



NATIONAL
HOUSING
TRUST

Opportunity Fund

About the Opportunity Fund

People who are low-income don't have many options when it comes to finding an affordable home in a great school district. The Opportunity Fund at the National Housing Trust is set up to change that.

NHT's Opportunity Strategy is an innovative effort to encourage developers to open otherwise market rate rental properties near blue ribbon schools to low-income families.

Through this fund — which launched in 2017 with a \$6 million investment from The Kresge Foundation and \$500,000 from NHT — NHT and its development partners will acquire market-rate apartments in great school districts in conjunction with local housing authorities. Working with the local housing authority, up to 20% of the apartments will be made available to low-income families who have Section 8 rent vouchers. This gives families for whom housing in 'blue

ribbon' school districts would typically be out of reach the opportunity to live in newly refurbished, green housing units with strong educational options for their kids nearby.

NHT will also work with State Housing Finance Agencies and Federal Housing Authorities to identify refinancing options that will allow investors to exit or have their proceeds recycled into the next acquisition project, making this a sustainable, scalable model.

The Fund is designed to demonstrate that close coordination between housing providers, local housing authorities, and high performing school districts can generate improved and permanent increases in educational achievement for low-income children.

The bottom line is that investments like this give low-income people more choice — and greater equity — in their housing options, as well as better educational outcomes for their children.

About the National Housing Trust

MISSION

The National Housing Trust protects and improves existing affordable rental homes so that low-income individuals and families can live in quality neighborhoods with access to opportunities.

WHAT WE DO

The National Housing Trust is the nation's leading expert in preserving, improving and maintaining affordable housing – ensuring that privately owned rental housing remains in our affordable housing stock and is sustainable over time. Using the tools of real estate development, rehabilitation, finance, policy advocacy in conjunction with sustainable practices, we are responsible for saving more than 36,000 affordable homes in 41 states, leveraging more than \$1 billion in financing.

The National Housing Trust is the only national non-profit engaged in housing preservation through public policy advocacy, real estate development, and lending.

- **Policy Engagement:** We persuade federal, state, and local policymakers to dedicate resources towards the revitalization of existing affordable homes.
- **Real Estate Development:** We work with investors to raise the capital necessary to buy and renovate affordable homes that are deteriorating or are on the verge of being converted to more expensive housing.
- **Lending:** We provide loans to help developers purchase and renovate affordable homes.
- **Energy Solutions:** We incorporate energy efficient and sustainable practices into everything that we do. From supporting energy efficiency policies, to retrofitting properties with solar panels or energy efficient appliances, we are committed to reducing the energy burden for tenants and protecting the environment along the way.



"Open Communities Alliance (OCA) is thrilled partner with the National Housing Trust in a joint effort to identify and acquire multifamily properties in higher opportunity communities in Connecticut. This effort helps OCA fulfill our mission of creating access to opportunity, especially for members of groups that have historically been isolated from thriving communities. The strategy we are using is innovative – and replicable across the country. As a local partner, OCA is identifying properties that we know from working on the ground are in up and coming or already thriving communities with strong schools and safe streets. The National Housing Trust infuses essential capital to acquire these properties, pledging a percentage of the units as turn over occurs to lower income families, typically using Housing Choice Vouchers or other subsidies. After NHT green energy rehabilitation, OCA and other local partners are then responsible for connecting these new housing opportunities to lower income families. The result is a win-win-win."

Erin Boggs, Esq.
EXECUTIVE DIRECTOR

Why neighborhoods matter

When a child is born into a family with a limited income, the neighborhood where that child grows up can make a huge difference on their life outcomes.

Research from the Harvard economist Raj Chetty shows moving to better neighborhoods yielded higher income for low-income children who moved when they were young.

