A Legacy of Hope

CELEBRATING 30 YEARS OF SERVICE
A Home Changes Everything.
For **30 years**, New Hope Housing has built an enduring legacy, restoring hope for thousands of Houstonians.

We have expanded how we serve those effected by housing insecurity and homelessness. We’ve taken a more holistic approach to education and family-focused services and the impact is inspiring. As we look to the next 30 years, we are focused on innovative, services-oriented solutions that will empower our residents for generations to come.
“Currently, thousands of Houstonians are being priced out of housing. New Hope is here to provide critical support for our unhoused and at-risk citizens. Thank you for joining us on this journey. The enduring legacy we’ve built has only been made possible with you by our side.”

Joy Horak-Brown
President and CEO
Who We Are

A Look Into Our Legacy

Thirty years ago, New Hope Housing was founded to house individuals in downtown Houston who had no decent place to live or no place at all. Since then, we’ve established a lasting legacy offering safe, affordable housing with life-changing services to more than 13,000 vulnerable families and individuals.

As the need for affordable, safe Housing + Services continues to grow, our nationally recognized approach has been replicated in multiple locations. New Hope’s unchanging values centered on hope, collaboration, and community have pushed our team to create innovative solutions for those most in need.
People are at the heart of our mission.

Each day, our team is inspired by our mission to provide life-stabilizing, affordable, permanent Housing + Services for people who live on very limited incomes.
Our passion fuels our purpose of serving vulnerable families and individuals.

Our Core Values

Our values underpin everything we do at New Hope Housing. Most importantly, our values guide us as we continually challenge ourselves to create innovative solutions to the housing affordability crisis. Our ability to serve is driven by our passionate spirit, servant’s heart, and positive attitude – values instilled across our entire organization.
Together,

01
We renew hope that homelessness is solvable, person by person.

02
We believe that a competent and dedicated staff is critical to our mission.

03
We treat everyone with dignity and respect.

04
We are effective stewards of the human and financial resources entrusted to us.

05
We are a community-based organization, keeping people at the forefront of everything we do.
Our History

New Hope Housing was incorporated in 1993 by the People of Christ Church Cathedral-Episcopal, Houston’s first religious institution and with a long, rich history of social outreach. From the Cathedral’s location on Texas Avenue in the heart of Houston, parishioners could see people in critical need of a place to live. And they decided to do something about it.

They raised $1.25 million to seed New Hope Housing as a part of a dollar-for-dollar campaign to restore the historic Cathedral structure. These funds were used to buy land and build the first 40 units of single room occupancy (SRO) studio efficiency housing in Houston and to establish the model for SRO housing in the state of Texas.
While our history is rooted in offering a physical place to call home, we’ve evolved to creating vibrant communities full of hope. These communities, coupled with our whole-person approach, are revitalizing local neighborhoods and creating economic success – spurring lasting change, and positive generational impact.

“Since inception, we have emphasized affordable housing to be our moral responsibility to the community. We give people a safe, attractive place to live and this changes the way they think about themselves and their lives. They feel more valuable, and you can see a sense of dignity returning to them. That will always be important to us.”

Mack Fowler
Chairman Emeritus
Our Legacy in Action

By The Numbers

30
Years of Service

13,000+
Lives Touched Since Inception

125
Employees

11
Debt-Free Locations
Across Houston

1,578
Total Apartment Homes
in Operation

1,171
Studio efficiency apartment homes serving at-risk adults

187
Apartment homes serving vulnerable families with children

220
Apartment homes serving working families and individuals

4
Properties in the Pipeline

$249 million
Raised since inception
But the work does not stop here.
Many things have changed in how we deliver Housing + Services to our residents, but the crisis of housing affordability remains the same. As the prosperity of our city grows, housing costs are rising astronomically and the most vulnerable Houstonians are being left behind.

The Problem

The Most Pressing Crisis in Our City
Together, with help from The City of Houston, Houston Housing Authority, and dedicated community partners like the Coalition for the Homeless, we’ve cut homelessness by more than 60% since 2011.

Rental rates in Houston have spiked 16% in the last two years while minimum wage has remained stagnant.

40% of Harris County residents are unable to come up with $400 in case of an emergency.

3,270 people are homeless at any given moment across the Houston region.

“Everyday people across the country are affected by housing instability. Right here in our city, we have a chance to make a difference. New Hope Housing’s core focus is to maximize our impact. That means developing even more housing for our at-risk neighbors.”

