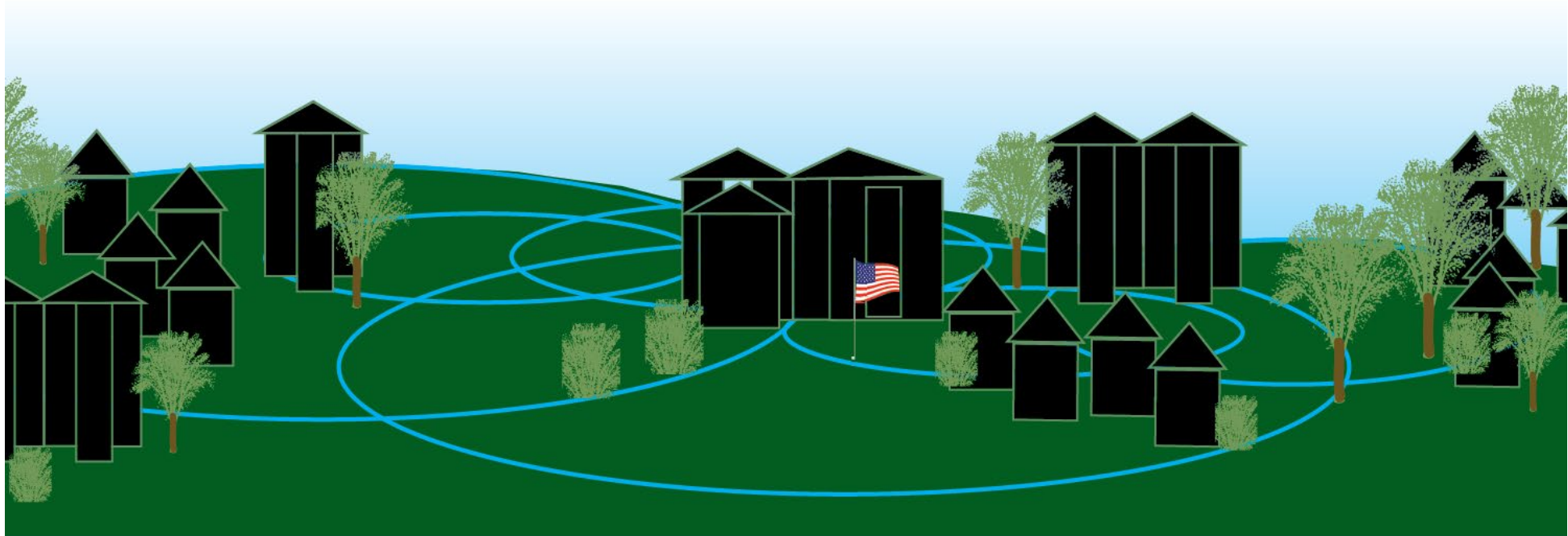
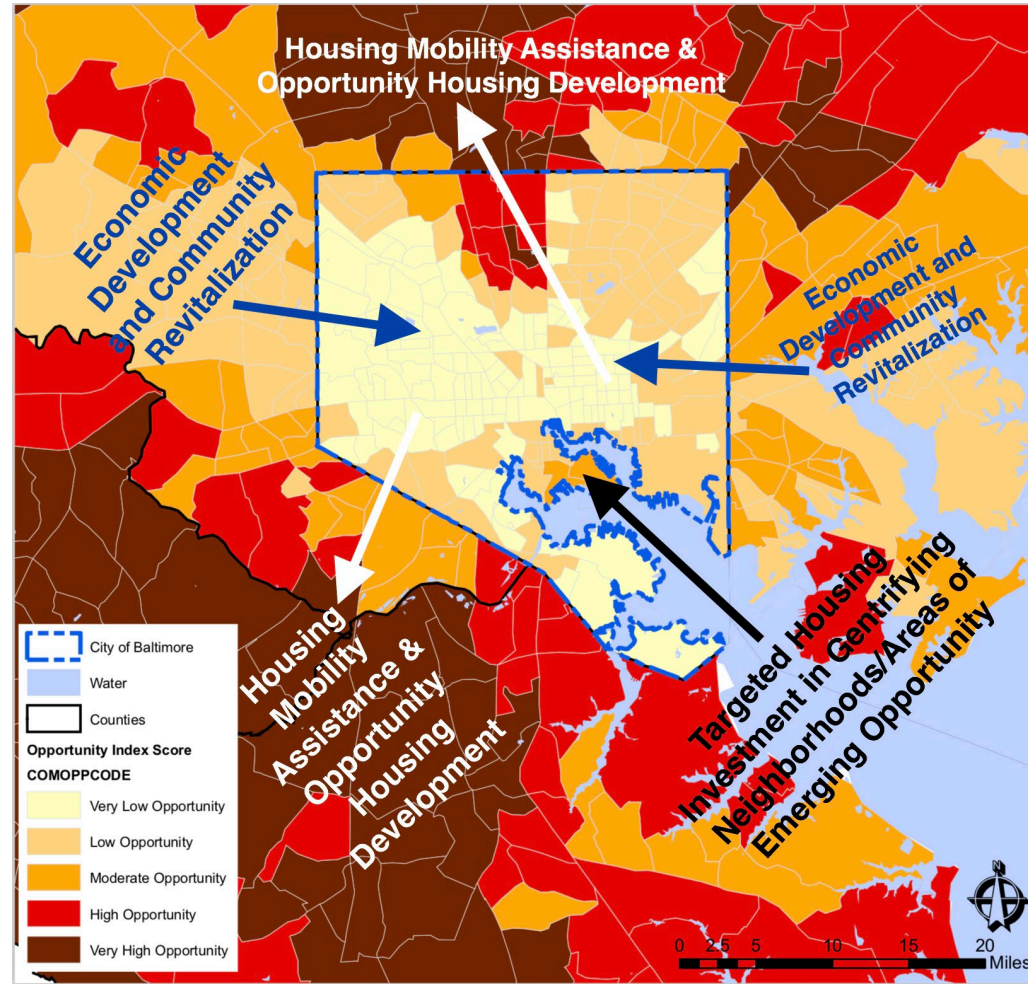


