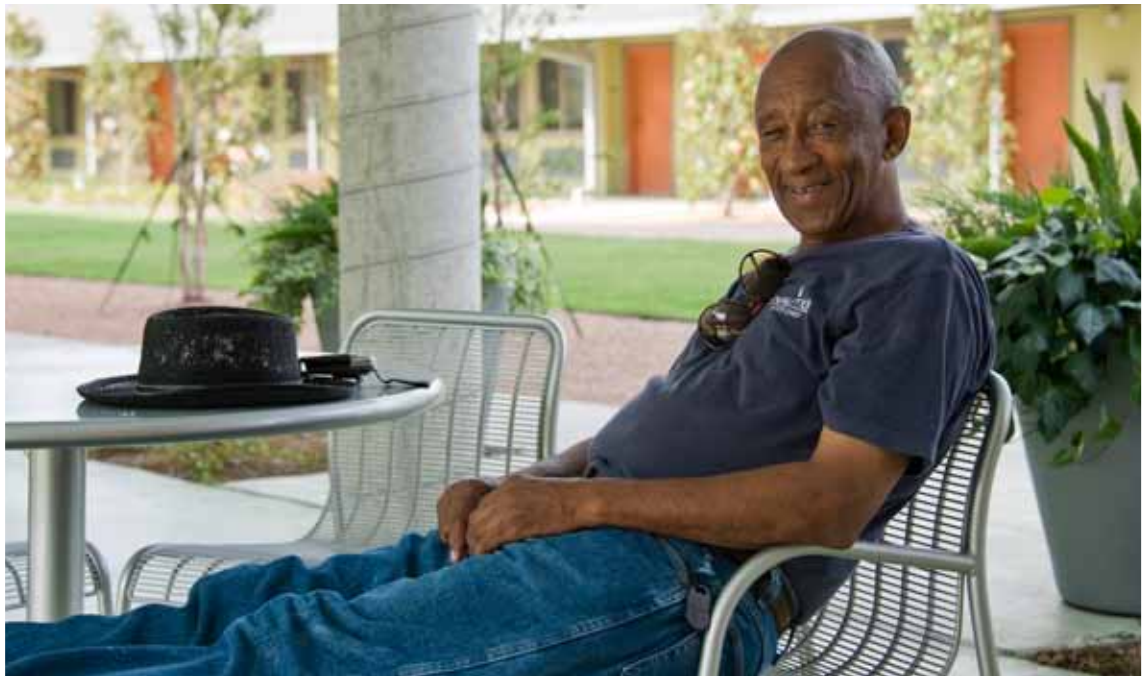
COMPASSION + ACTION FOR TWENTY YEARS

NEW HOPE HOUSING, INC.



NEW HOPE HOUSING, INC.

20

COMPASSION + ACTION
FOR TWENTY YEARS

Hope Energy

New Hope Housing's core purpose is to provide life-stabilizing, affordable, permanent housing with support services for people who live on limited incomes. Our vision is to become a permanent institution serving Houston's most vulnerable citizens.

Homelessness and substandard housing destroy lives, wrench apart families and degrade communities. Every day more people live on the edge, but solutions often are elusive.

For 20 years, New Hope Housing has helped people mend their lives and recover their dignity by providing affordable, beautiful housing. Our approach is smart and levelheaded, and our results have real human impact.

Beyond bricks and mortar, New Hope properties offer supportive environments that help people climb out of the tenuous situation of life on the streets and on the edge, to repurpose and stabilize their lives. Once people have a place to call their own, a place they can be proud of, we believe they can begin to move forward to heal other parts of their life as well.

Based on the belief that architecture can have a profound effect on the human spirit, we build well-designed, stylish and sustainable properties that win awards and accolades nationally and internationally. As long-term solutions to the problem of homelessness and inadequate housing, each property is a vital part of its surrounding community.

Our mission touches the lives of many – not just our residents – in myriad inspiring ways. Rooted in compassion, it is full of life, hope, energy and action.