From his paper released in February 2016 titled “The Effects of Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Project”:

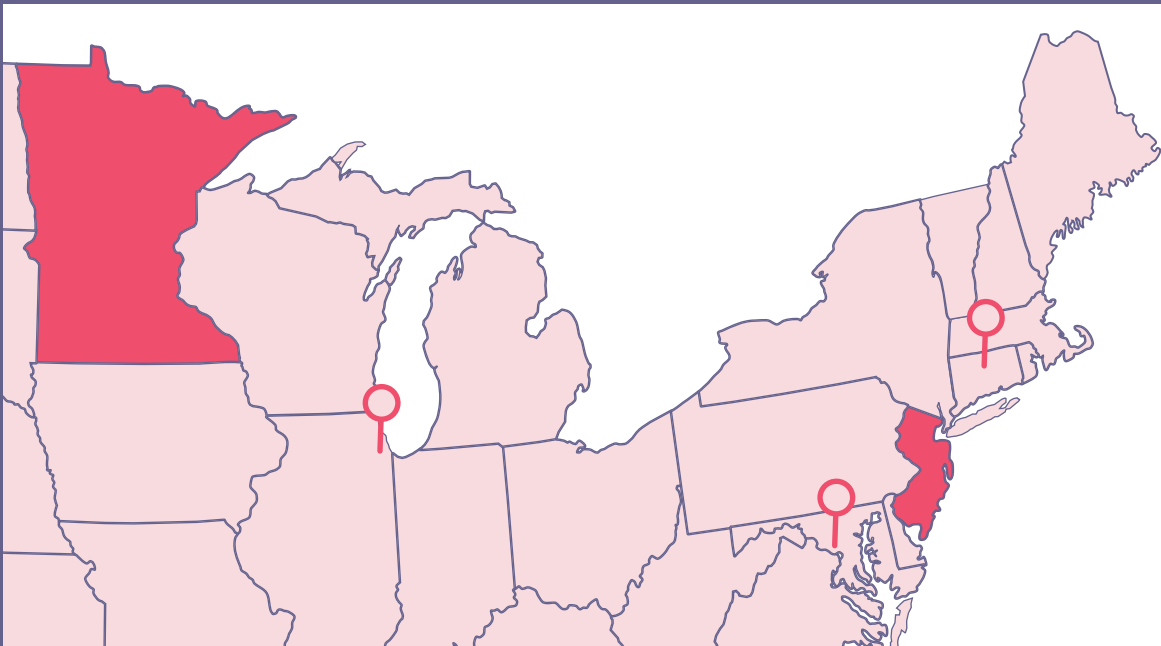
“We find that moving to a lower-poverty neighborhood significantly improves college attendance rates and earnings for children who were young (below age 13) when their families moved. These children also live in better neighborhoods themselves as adults and are less likely to become single parents. The treatment effects are substantial: children whose families take up an experimental voucher to move to a lower-poverty area when they are less than 13 years old have an annual income that is \$3,477 (31%) higher on average relative to a mean of \$11,270 in the control group in their mid-20s.”



Map of Potential Investments

Target geographies presently include:

- Montgomery County, Md.
- New Jersey
- Minnesota
- West Hartford, CT
- Chicago Metropolitan Area



"I operate a housing authority in one of the most desirable counties in the country — great schools, the full range of jobs, beautiful open space and key transit lines. But the high cost of housing creates tremendous inequities here. Through the Regional Housing Initiative (RHI) and other efforts, we are always looking for innovation and ways to leverage resources to increase our accessibility to opportunity for low-income households. We are very excited about the National Housing Trust's new High Opportunity Fund. Equity and low-cost debt products from patient funders are critical to strengthening RHI, engaging new partners, filling financing gaps and ultimately increasing our supply of affordable and workforce housing."

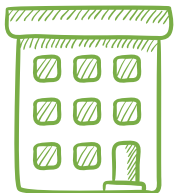
Kenneth Coles

EXECUTIVE DIRECTOR

DUPAGE HOUSING AUTHORITY

Our Impact

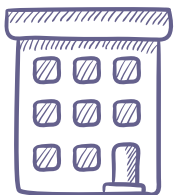
To date, NHT and its affiliates have:



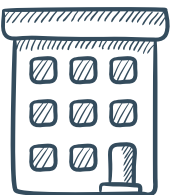
Helped to save more than **36,000** affordable apartments in **ALL 50 STATES**.



Preserved more than **10,600 AFFORDABLE APARTMENTS** through **REAL ESTATE DEVELOPMENT**.



Helped to save more than **14,000 AFFORDABLE APARTMENTS** through **TECHNICAL ASSISTANCE**.



Helped to save nearly **12,000 AFFORDABLE APARTMENTS** through **LENDING**.



Made loans totaling more than **\$50 MILLION**.



Leveraged more than **\$1.2 BILLION** in financing.



Contact Information

Michael Bodaken, President
National Housing Trust
mbodaken@nhtinc.org
202-333-8931*111
www.nhtinc.org