Affordable Housing Acquisition in High Opportunity Areas

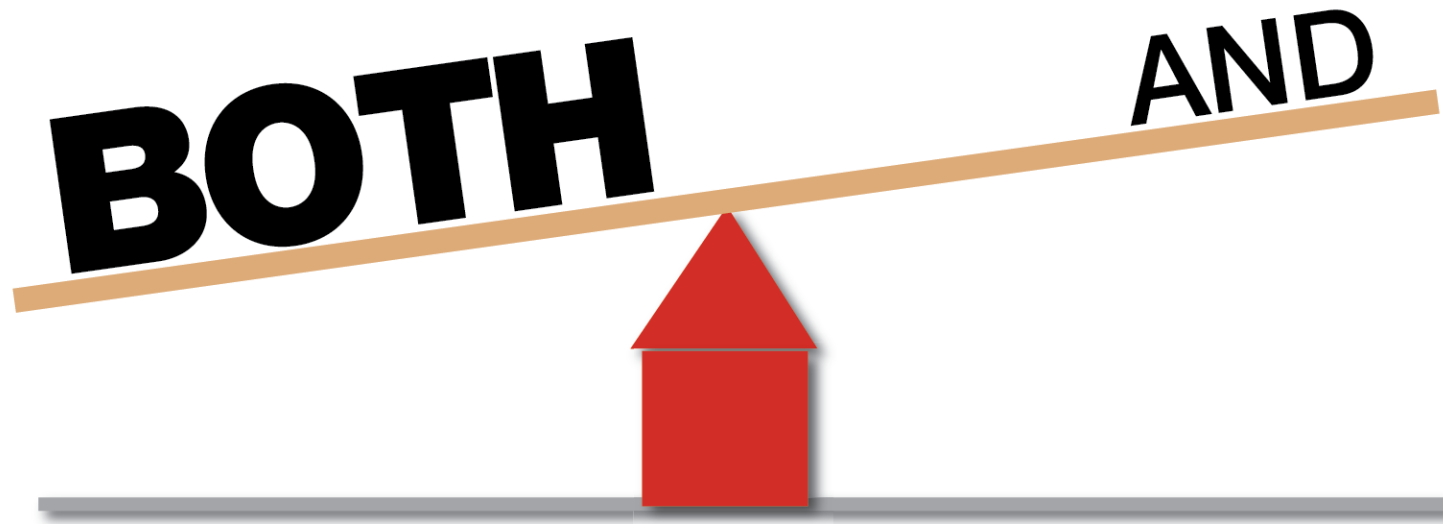


PRRAC
*Poverty & Race
Research Action Council*