Opposite ▶
2424 Sakowitz, Texas' first LEED multifamily affordable housing

Top Right ▲
Brays Crossing living unit

Bottom Right ▼
Brays Crossing stained glass

Every unit we build is a place I would live, personally and with pride. Our common sense, cost-efficient approach to a problem faced by more and more people is successful. The future is bright.

JOY HORAK-BROWN
Executive Director

Progress Promise

History

In 1993, as Christ Church Cathedral-Episcopal – the oldest religious institution in Houston – made plans to renovate its historic Cathedral, the plight of the homeless in downtown Houston became painfully clear to parish members.

Moved by the number of people sleeping on downtown sidewalks, they added a caveat to the Church's fundraising efforts. For every $1 raised to restore the historic Cathedral, $1 would be raised for the community.

Of these funds, $1.25 million provided the financial impetus to form New Hope Housing. Backed by the conviction that a well-managed, clean environment can nurture internal change, New Hope built the Hamilton Street Residence, the first single room occupancy (SRO) housing development in Houston and the first successful one in the state.

Ten years later, New Hope's reputation as an award-winning pioneer of SRO housing was firmly in place. That year, the Board of Directors made a strategic decision to reach 1,000 units by 2017 – a goal reached in 2013, four years ahead of schedule.

8,000
Number of people
New Hope has helped

Formerly homeless resident receives key, 4415 Perry

Where we are now

Today, New Hope Housing is one of the top providers of SRO housing in the nation. The best testament to our success is the people whose lives are changed every day by the opportunity to have a clean, safe, supportive place to call their own.

Our almost 1,000 fully furnished efficiency apartments across seven properties consistently shatter stereotypes of low-income housing. We are proud to offer secure, beautiful and affordable housing to our residents, as well as a range of social services that help provide the tools needed to rebuild lives filled with hope.

New Hope is a key player in Houston's battle against homelessness. We contribute significantly to the community of organizations working to revitalize Houston's inner city by providing a practical, proven and permanent solution to the low-income housing crisis.

And we are constantly evolving and improving to serve our mission, our residents and our community. We are part of the future – and part of the solution.

93%
Resident satisfaction

Who lives at New Hope?

We serve the most vulnerable and at-risk citizens:

- **75%** have incomes less than $13,000/year
- **60%** have physical or cognitive disabilities
- **55%** are formerly homeless
- **22%** are working poor
- **22%** are elderly
- **10%** are veterans

2424 Sakowitz

Homelessness is a major problem in

Houston

↓

More than

30,000

people are seen yearly by Houston's homeless response system

↓

The City spends more than

$100 million

each year on police calls, emergency hospital care, mental health services and more to respond to the issue of chronic homelessness

↓

Average monthly expense to house, feed and provide services to one person in a shelter is $2,257, compared to a rental rate of approximately

$445,

including free utilities, at a New Hope property

Heart + Mind

Brays Crossing community room ▶

New Hope Housing takes a smart, efficient approach to the very human problem of homelessness, carefully putting together the pieces of the puzzle to benefit both people and neighborhoods.

Our proven business model leverages public and private dollars, making the most of funding from all sources. We carry no permanent debt. Our properties operate in the black, with rents set as low as possible to cover building operating costs and a long-term replacement reserve.

Optimizing our resources to deliver the highest quality possible, we work with some of Texas' top architects, professionals who know that the built environment can have a profound impact on quality of life. Their distinctive, intelligent designs suit the purpose, create a sense of place and reinforce a theme of positive self-worth.

We build our properties to last, with sustainable, low-maintenance materials and methods. By building 'green,' we are able to save energy and keep rents low, ensuring our buildings and grounds are viable for many years to come.

That is important because we are here to stay. We are good neighbors, dedicated to working with the community to build properties that endure as community assets and that anyone – regardless of income or social status – would be proud to call home.

