

2016 NEW HOPE HOUSING COMMUNITY REPORT

The Journey HOME





Bricks, wood and concrete make a house. People, community and connection make it a home. We are in the business of making homes.

Since 1993, New Hope Housing has been committed to building more than affordable efficiency apartments. We have been committed to changing lives, to changing the narrative of Houston's most vulnerable citizens.

Our commitment is spurred on by the people of this city – a city of strength, power and overwhelming compassion. We will not stop or pause until our mission is complete, until the job is done.

We are dedicated to offering the highest quality in **Housing + Services** to the people we serve – veterans, the elderly, youth and families. They are our friends, our neighbors, our sons and daughters.

After twenty-three years, I am proud to say that New Hope has stepped into a new arena. We are not forgoing our roots in developing SRO housing, rather we are adding to our mission. With two groundbreakings this year, New Hope is fast becoming a more effective and efficient developer of life-stabilizing housing.

We have come a long way; however, the journey is not complete. Many of you have been with us since the beginning. Some of you are new to the journey. We invite you to join us on our voyage. Together, we can forever change the narrative of this great city.

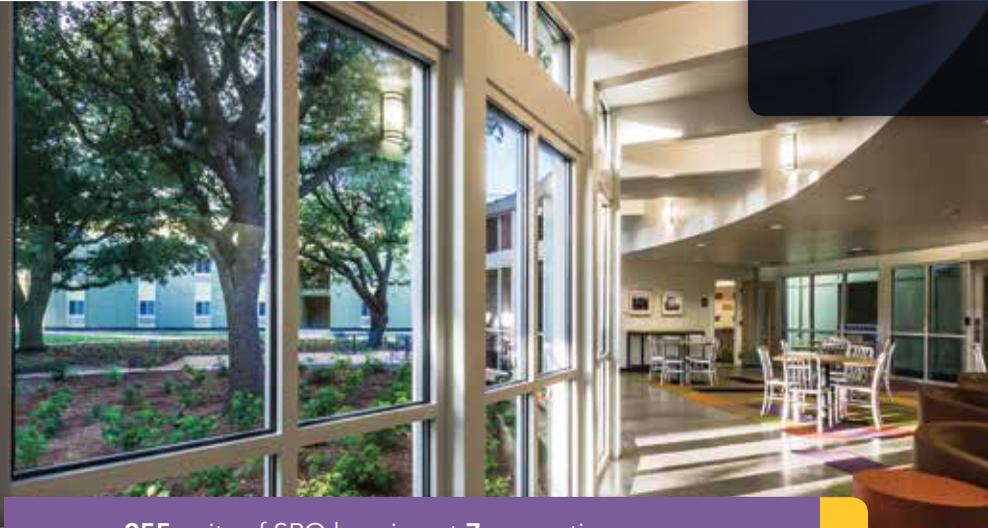
JOY HORAK-BROWN
President and CEO

Then

1995

2016

Now



40 units of SRO housing at 1 property

Approximately 50 residents served annually

No formal Resident Services Program

No volunteer program

A few partnerships with area social service providers

Third party property management

16 board members establish original vision

1 part-time employee

\$2 million in planned development

955 units of SRO housing at 7 properties

Approximately 1,100 residents served annually

High functioning Resident Services Program

200 dedicated volunteers

More than 60 collaborative partnerships

Award-winning, meticulous self-management

17 board members establish sustainable organization

80+ employees

\$62 million under construction

Buildings shape us in ways we do not even realize. It matters what we build, not just how we build it. New Hope delivers relevant solutions to a real problem in our society.

— MACK FOWLER
Executive Chairman



New Hope Housing Development Timeline



- Site selection
- Needs assessment
- Neighborhood engagement
- Market study



- Architectural design
- Governmental support and funding
- Philanthropic support
- Construction pricing



- Close with financing partners
- Break ground
- Construction
- Grand opening



- Resident Services Program activated
- Lease-up
- Stabilized occupancy

**This development timeline reflects a 3-4 year period.*



Three strong non-profits are joining forces to create a campus of consolidated services. It promises to be a cutting edge, replicable national model for lifting families out of poverty.

NHH at Reed will offer 187 units of affordable permanent housing for families with a

4,000 SF

SUPPORTIVE SERVICES BUILDING
in the central courtyard.

At **Cornerstone CommunitySM**, across the street from NHH at Reed, Star of Hope will offer emergency services and transitional housing for women and families plus robust social services with access to a chapel and two-acre park.

Also next door to NHH at Reed, Buckner International will operate the **Family Hope Community Center**, including free after-school and summer programs for Reed residents.

This transit-oriented, mixed-use development will include 5,000 SF of shared spaces for resident engagement, 4,000 SF of retail, and

7,000 SF

of office space for New Hope's new

CORPORATE HEADQUARTERS.

Offering
175 SRO
units for homeless and at-risk individuals.

We are responding to the neighborhood's vision of the Harrisburg corridor developing into a **retail hub.**



We will live where our residents live – in the heart of our **service area.**



This year alone we served

1,100 PEOPLE.

With your important support, this is what they have accomplished.



**Resident outcomes from January 1 through September 30, 2016*

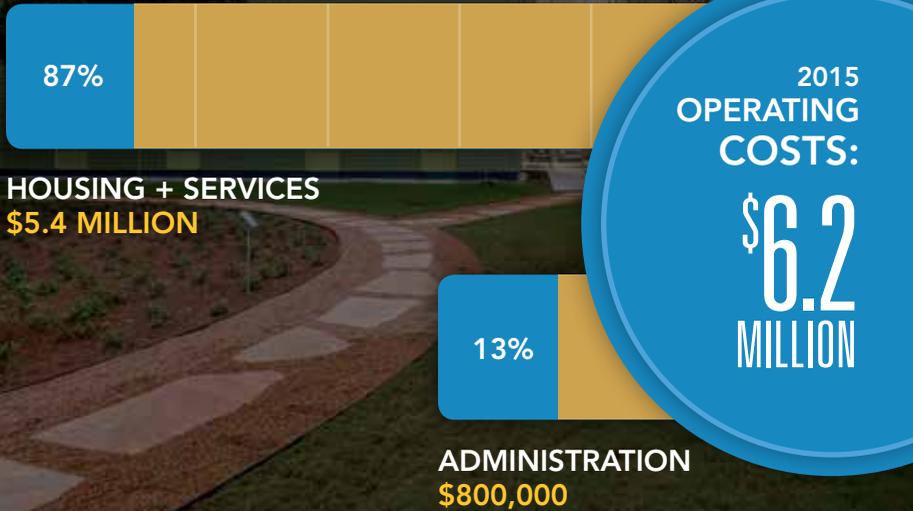
STABILIZED IN HOUSING:
average occupancy rate **96%**;
turnover rate **YTD 11%**.

680 PEOPLE

developed life skills through our **Resident Services Program** which includes counseling, education and special activities:

- **325** residents received primary health care
- **150** created a personal budget
- **140** received employment assistance
- **125** increased their income

This represents a life changing achievement for our residents, **45%** of whom are former chronic 'street' homeless.



New Hope Housing provides me with a safe and secure environment. The services they provide are a stepping stone for those who want to build upon themselves.

— TIMOTHY ARTHUR
Brays Crossing

MISSION & VISION

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

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