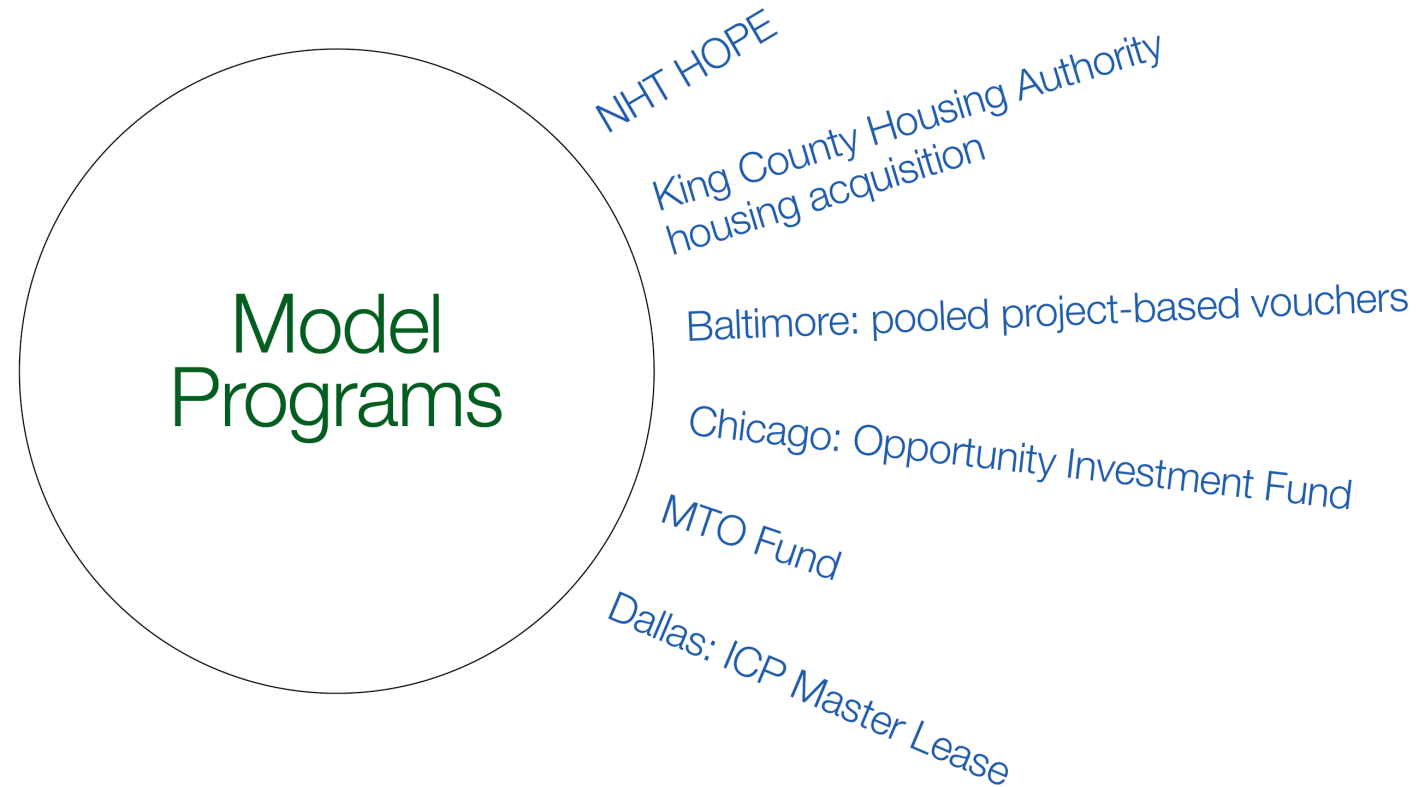
AFFH:
BOTH community investment to address racial disparities **AND** new housing choices in low poverty areas of opportunity.