IMPACT

Social Service partnerships

Elevating a life takes more than a roof and four walls. It also takes on-site support services. New Hope's Resident Services Program is 100% privately funded and includes case management, access to mental health care, financial management and life skills training, and in some instances rental supports. We leverage the services available to residents, avoid service duplication and save the community money through important partnerships with organizations, including:

- Star of Hope
- The Salvation Army
- Houston Area Community Services
- Mental Health and Mental Retardation Association of Harris County
- Houston Housing Authority
- Harmony House
- SEARCH
- Harris Health System
- Christ Church Cathedral Health & Outreach Ministries
- The Council on Alcohol and Drugs Houston
- Department of Veterans Affairs

COMPASSION + ACTION = *PRIDE*

Frank

Canal Street

HOMELESSNESS, DEPRESSION, chronic illness, divorce, money problems – it seems like Frank has had bad breaks at every juncture. But through it all, his love for his two sons has remained constant.

"Everything that's ever been close to me, I've lost, except my boys," he says. "They're the most important things in the world to me."

In 1984, after four years in the Army, Frank flipped a coin and ended up in Houston. He found a job in a warehouse and started to work his way up. Marriage and two sons followed closely. But he was caught by surprise when his wife left, throwing him into an emotional tailspin that cost his job.

Frank had custody of his two young sons, but it was not easy. He managed to keep the boys with him during the first episode of homelessness, but when the second came he was forced to send them to live with their mother.

In 2006, Frank was diagnosed with diabetes. His declining health made it even more difficult to keep a job, especially after he started requiring insulin shots. Finally, several of his toes were surgically removed, causing him to need a wheelchair.

After surgery, Frank lived at Harmony House for a year, where he now works as a resident assistant in the Tuberculosis Recovery Center. They told him about New Hope Housing, and he jumped at the opportunity for an affordable place of his own.

Through it all, Frank and his sons, both in the Army now, remained close.

"Three things keep me stable: my sons, my church and New Hope," Frank says. "From day one, I've been glad I moved here. It's clean, and you get so much for the money. I'm so proud to have my own place, and I think my sons are proud of me too."

COMPASSION + ACTION =
A BETTER ROAD

Sara

2424 Sakowitz

THE SHADOW OF ADDICTION clouds the lives of many New Hope Housing residents. Alcohol, drugs or harmful relationships can twist lives toward sadness and loss.

For Sara, it was life on the road.

"I've been drifting for decades," she says. "Once it gets in your blood, it's hard to kick – just like an addiction. Even now, I'm constantly thinking about where I'd like to go."

Sara has lost track of all the places she's been. She hitchhiked or splurged on bus fare, patching together scraps of money she earned working in laundromats, delivering circulars or shelving books in libraries. Some of her memories are sweet, like the five years she spent in Flagstaff, the scenery in Washington and the history in Philadelphia. Others are heartbreaking, especially the son she gave up at birth in Louisiana.

When she first started drifting, Sara was pushed from a moving 18-wheeler, which did major damage to her knees. As the injury and the years on the road started to catch up with her, Sara found it more and more difficult to keep up the vagabond life.

Two years ago, Sara drifted to Houston looking for a warm place to survive the winter. After she spent six months at the Star of Hope, they referred her to New Hope, where she continues to receive services through Star of Hope's New Haven program.

The old injury torments her, forcing her to use a cane. But she is a voracious reader and enjoys surfing the Internet in the computer center.

"New Hope was here for me when I needed it the most," she says. "It means so much to have a place of my own, something I haven't had in years.

"I've had my share of troubles, and the road still calls me sometimes. But I'm happy here."

HOME

We are dedicated to working with the community to build properties that endure as community assets and that anyone – regardless of income or social status – would be proud to call home.