Ken Valach
Chairman
For 25 years, New Hope Housing was focused on providing safe, affordable housing for individuals living alone on limited or no income. Over the years, our mission expanded to serve formerly homeless and at-risk families. Broadening our reach, today we also offer apartment homes to seniors and working families.

We started as a small group of concerned citizens operating Houston’s first and only 40 units of single room occupancy (SRO) affordable housing and now have a portfolio of 11 buildings with almost 1,600 apartment homes. We have grown into a movement changing the way housing is delivered to those who need it most. As rental rates escalate across our city, we’re stepping in to fill the gap in affordable housing for families and individuals.

Together, we’re changing the narrative and expanding the scope of affordable housing.
Our Team

Fueling Innovation
Expanding Our Team

New Hope Housing’s team maximizes the power of diversity, combining differing perspectives, cultural backgrounds, and real-life experiences to help us better understand the unique needs of our residents.

“This year brings new heights for New Hope Housing. Our leadership team consists of 82% people of color and 66% women. This translates across the board, into the way we serve and connect within communities.”

Katie Lamb
Senior Director, People and Culture
Pictured with Calvin Tang, CFO, and Mack Fowler, Chairman Emeritus
Setting the Standard
Our Model

The Way We Build

We honor the people who live in our buildings and the neighborhoods that welcome us by building apartment homes at the nexus of art, architecture, and nature and by maintaining them to the highest standards. We build communities that inspire our residents to live independent lives full of hope.

“New Hope has developed communities that completely changed the landscape of the affordable housing market in Houston. Our model integrates quality construction, and resident-centered services – and we remain invested in the entire community.”

Ricardo Rivas
New Hope Housing Board Member
CEO at Allied Orion Group
New Hope Housing’s Onsite Operations staff drives the work we do each day, ensuring residents have what they need to follow a path of stability. Our onsite team, comprised of Property Management, Maintenance, Compliance, and Resident Services, responds to resident needs 24/7 and 365 days a year.

“The work we do onsite is integral to achieving New Hope’s mission. It’s challenging, it’s impactful, and it’s rewarding. At the end of the day, we’re changing lives for people who just needed more support. We’re happy to provide that for them any day of the week.”

Tamara Foster
Executive Vice President, Onsite Operations and Strategic Partnerships
Our Housing + Services

The Way We Serve

We offer wrap-around services that create the foundation needed to help adults and children thrive.
New Hope Housing anchors people to their community, allowing them to heal, rebuild, and plan for a healthier, stable future. Our beautiful housing and individualized support services help residents mend and advance their lives. Our approach is sustainable and smart, and our results have real human impact.

A Profile

Our Residents

- 86% People of Color
- 77% Formerly Homeless
- 70% Rent Subsidized Apartments Homes
- $7,300 Average Income
- 40 Months Average Length of Stay
- 35% With Disabilities
- 65% Regularly report to a case worker
- 83% Report that being in a New Hope community gives them hope for their futures
Our Capacity to Serve

We Collaborate with More Than 43 Service Partners

“I am elated to be a long-term partner of New Hope Housing. The work that the Albert Schweitzer Fellows do in underserved communities brings life-altering change. Adequate housing and quality health resources can completely alter the trajectory of anyone’s journey, and we’re proof of that.”

Andrea M. Link, MD.
New Hope Housing Board Member
Executive Director, Albert Schweitzer Fellowship Houston Galveston
Our partners help us leverage our in-house resident programs, offering case management, access to primary health care, financial management, life skills training, and in some instances, rental support. Our partners include:

<table>
<thead>
<tr>
<th>The Albert Schweitzer Fellowship</th>
<th>Houston Independent School District</th>
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<tr>
<td>Avenue 360</td>
<td>Legacy Health Clinic</td>
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<tr>
<td>Barbara Bush Houston Literacy Foundation</td>
<td>SEARCH Homeless Services</td>
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<td>Brigid’s Hope</td>
<td>Second Servings</td>
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<td>Career and Recovery Resources, Inc.</td>
<td>Star of Hope Mission</td>
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<td>City of Houston</td>
<td>Theatre Under the Stars</td>
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<tr>
<td>Coalition for the Homeless</td>
<td>University of Houston</td>
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<td>College of Biblical Studies</td>
<td>Urban Harvest</td>
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<td>Department of Family and Protective Services</td>
<td>UT School of Public Health</td>
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<td>Harmony House, Inc.</td>
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<td>YMCA of Greater Houston</td>
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New Hope Housing is a proud partner of the Houston Astros. Thanks to the generosity of Jim Crane and dedicated Astros partners, we’re able to further our impact every year as co-producers and beneficiaries of the Diamond Dreams Gala.
Our collaborative and holistic approach to housing has helped us develop almost 1,600 units of award-winning affordable apartment homes throughout Houston.