Supply-Side Imbalance



Expanding Housing Supply in High Opportunity Areas



NHT High Opportunity Partner Engagement (HOPE) Program



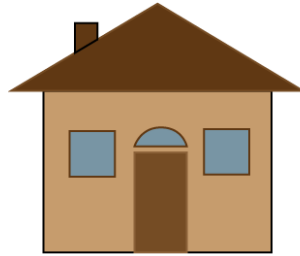
Acquisition of existing private apartment buildings near high-performing schools

NHT High Opportunity Partner Engagement (HOPE) Program



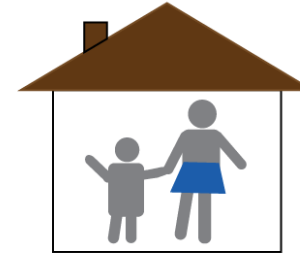
Financing Assembled

Financing is provided by a mix of local partner equity, foundation funding, and NHT's own equity.



NHT Partners With Local Organizations to Identify Properties

NHT partners with local organizations in communities to identify, bid on, and acquire market-rate multifamily properties near high-performing schools. Local partners help identify appropriate properties that can be purchased without going through difficult financing options and help leverage relationships with local public housing authorities.



HCV Families are Introduced into Acquired Properties

Working with public housing authorities, HCV holders are introduced into acquired properties. Up to 20% of the units are set aside to be affordable to low-income families. NHT aims to lease 20% of units to low-income families within 2 years of acquisition.

