The Future of America’s Affordable Housing

As we begin our 30th year providing safe, service-enriched affordable housing for America’s low and middle income families and seniors, we are ever mindful of what the current data reveal. Published studies, including our own, show a vast increase in the number of people who will—very soon—find themselves in need of more affordable places to live. These include Boomers who reach retirement age at the rate of 10,000 per day as well as recent college grads saddled with crushing school debt.

At NHPF we don’t look at these startling statistics with doom and gloom. On the contrary, we see opportunity, as we always have since our inception 30 years ago, and now, as we look at a portfolio that consistently houses thousands of people, providing them with CORES certified resident services, proximity to transportation, education, medical and other needs and stable places to call home.

As this Impact Report demonstrates, NHPF properties make a difference in people’s lives and that is what we will continue to do in the next 30 years and beyond. Already we have made a commitment to explore various types of affordable housing from rehabilitating older properties to ground-up construction, from suburban multi-family projects to historic, urban SROs. At the same time, we are always exploring ways to improve our residents’ health and well-being, seeking partnerships with providers who also understand that good health begins with a home.

At NHPF we believe “where you live matters” and we will continue seeking the best ways to provide housing that is “more than a roof.”

About The NHP Foundation

Headquartered in New York City with offices in Washington, DC, and Chicago, IL, The NHP Foundation (NHPF) is celebrating its 30th year as a publicly supported 501(c)(3) not-for-profit real estate corporation. NHPF is dedicated to preserving and creating sustainable, service-enriched affordable 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 more than 18,000 community residents. Through partnerships with major financial institutions, the public sector, faith-based initiatives, and other not-for-profit organizations, NHPF has 50 properties in 15 states and the District of Columbia.

95% of children showed no sign of summer learning loss in reading

99% of children showed no sign of summer learning loss in math

66% of children scoring below grade level in reading improved their reading skills by at least one grade

59% of children scoring below grade level in math improved their math skills by at least one grade

97% of properties have community facilities

100% of properties are within 3 miles of a medical center
The NHP Foundation
By the Numbers

- **49** properties
- **15** states & the District of Columbia
- **1,821** new units acquired
- **366** units rehabilitated
- **95%** occupancy

2018

- **793** units powered by solar panels and “green” roofs installed, bettering the environment and the community
- **30%** reduction in water consumption
- **$4.8** million in water bill reductions
- **374** million gallons of water conserved
- **1,100+** energy efficient windows installed
- and, NHPF is working toward **100%** smoke-free properties

Green Measures
(Since Implementing Energy Upgrades)

Area Median Income
(AMI)

- **93%** of units serve families & individuals with incomes at or below 121% AMI
- **91%** of units serve families & individuals with incomes at or below 80% AMI
- **84%** of units serve families & individuals with incomes at or below 60% AMI
- **34%** of units serve families & individuals with incomes at or below 50% AMI

Where You Live Matters

2018