



Revolutionizing Affordable Housing: How OnsiteIQ Powers NHPF's Mission

The Terraces at Park Heights. Rendering courtesy of NHP Foundation.

Introduction

The NHP Foundation (NHPF) is a nonprofit organization committed to addressing the affordable housing crisis by creating and preserving dignified, attainable housing across the United States. Guided by its mission, “Where You Live Matters,” NHPF is unique in its vertically integrated model.

Jason Soifer, AIA, NCARB, is a Project Executive at NHPF, emphasized the organization’s focus on delivering high-quality homes that are built to last and require minimal maintenance. He explained, “Our goal isn’t just to build as cheaply as possible but to create homes that sustain our mission and serve those who need them most.”

Challenge

Before partnering with OnsiteIQ, NHPF faced significant challenges in managing construction oversight and project documentation across its widespread portfolio. Jason described the pre-OnsiteIQ process as labor-intensive:

“I’d fill up my phone with photos, sort through live pictures in iCloud, and manually label them. Often, I’d miss key angles, making it difficult to address construction issues later.”

The inefficiencies were particularly burdensome for projects in geographically distant locations, such as Houston or Baltimore. Frequent site visits required costly travel, leaving Jason and the rest of the Construction Management team with little time to focus on other aspects of their roles.

Moreover, monthly or even bi-weekly check-ins with contractors provided limited visibility into the day-to-day progress, making it harder to identify delays or validate payouts promptly.

"OnsiteIQ has been a [game-changer for payment verification](#). When a county representative questioned whether rough grading was complete, I pulled up OnsiteIQ on my iPad, showed the progress from last month to today, and got the pay application approved immediately. It eliminates doubt and keeps projects moving forward."

Jason Soifer
Project Executive, The NHP Foundation

Solution

OnsiteIQ’s construction documentation and progress tracking platform provided NHPF with a transformative solution to these challenges.

The platform’s comprehensive, walkable 3D records ensured that every detail of a project was captured, eliminating the risk of missing key documentation. “With OnsiteIQ, I don’t have to worry about forgetting to take a photo. Every square inch of the site is captured, and I can review it anytime,” Jason explained.

Real-time access to project data reduced the need for frequent travel, saving both time and resources. Jason shared, “I can now remotely monitor sites like Houston or Baltimore without leaving my office. It’s been a game-changer.”

OnsiteIQ also enhanced NHPF’s ability to validate contractor payouts and keep projects on schedule. During a federally funded project in Houston, Jason used the platform to resolve a dispute over rough grading completion. “I pulled up OnsiteIQ on my iPad, showed the exact progress, and got the pay app approved on the spot,” he recounted.

"OnsiteIQ's progress tracking and momentum analytics give me confidence to act quickly when I see **delays or potential risks**. Instead of waiting a month for a site walk to realize we're falling behind, I can now talk with the contractor weekly, make informed decisions, and ensure we stay on track to deliver on time."

Jason Soifer
Project Executive, The NHP Foundation



The Terraces at Park Heights. Photo courtesy of OnsiteIQ

Results

Seamless Integration into Future Projects & Strengthened Mission Delivery

OnsiteIQ is now a standard feature in NHPF's new developments. Jason confirmed, "We can't build a building without it. It's a tool that supports our mission."

NHPF is empowered to deliver high-quality, affordable housing faster, ensuring homes are ready for those who need them most. "We're helping solve the housing crisis one project at a time, and OnsiteIQ is a key partner in making that possible," Jason concluded.



The Mark Twain. Photo courtesy of NHP Foundation.

"The progress tracking tool has been **impressively accurate**—our Houston project was reported as 98% complete, exactly what our contractor stated. With OnsiteIQ, I can confidently discuss project status with stakeholders and contractors, knowing I have precise, data-driven insights."

Jason Soifer
Project Executive, The NHP Foundation

Improved Time-to-Completion & Cost Savings

With weekly insights into project momentum, NHPF can identify delays early and collaborate with contractors to stay on schedule. Jason highlighted, "If delays arise, we can negotiate solutions promptly, ensuring we meet critical deadlines for tax credits and occupancy."

Reduced travel and more efficient project oversight have saved thousands of dollars per project. "Flying back and forth and staying in hotels adds up quickly. OnsiteIQ pays for itself," Jason remarked.



Rasmus-Temenos. Photo courtesy of NHP Foundation.

Conclusion

By addressing challenges in construction documentation, project oversight, and efficiency, OnsiteIQ has become an integral tool in NHPF's vertically integrated approach to developing affordable housing. From enabling remote site monitoring and precise progress tracking to facilitating real-time decision-making and contractor accountability, OnsiteIQ has transformed NHPF's operations. The platform has reduced costs, improved project timelines, and ensured the delivery of high-quality housing that meets NHPF's mission of providing dignified living environments for those in need.

As NHPF continues to expand its reach, the integration of OnsiteIQ reflects a forward-thinking commitment to leveraging innovation in solving the affordable housing crisis.