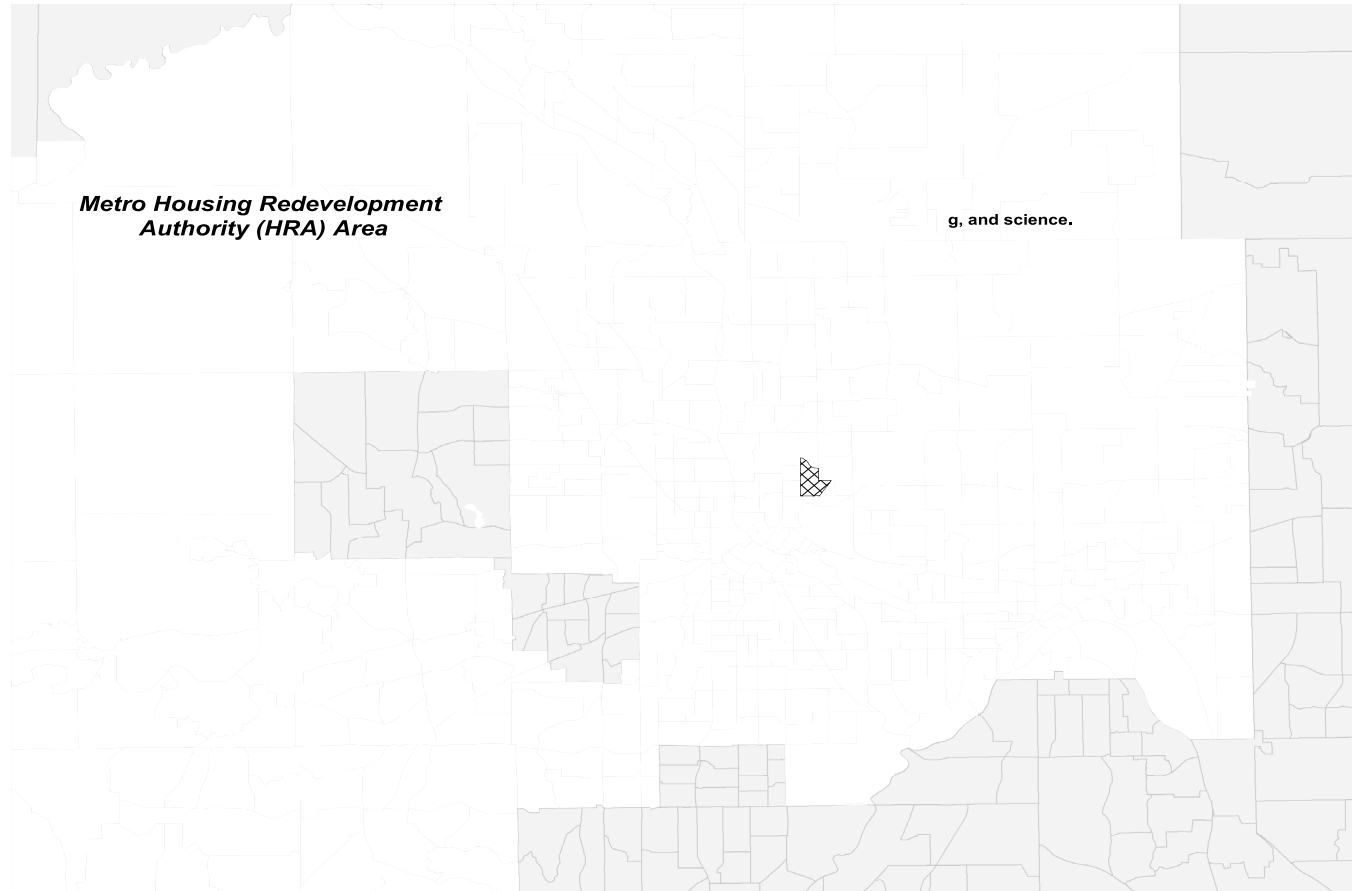
NHT High Opportunity Partner Engagement (HOPE) Program



