“I was not here at the beginning of New Hope Housing, but I know the intent was to alleviate homelessness, in at least a small way. As we got further into it, we realized that was not the heart of the problem. So, our mission has changed over time as we have understood it better. We talk about ourselves as a 100-year organization. I would like to think that now we are a permanent part of the City of Houston. There will always be housing issues. There will always be needs. We intend to always be here.”

—SANFORD CRINER

“Homelessness is wrong. It simply should not exist. Not in Houston; not anywhere. It is important to remember the number of people living paycheck-to-paycheck, and perhaps, meal-to-meal. That could include a teachers’ aide earning roughly $20,000 a year, people working two or three jobs, a beginning police officer or a beginning firefighter. Those jobs as people are getting a toehold into the middle class are still not affording incomes large enough to avoid disruption in their lives.”

—JOY HORAK-BROWN
NEW HOPE BY THE NUMBERS

CREATING A LEGACY

NEW HOPE HOUSING is an award-winning, debt-free organization. We help change futures through nearly 1,200 units of safe, beautiful housing, available at an affordable rental rate in eight locations throughout Houston. We connect people with a range of supportive services that provide the tools to create a stable life filled with hope. We continue to expand with two properties under development to serve vulnerable individuals and families.

Diana, Shamika, Sarcher, Tweenette – Employees
Olinda and son D’Angelo – Residents – Reed

26 Years
8 Properties – 1,188 Units
2 Properties – 270 Units Under Development
9,735 Lives Touched
$208MM Raised Since Inception
94 Employees
21 Robust Collaborative Partnerships
THE PEOPLE SERVED BY THE MISSION

PERSEVERE TOWARD GOALS

THE PEOPLE SERVED IN 2019

1,870 PEOPLE SERVED

1,209 INDIVIDUALS LIVING IN OUR SRO COMMUNITIES

638 met with a case manager
- 430 progressed on their goals
- 463 felt more hopeful about their future
- 636 participated in life skills training
- 239 felt more confident managing finances
- 58 attained full- or part-time employment
- 690 received health and wellness support
- 435 felt healthier and less stressed
- 520 made healthier eating choices

661 PEOPLE LIVING AT REED

- 187 parents met with a case manager
- 140 progressed on their goals
- 160 felt more hopeful about their family’s future
- 129 parents participated in life skills training
- 100 felt more confident managing finances
- 32 attained full- or part-time employment
- 433 family members received health and wellness support
- 346 felt healthier and less stressed
- 372 made healthier eating choices
- 380 children participated in educational programs

THERE’S MORE TO THE STORY

1,870 PEOPLE SERVED in 2019

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SRO RESIDENT – JORGE

JORGE WAS DIAGNOSED with meningitis at the age of 4, leading to the amputation of both legs. His disability made it difficult for Jorge to maintain full-time employment. He needed affordable housing. Jorge is a one-year resident at New Hope Housing Sakowitz. He receives social security disability income and pays his own rent. The unfortunate reality is that social security benefits are quite modest. Jorge had trouble locating quality affordable housing.

Jorge is admired by his neighbors and New Hope staff for his independence and positive outlook. He feels he can do anything he sets his mind to. He plays in a wheelchair basketball league, which takes him by bus to tournaments across Texas. Jorge revels in challenging himself against others who also play the sport in a wheelchair.

Mostly, Jorge feels he has found a home at Sakowitz, where he thrives. He loves to cook and go to a nearby gym to work out with his trainer. Being in a wheelchair has not impeded his success.

REED FAMILY RESIDENT – EVETTE

EVTTE IS THE PROUD MOTHER of two young boys. As a single mom fleeing a volatile relationship, she struggled. She struggled to afford housing. It was hard to support her family with a minimum wage restaurant job. In fact, a Houston family earning minimum wage must work at least 112 hours a week to afford a two-bedroom apartment at market rate. And that does not account for childcare expenses.

Evette learned of New Hope Housing Reed, which is affordable for her young family. She now works in the health care industry and attends personal development and parenting classes at Reed.

Research shows that children in low-income households who live in affordable housing score better on cognitive development tests than those in households with unaffordable rents. This is partly because parents can invest more in activities and materials that support their children’s development. At Reed, Evette and her sons can access educational programs and enrichment opportunities to help break the cycle of generational poverty.

CELEBRATE SUCCESS!

THEIR STORIES

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BEING PART OF SOMETHING BIGGER THAN YOURSELF

RG, Lizzie and AJ, family support staff who work at Reed, are recognized by parents and children for their passion, dedication and servant’s heart.

Alexis Chavez, CAMT, Maintenance Manager, offers home maintenance tips and tools in his free class for residents, “Home Maintenance 101.”