“New Hope Housing places more than 1,900 Houstonians in permanent, supportive housing each year, alleviating homelessness – an issue that simply should not exist. As housing costs continue to affect more people in our city, we intend to always be here to help.”

Sanford Criner
Vice Chairman
While our brick-and-mortar footprint across the city is impressive, we are most proud of our legacy of helping to restore the lives of people across the city. We’re capitalizing on this success and deploying a more robust, innovative suite of resident services that address educational, wellness, and social needs for adults and children.

The Path Forward

We’re Building a Brighter Future
The housing crisis continues to impact Houstonians, pushing them closer to the poverty line. As rental rates rise across our city, the need to fill the gap in Houston’s housing market becomes even more acute.

In 2021, New Hope Housing introduced our first apartment community, Avenue J, serving workforce families and individuals.

Located in the Second Ward / East End, Avenue J marks the start of a new era for New Hope Housing, increasing our impact and expanding the people we serve.

Savoy, opened in 2023 in the Sharpstown / Gulfton neighborhood, is another example of how New Hope Housing is serving families affected by housing instability.
Partnering Across Texas to Uplift Communities

Beginning in 2021 and with encouragement from the City of Houston, New Hope Housing provides advisory services to organizations seeking to build affordable housing similar to New Hope’s.
Partnering Across Texas

Houston Area Women’s Center

New Hope Housing is currently working with the Houston Area Women’s Center to build supportive housing for people fleeing domestic violence.

Cady Lofts

New Hope Housing is collaborating with SGI Ventures to develop Cady Lofts in Austin, Texas. Cady Lofts will provide 100 studio efficiency apartment homes for formerly homeless and at-risk individuals.
New Hope Housing creates a sense of place and purpose that inspires the human spirit with distinctive, healthy-living environments. We are dedicated to building affordable apartment homes that anyone — regardless of income or social status — would be proud to call home.
11 Locations

1,578 Apartment Homes

4 Developments in the Pipeline

At the nexus of art, architecture, and nature
New Hope From the Start

Established 1995
129 Studio Efficiency Apartments

New Hope Housing Hamilton was the first single room occupancy (SRO) affordable housing development in the City of Houston, and established the model for SRO housing in the state of Texas.

Hamilton served 1,900 residents, many of them veterans, before closing in summer 2018 when Jim Crane and the Astros generously purchased Hamilton, expanding the Minute Maid stadium grounds.

In 2018, residents and staff said goodbye to Hamilton and moved to a brand-new property, Harrisburg, less than one mile east, and on the METRO light rail.
An Overview of Our Portfolio

New Hope’s first onsite team members — Joe Reyes and Sarcher Chase-Downing, on move-out day at Hamilton.
New Hope Housing Congress began as the historic 1920’s Del May Hotel across from Houston’s Union Station. In 1998, the Downtown District incorporated Houston Area Community Development Corporation (HACDC) and renovated the derelict hotel as housing serving the homeless. In 2002, New Hope Housing assumed governance of Congress, re-opening in 2010 with 57 fully refreshed apartment homes for the formerly homeless and those at-risk.
“I save money by taking the METRO to work every day, and it helps that we live in such an awesome location! My neighbors and the staff here at Congress – they’re like my family. I’ve never had such a huge support system.”

Barbara
Congress Resident
Established 2005
134 Studio Efficiency Apartments

New Hope Housing Canal opened in 2005 in the historic Second Ward / East End, one of Houston’s oldest neighborhoods. Located next door to Mama Ninfa’s original Mexican Restaurant and just off the Navigation esplanade pedestrian park, Canal features spacious gardens, community spaces, and enhanced support services.
“My family is a longtime advocate of New Hope Housing. My father, Felix Fraga, worked directly with the East End neighborhood to ensure that Canal came to fruition. And here we are years later, still an essential part of a story that began thirty years ago.”