Pine Point
Apartments, MN

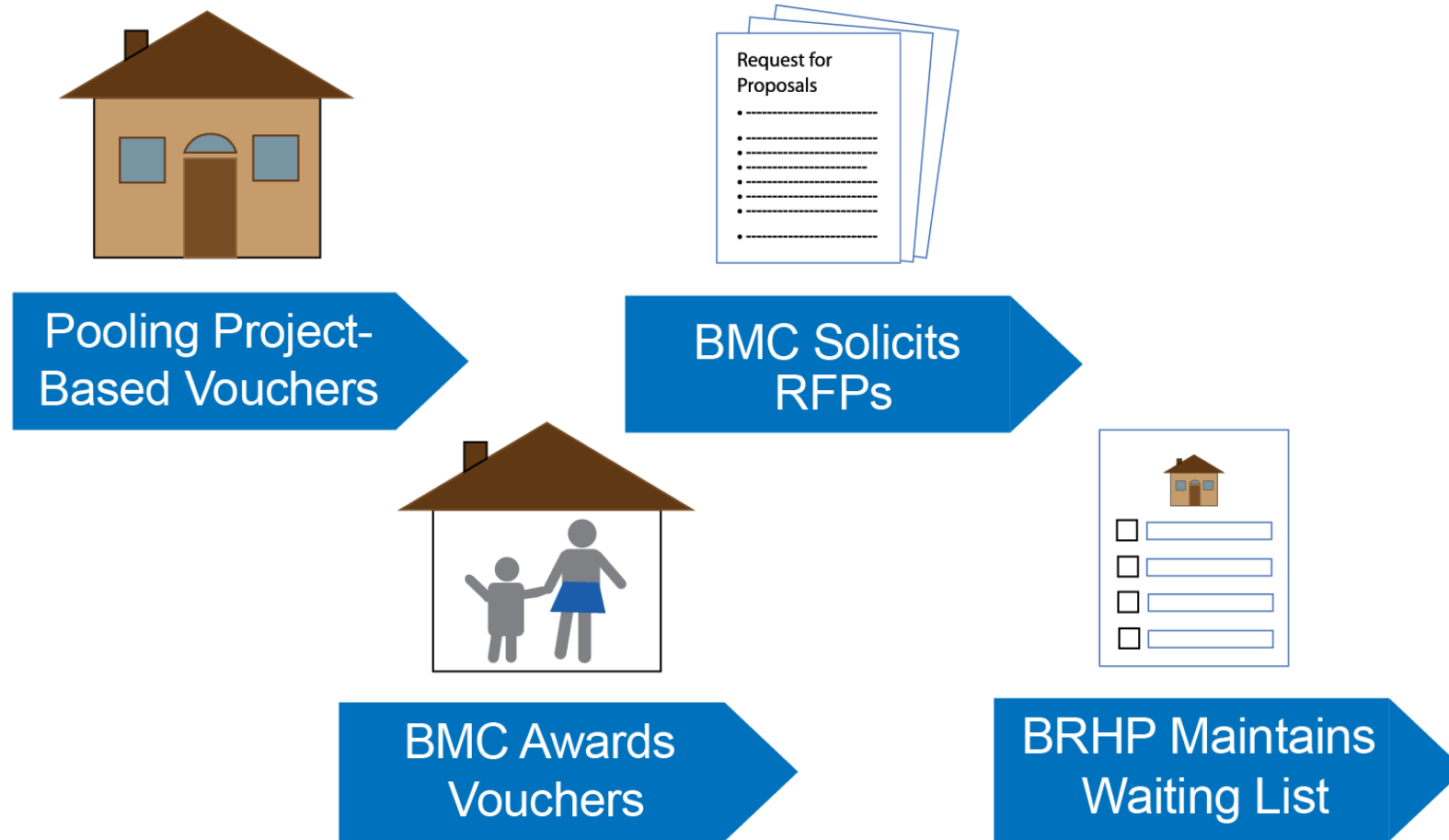


NHT High Opportunity Partner Engagement (HOPE) Program



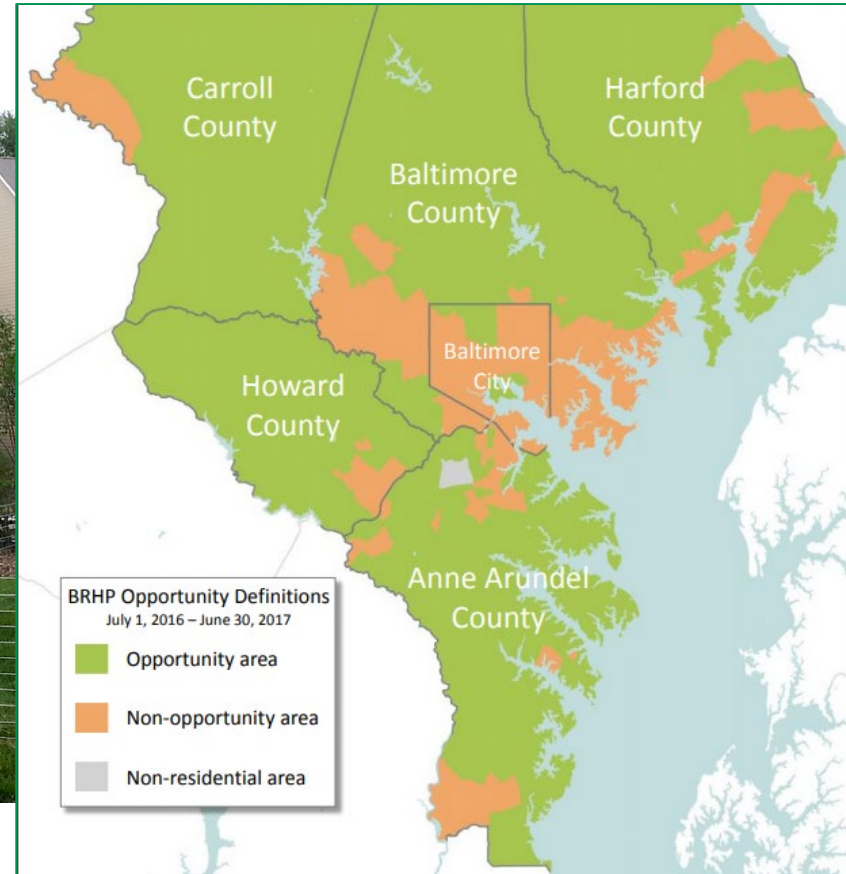
Baltimore

