

# 2019 Impact Report



Anniversary  
The NHP Foundation

*Preserving America's Affordable Housing*



**Where You Live Matters**



## From NHPF CEO Richard F. Burns

2019 was a milestone year for NHPF as it marked 30 years of changing people's lives through the provision of transformative affordable housing including closing on our 100th acquisition.

The 2019 Impact Report shows cumulative data. Highlights include our acquisition of 1,826 new units. We are proud of our ongoing 97% occupancy rate. As well, NHPF has achieved impressive water and overall energy savings YOY including 2019's \$1.8 million in water bill reductions.

Finally, the organization sees great benefit from Operation Pathways' presence at 98% of our properties. Higher participation in Resident Services programs equates with fewer skips and evictions; 83% of skips and evictions were from households that did not participate in such programming.

This data continues to tell the NHPF story, ensuring our ability to attract investment to provide vital affordable housing throughout our next 30 years and beyond.



## Operation Pathways By The Numbers

**4,168**

residents were served by Operation Pathways

**842**

organizations partnered with Operation Pathways,  
assisting 6,440 residents

**1,680**

received financial services

**2,763**

received health and wellness services

**95%**

of children showed no sign  
of summer learning loss in math

**61%**

improved their math skills by one grade

**85%**

of children showed no sign  
of summer learning loss in reading

**63%**

improved their reading skills by one grade

# The NHP Foundation 2019 Impact Report

## NHPF By The Numbers

**57**

properties located in 15 states and DC

**1,826**

new units acquired totaling 9,664 units

**45**

multifamily properties with  
7,739 multifamily units

**10**

senior properties with 1,713 senior units

**2**

SROs with 212 units

**782**

units under rehabilitation at 5 properties

## Green Measures

**135  
million**

gallons of water saved

**\$1.8  
million**

in water bill reductions

**1,494**

smoke-free units

**1,250+**

energy efficient windows have  
been installed at NHPF properties

## Portfolio Mix

**805**

efficiency units

**3,280**

1 bedroom units

**4,068**

2 bedroom units

**1,309**

3 bedroom units

**188**

4 bedroom units

**14**

5 bedroom units

## NHPF Social Impact

**97%**

occupancy rate

**98%**

of properties have on-site community facilities

**91%**

of units serve households at or below 80% AMI

**83%**

of skips and evictions were from households that  
did not participate in Resident Services

**100%**

of properties are within 3 miles of a medical center

**90%**

of properties are located within 1 mile  
of public transportation



## About Us

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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. Since that time, NHPF has invested nearly \$3 billion in the preservation of affordable housing throughout 15 states and the District of Columbia. The investing of these funds has resulted in economic stability for thousands of seniors, families, and children. NHPF's Acquisition and Preservation, Redevelopment, Construction, and Affiliate Program divisions cooperate and work in tandem with Asset Management and Resident Services (via our subsidiary Operation Pathways) to enrich communities. Through Family-Centered Coaching, 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 with 9,664 units in 15 states and the District of Columbia. For more information, visit [www.nhpfoundation.org](http://www.nhpfoundation.org).



### **NEW YORK HEADQUARTERS**

**646.336.4940**

**122 East 42nd Street, Suite 4900, New York, NY 10168**

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### **WASHINGTON, DC**

**202.789.5300**

**1090 Vermont Avenue, NW, Suite 400, Washington, DC 20005**

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### **CHICAGO**

**312.216.5103**

**150 N. Michigan Avenue, Suite 2800, Chicago, IL 60601**

**[nhpfoundation.org](http://nhpfoundation.org)**