Bolivar “Bo” M. Fraga
Member, HACDC Board of Directors
Community Leader
In 2007, the City of Houston asked New Hope Housing to transform the deteriorating 1963 HouTex Inn into distinctive affordable housing. Deeply renovated, the property incorporates extensive public art displays—elegant steel murals depicting Mexican cultural themes, and stained-glass punctuating the entryway, showcasing rich colors and noise-buffering practicality.
The Houtex Inn, near Brays Bayou, was an extended stay complex built in 1963 to house NASA contractors.
New Hope Housing Sakowitz, in the Greater Fifth Ward / Denver Harbor neighborhood, is named after one of Houston’s most influential early families. Sakowitz is in a park-like setting and was the first LEED (Leadership in Energy and Environmental Design) platinum certified, ‘green’ affordable housing in Texas. Sakowitz represents a pivotal point in New Hope’s history — setting the standard for affordable housing providers and all New Hope’s future properties, to be energy efficient, ‘green’ buildings.
An Overview of Our Portfolio

Grand Opening of Sakowitz
Established 2012
160 Studio Efficiency Apartments

New Hope Housing Perry offers affordable apartment homes in Foster Place, OST / South Union, just off of Cullen Boulevard. The property’s ‘green’ build features open-air hallways, carefully positioned awnings, and large windows that bring in natural light. Perry is filled with vibrant gathering spaces that give residents a true sense of place – reinforcing New Hope’s commitment to building sustainable, supportive communities.
Perry’s outdoor courtyard features calming colors, dynamic greenery, and a fountain, providing a healing focal point.
New Hope Housing Rittenhouse is set amidst a grove of mature oak trees and beautiful gardens. In addition to its park-like feel, Rittenhouse has stained-glass windows spanning its entrance. The windows incorporate depression glass plates, jewels, prisms, painted glass, and bevels, thematically evoking a sense of community and further highlighting our belief that the nexus of art and architecture improve residents’ quality of life.
Colorful, stained-glass windows that punctuate the Rittenhouse lobby were a 20th Anniversary gift from New Hope Housing's Board of Directors.

The outdoor courtyard at Rittenhouse features a half-moon shaped community wing, surrounded by a grove of oak trees that were carefully preserved during the building's construction.
Weathering The Storm
In 2017, at the request of the City of Houston, New Hope Housing opened Residences on Emancipation, temporary housing with support services for displaced victims of Hurricane Harvey. Following seven months of recovery services, residents transitioned into other permanent housing, including New Hope Housing Harrisburg.

Joy Horak-Brown, President and CEO, pictured welcoming citizens seeking shelter at Residences on Emancipation.

New Hope Housing staff and dedicated community volunteers came together to transform an abandoned shelter into safe housing for hundreds of citizens displaced by the storm.
Established 2018
175 Studio Efficiency Apartments

New Hope Housing Harrisburg opened in 2018 in the vibrant Second Ward / East End neighborhood and is located on the METRO light rail. Harrisburg is New Hope’s first mixed-use development, with 175 studio efficiency apartment homes for at-risk individuals and over 7,000 square feet of commercial office space. Harrisburg replaced New Hope Housing Hamilton, formerly in downtown Houston and adjacent to Minute Maid Park. Underscoring our mission, we office on Harrisburg’s fourth floor, in the building where our residents live.
Joy Horak-Brown, President and CEO, pictured with Mayor Sylvester Turner at Harrisburg’s Grand Opening.
Established 2018
187 Apartment Homes

New Hope Housing Reed is a supportive housing property for formerly homeless and vulnerable families, offering affordable one-, two-, and three-bedroom apartment homes. Reed is located on Cornerstone Community®, a lively campus of consolidated services. Immediately adjacent to the Reed development are our social service partners, Star of Hope’s Women & Family Development Center and the Buckner Family Hope Center. Reed residents have daily access to myriad campus services, including an on-site federally qualified family health clinic, a food market, and a Montessori inspired Bezos Academy preschool.
“New Hope Housing Reed is a blessing to my family. The team there has helped my children grow and has seen me through hard times. I will forever be grateful for the resources I’ve been given.”

Kristina
Reed Resident

Children living at Reed enjoy a playground, basketball court, and 18,000 square feet of shared living space, including a teen room and learning center for robust after-school and summer programs.
Stable housing is just the beginning. Empowered, healthy people uplift neighborhoods and change communities. From reducing the stress related to financial burdens to expanding access to education and health resources, we’re creating a holistic and sustainable community.