Regional Project-based Voucher Program



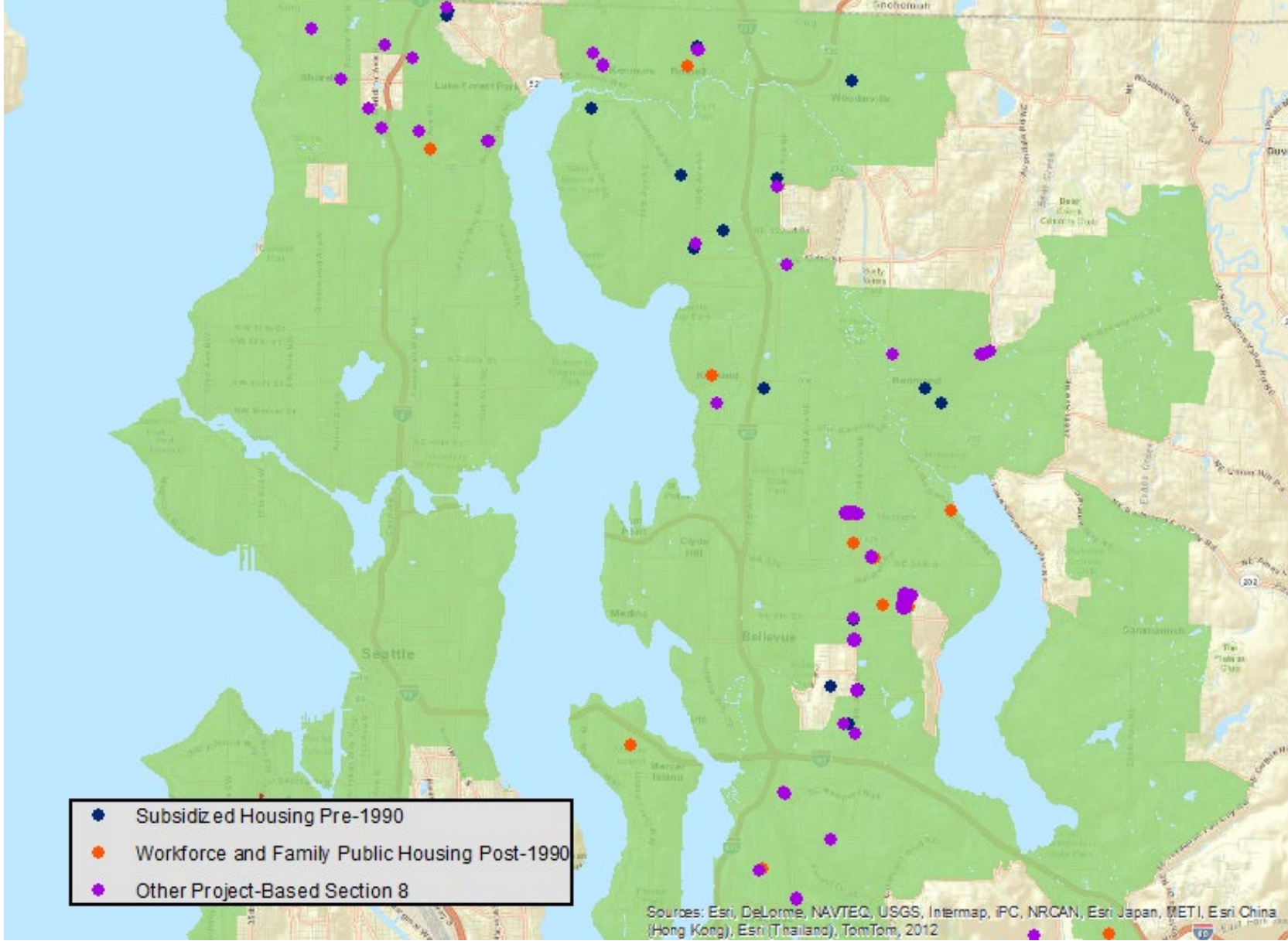
Baltimore

Regional Project-based Voucher Program

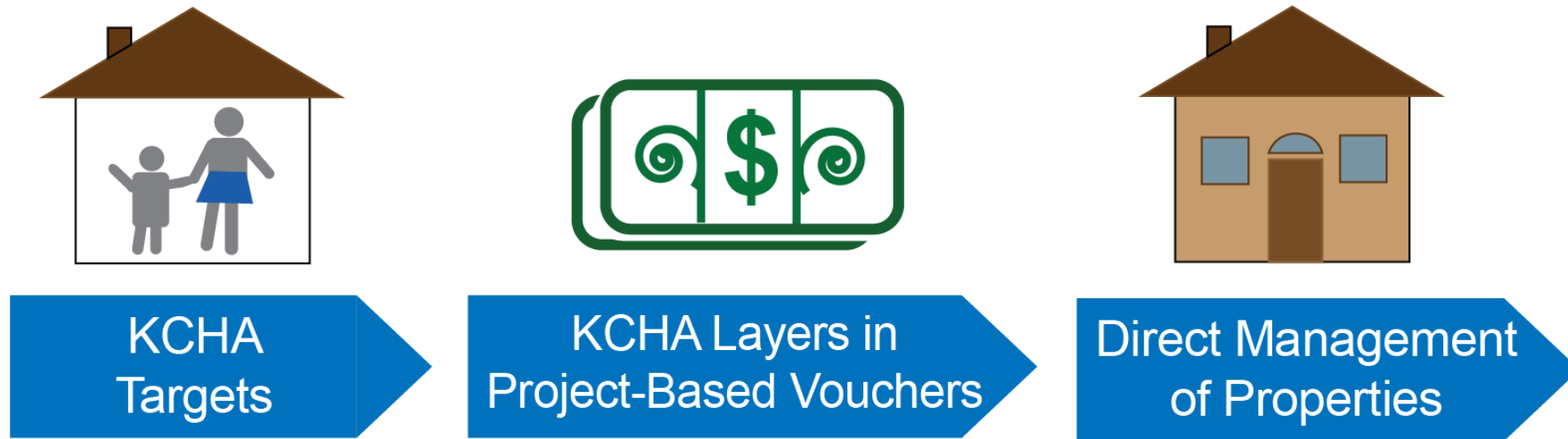




Place-Based Housing Acquisition Strategies



King County Housing Authority Housing Acquisition



Gillman Square



Affordable Housing Acquisition in High Opportunity Areas



PRRAC
*Poverty & Race
Research Action Council*