Building Hope + Capacity

129
Total Units

1995

Hamilton Street Residence

- Phase I opened 1995 - Phase II opened 1997 - Phase III opened 1998
- 129 units
- Houston's first SRO
- Designed by Jackson & Ryan Architects
- Renovation planned for 2014
- 100 feet from Minute Maid Ballpark

186
Total Units

1414 Congress

- Acquired 2002 - Renovated 2010
- 57 units
- Preserves affordable housing
- St. Luke's Episcopal Health Charities Wellness Center on premises
- Designed by Val Glitsch, FAIA, LEED AP
- Downtown historic landmark since 1925

2002

319
Total Units

Canal Street Apartments

- Opened 2005
- 133 units
- New Hope's first SRO property in a neighborhood
- Designed by Val Glitsch, FAIA, LEED AP
- One block east of Mama Ninfa's original Mexican restaurant in historic Second Ward/East End

485
Total Units

2005

2010

2424 Sakowitz

- Opened 2010
- 166 units
- Texas' first LEED 'green' affordable multi-family housing
- LEED platinum certified – the highest level
- Designed by Val Glitsch, FAIA, LEED AP
- Greater Fifth Ward/Denver Harbor

634
Total Units

Brays Crossing

- Opened 2010
- 149 units
- Deep renovation of a certified public nuisance property, the former HouTex Inn
- Large public art display integral to building design
- Designed by Glassman Shoemake Maldonado Architects
- Hispanic East End south of downtown

In working with New Hope, together we redefined the meaning of the word 'conservation' as a delicate balance between conserving energy and resources and conserving the quality of life for people in the community. A safe and beautiful living environment is important to the stabilization of any community, regardless of income level.

VAL GLITSCH, FAIA, LEED AP
Val Glitsch Architects

794
Total Units

- Opened 2012
- 160 units
- LEED platinum certified
- Trees from site repurposed into community area furniture
- Designed by Val Glitsch, FAIA, LEED AP
- Foster Place near University of Houston and Texas Southern University

2012

New Hope is a benchmark for affordable housing nationally. The design and construction teams that New Hope assembles know they have an opportunity to give back by working in the service of those in need. Our firm is honored to be a part of this team that provides a sense of dignity and delight for the people New Hope assists.

ERNESTO L. MALDONADO, AIA
Glassman Shoemake Maldonado Architects

954
Total Units

Rittenhouse

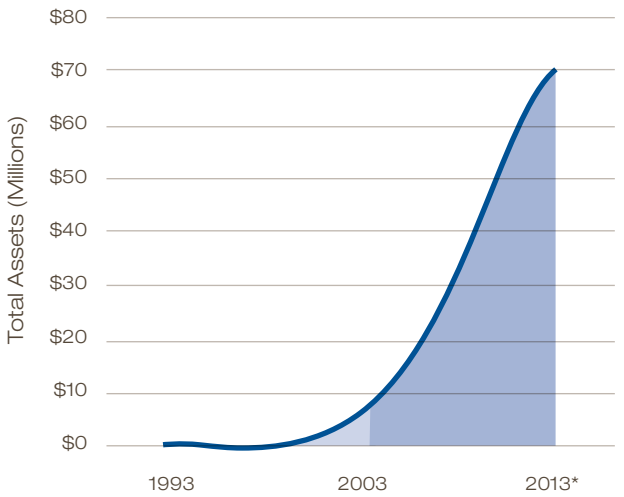
- Opens 2013
- 160 units
- LEED certified, on track for platinum status
- Beautiful gardens, tree preservation and native 'prairie' areas
- Designed by Glassman Shoemake Maldonado Architects
- I-45 North at Stuebner Airline and Rittenhouse Road

Strength + Integrity

A strong financial picture is crucial to New Hope Housing's mission. Our ability to build attractive, affordable housing while remaining debt free helps us keep rents low, giving us the opportunity to touch more lives and maximize community impact.

With remarkable support from donors and investors, we have raised more than $80 million to support our unique approach. We work hard to be good financial stewards, leveraging public and private partnerships to create a synergy that makes the most of every dollar. And we constantly forge new alliances to help us move forward with our goals.

