affordable housing for low-income families and seniors,” Burns says.

In addition, five percent of the Foxwood Manor apartments are being made accessible to those with disabilities, putting the property in full compliance with the Americans with Disabilities Act.



Washington Dodd



St. Luke’s apartments

The property also includes an on-site community center that provides residents with a computer lab and an array of education, health, civic education and financial literacy programs. Residents of all ages are part of an active, welcoming community committed to healthy lifestyles, personal development and civic participation.

“We have a health and wellness program that has been very beneficial for a lot of our residents, helping them learn about healthy ways to exercise and eat,” Burns says. “We also have an adult learner program and a financial literacy program, which helps residents understand how to manage their money and learn how to put money aside so they can support themselves.”

#### WASHINGTON DODD

The NHP Foundation has also recently begun work at Washington Dodd, a 300-unit multifamily property built in 1964 in Orange, New Jersey. The property is one of the Foundation’s most unique projects, and provides a lifestyle in a wooded park-like setting. It’s located within minutes of public transportation and has easy access to major highways such as the Garden State Parkway and Route 280, offering an easy commute for its residents.

Dedicated to making investments that preserve and create opportunities for its stakeholders, The NHP Foundation uses its expertise to work toward its goals of rehabilitating homes and empowering residents to break the cycle of poverty and become self-sufficient.

“If you have ever had an old house that you have tried to rehabilitate, I think you can understand that once you get behind the walls, you find a lot of things that you had not anticipated,” Burns says. “One of our strengths is our ability to anticipate certain things and successfully deal with others as they arise.” **DDC**

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