The Urban Prairie Resiliency Project and Reed Park were spurred by Mayor Sylvester Turner, a national leader in resiliency and climate action. With initial funding from the National Fish and Wildlife Foundation and private philanthropy, 8-acres of grasslands at New Hope Housing Reed and Star of Hope Mission’s Cornerstone Community® campus were restored into a nature-based ecosystem, providing recreational and educational opportunities for families.
The Reed Family Clinic

is operated by Healthcare for the Homeless—Houston. The clinic offers free family healthcare, an in-house pharmacy, and peer-based support services in the comfort of our residents’ own apartment community.

Bezos Academy Houston – Southside,

a tuition-free preschool, is located in Reed’s 2-acre courtyard. This collaboration nurtures the potential in every child to become a creative leader, original thinker, and lifelong learner.
Established 2020
170 Studio Efficiency Apartments

New Hope Housing Dale Carnegie is Houston’s first affordable housing built after Hurricane Harvey. Dale Carnegie is located in the Sharpstown / Gulfton area of southwest Houston, one of the city’s most culturally rich neighborhoods. The property’s green roof adjacent to an outdoor seating area and the perforated metal art in its verdant courtyard speak to New Hope’s belief that the quality of place materially effects the outlook of our residents.
“Stay invested in yourself. Keep a positive outlook on life. I took advantage of the opportunity that New Hope Housing gave me and allowed myself to grow.”

Harley
Dale Carnegie Resident
Established 2021
100 Apartment Homes

New Hope Housing Avenue J is our tenth affordable development, and first workforce apartment community for families and individuals. Nestled in the heart of Houston’s East End, Avenue J features one- and two-bedroom apartment homes, and is equipped with shared amenity spaces and an array of services to enhance individual and family development. The podium-style building displays stunning views of downtown Houston. Its second-floor outdoor terrace boasts a colorful mural-map depicting the nearby ship channel.
“My family loves living at Avenue J because it’s beautiful, comfortable, and the staff is so friendly. Hablamos Español! Above all, Avenue J meets our financial needs.”

Marisol
Avenue J Resident
New Hope Housing Savoy is in the Sharpstown / Gulfton area, across an esplanade from Dale Carnegie. Savoy offers affordable, one-, two-, and three-bedroom apartment homes in a rapidly evolving neighborhood. The four-story building features two courtyards, including one with play equipment for children; an onsite family services coordinator; community spaces for social activities and exercise classes; a library, and a business center. Savoy marks New Hope’s second workforce apartment community for families and individuals.
“I’ve been a part of the New Hope team for almost 21 years, and each year that passes I become more amazed at the work we do. If you could see the effect that affordable housing has on our residents — it’s more than just housing. We’re changing lives for the better.”

Sarcher Chase-Downing
New Hope Housing Community Manager
Celebrating 30 Years of Service
Joy Horak-Brown, President and CEO, pictured with Ric Campo, Chairman and CEO of Camden Property Trust. Camden graciously sponsored New Hope Housing’s 30th Anniversary celebration, commemorating our shared legacy of hope in Houston.
Our Future

Imagining the Next 30 Years

We envision a world where everyone, regardless of their age, income, or social status, has a safe, affordable place to call home. It is our mission to deliver on this vision.

As we look to the future of affordable housing, New Hope Housing will continue to diversify the way we serve to meet the needs of Texans. We are prepared to fill the gap for our at-risk neighbors — people with physical or cognitive challenges, individuals, families, and seniors.

We will perform in accord with our established ethos of beautiful, quality, ‘green’ buildings, with meticulous management and nurturing services specifically targeted to our residents. We will carry on developing properties that our residents are proud to call home, our stakeholders want to invest in, and that positively impact communities.
Thank you for Giving to New Hope Housing

Your historical support has paved the way for New Hope Housing over the past for three decades. The hope we’ve given the people we serve is made possible only by your generosity. Together, we’ve helped more than 13,000 people find their home across New Hope’s affordable apartment communities. YOUR continued support is the essential foundation for our ongoing success in Building Communities and Restoring Lives.
New Hope will continue to be efficient stewards of contributed funds. Any amount you give goes directly towards providing quality Housing + Services for as many citizens as possible.
Together, we can build a better, more equitable place for every person.
Our Communities Across Houston
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