Total Assets: $70M



**2013 Total Assets Projection*

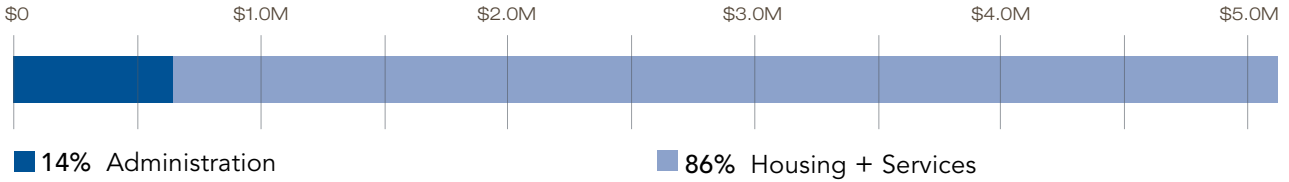
The City of Houston has invested more than $20 million in projects for New Hope Housing, and there is a reason for that. We believe the management, construction quality, environmental sensitivity and access to high-quality social services contribute to positive projects that will be of great value to residents, neighborhoods and the city for a long time to come.

MAYOR ANNISE PARKER
– New Hope's 4415 Perry Grand Opening

SUPPORT

More than
$80M
total support raised

2012 Operating Costs: $5.2M

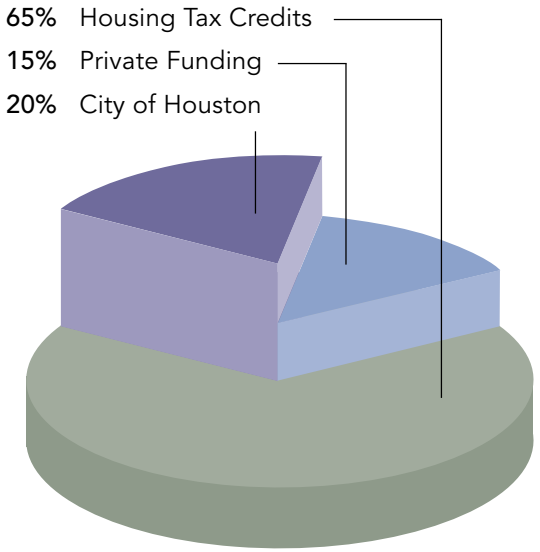


What Does It Cost to Develop a New Hope SRO?

Development Average	$13,500,000
Cost Per Unit	$84,000

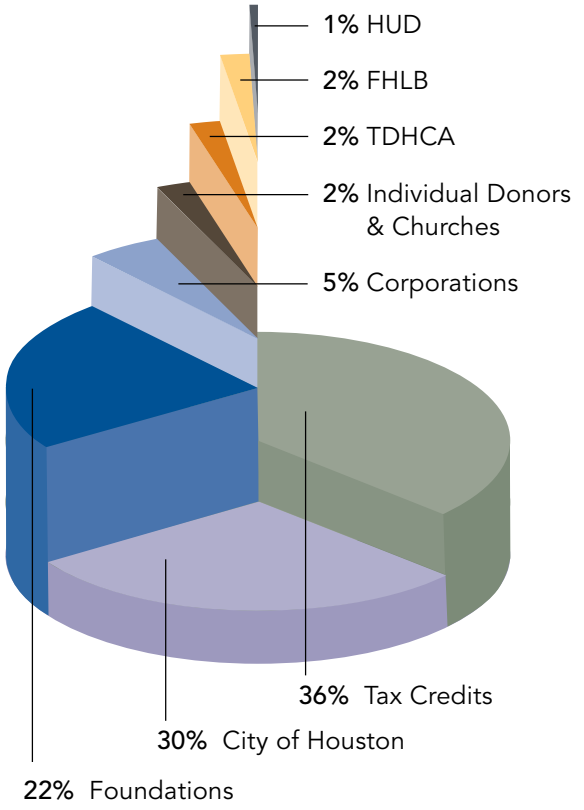
Based on two most recent projects, Perry and Rittenhouse

How Is the SRO Funded?



Based on two most recent projects, Perry and Rittenhouse

Comprehensive Fundraising More than $80M



Through July 2013

Given the complexities of homelessness, what New Hope Housing has accomplished for Houston is nothing less than exceptional. It is a privilege to support their vision and steadfast commitment to our community.

ANN B. STERN
President, Houston Endowment Inc.

THANK YOU

Gratitude + Opportunity

As New Hope Housing commemorates 20 years of changing lives, we gratefully salute our generous supporters whose loyalty and enthusiasm have buoyed us every step of the way.

But the job is far from finished. With the completion of our near-term goal of almost 1,000 units of affordable SRO housing, New Hope's Board of Directors has made a strategic decision to expand our reach to include other low-income, at-risk populations.

While we will not abandon our original mission, we will – with your support – diversify our portfolio and move our successful model forward to serve others in the community who are in urgent need of our help, including families, seniors and veterans.

20

COMPASSION + ACTION
FOR TWENTY YEARS

We will continue to do what we do best, solving a housing problem that affects more and more people in our city with our unique brand of informed business skills, smart architecture and strong collaborations.

This comes at a time of exciting promise. Houston Mayor Annise Parker has made a major commitment to reducing chronic and veteran homelessness by 2016, including access to 2,500 units of permanent supportive housing. The City has named New Hope as one of the affordable housing developers leading these efforts.

Looking forward, we see a bright future filled with the potential to show how the power of teamwork and dedication can change lives every day, and in the process make our city and society better for us all.

COMPASSION + ACTION = *PEACE*

Freddie

2424 Sakowitz

WHEN FREDDIE WAS GROWING UP in Houston's Fifth Ward, just around the corner from New Hope Housing's 2424 Sakowitz property, he had his eye on a better life.

"All of us have dreams," Freddie says. "I wanted to get out of the ghetto."

And after a stint in the Army, he set about making his dream come true.

"I had it all," he says. "A good job, a house in the suburbs, three wonderful kids, a beautiful wife. Then I introduced crack cocaine. I thought it was harmless, but I lost my family and everything I had. I just walked away from it."

For 20 years, Freddie spiraled down. When he hit rock bottom, he was crashing in a friend's rundown rent house and doing minor car repairs to pick up just enough money to feed his habit.

"I was broken mentally, physically and spiritually," he says.

When Freddie was arrested for the fifth time, he was assigned to the STAR (Success Through Addiction Recovery) Drug Court program for repeat offenders, which includes strict rehab for 90 days. It was the break he needed, and it turned his life around.

After he was released, Freddie found a job and stayed in efficiency apartments that he describes as "concrete cubbyholes." But when he lost his job, his age and drug convictions got in the way of finding another. When Freddie became eligible for Social Security at 62, he moved into Sakowitz.

"I fell in love with it here," he says. "I like the landscaping, and it's so bright and clean. It's great to be able to go into my room and have some privacy to listen to my old friends Otis Redding, Sam Cook, and Sam and Dave."

"For some people, New Hope is a stepping stone, but I'm happy right here."

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Mark Hiebert
Terry Mason

After 20 years, New Hope Housing has built an enduring institution, with stability, momentum and an award-winning brand. We are here to stay for the next 100 years.

MICHAEL M. FOWLER
President, Board of Directors

Join us. Together we can change the future.

Your donation restores dignity and rebuilds lives through housing + services.

Please help us continue to offer a stable home to people like Frank, Sara and Freddie.

To learn more, call
713.222.0290
or visit our website at
www.newhopehousing.com

NEW HOPE
HOUSING, INC.

New Hope Housing has been recognized with prestigious awards from many leading groups, including:

Urban Land Institute

U.S. Green Building Council

Houston Business Journal

Texas Homeless Network

American Institute of Architects

Houston Apartment Association

National Association of Home Builders

International Association of Business Communicators

National Association of Housing and Redevelopment Officials

New Hope Housing, Inc.
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At New Hope Housing, we hold to the old-fashioned concept that architecture matters, that it can be ennobling, and that it can affect people's lives for the better. It brings humanity to a group of people who have seen very little of it.

SANFORD W. CRINER, JR.
Vice President, Board of Directors