Jerry Brown, SPHR, Director, Human Resources, performs his job with grace and dignity. He makes employees feel valued.

Penny Milheim, Office Manager, is the glue that holds the team together. She selflessly goes above and beyond for everyone without seeking recognition.

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THE PEOPLE BEHIND THE MISSION

WE ARE PASSIONATE ABOUT OUR MISSION
- 35 employed for 5+ years
- 46 promoted since 2012

WE VALUE OUR COMMUNITY
- 24 are former/current residents
- 27 volunteer in the community

WE BELIEVE IN EDUCATION
- 9 are students
- 40 have industry certifications

WE REPRESENT HOUSTON’S DIVERSITY
- 7 countries of origin
- 9 languages spoken
BUILDING A CONTINUUM
ON THE DRAWING BOARD
AVENUE J IN SECOND WARD/EAST END

- $20MM Capital Campaign > IN PROGRESS
- Architect: GSMA, Inc.
- General Contractor: Camden Builders, Inc.
- Project Schedule: Groundbreaking Summer 2020
- Development Type: 100-units of 1- and 2-bedroom apartments for working families with modest incomes and people on a fixed income
- Special Aspect: Preserving affordability in a rapidly gentrifying neighborhood

AVENUE J
- $12.5MM in CDBG-Disaster Relief funding from the City of Houston
- Architect: Kirksey
- General Contractor: Camden Builders, Inc.
- Project Schedule: Opening Summer 2020
- Development Type: 170-unit SRO
- Special Aspect: First new affordable housing built since Hurricane Harvey

SCALING OUR IMPACT
UNDER CONSTRUCTION
DALE CARNEGIE IN SOUTHWEST HOUSTON

- $30MM Capital Campaign > COMPLETE
- Architect: GSMA, Inc.
- General Contractor: Camden Builders, Inc.
- Project Schedule: Opening Summer 2020
- Development Type: 170-unit SRO
- Special Aspect: First new affordable housing built since Hurricane Harvey
WE HAVE SETTLED into our new Corporate Office and are operating with increased efficiencies. We are engaged in more strategic conversations. We have inspired new initiatives. We have enhanced awareness of our mission. We strive to dispel myths and shatter stereotypes.

PUBLICITY HIGHLIGHTS
- Mack Fowler, a Houston Chronicle Hometown Hero
- KPRC-TV, “Houston Newsmakers” with Joy Horak-Brown and Sarcher Chase Downing
- KUHF-FM, “Bauer Business Focus” with Sanford Criner

RAISING COMMUNITY AWARENESS

THE WHY BEHIND NEW HOPE’S MISSION
- 180K affordable housing units needed for people living in poverty (those with annual incomes <$30K)
- To afford a 1-bedroom market rate apartment in Houston ($860) a minimum-wage earner needs to work 91 hours/week
- 30% of Houstonians are severely cost burdened, spending more than 50% of their income on Housing + Transportation
- The Kinder Institute for Urban Research reports that over the last 10 years housing costs have risen most quickly for Houston’s lowest-earning workers

IN THE PAST YEAR, OF THOSE CITIZENS SURVEYED BY KINDER INSTITUTE:
- 40% were unable to come up with $400 for an emergency
- 35% struggled to pay for housing
- 33% had difficulty paying for food
- 25% had no health insurance

ITS COLLECTIVE IMPACT

AN AFFORDABLE, QUALITY place to live fuels a meaningful life. Stable housing makes all else possible.

LEADING THE INDUSTRY

AFFORDABILITY CRISIS

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LEADING THE INDUSTRY
**FINANCIAL STABILITY**

**THANK YOU FOR GIVING NEW HOPE**

YOUR DONATIONS ARE CRUCIAL to New Hope Housing’s mission. Our ability to build attractive, smart housing with programs and services while remaining debt free is what keeps rents affordable.

For every $1 donated, $0.87 goes directly to providing Housing + Services.

---

**FINANCIAL PERFORMANCE**

**FUELING OUR CAPACITY TO SERVE**

<table>
<thead>
<tr>
<th>PROGRAM SUPPORT</th>
<th>Total Operating Support</th>
<th>$12,183,505</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Apartment Rentals</td>
<td>$9,373,182</td>
</tr>
<tr>
<td></td>
<td>Contributions and Grants</td>
<td>$1,260,373</td>
</tr>
<tr>
<td></td>
<td>Earned Fees</td>
<td>$1,549,950</td>
</tr>
</tbody>
</table>

We leverage an additional ~$11.5MM through collaborative partnerships.

<table>
<thead>
<tr>
<th>PROGRAM EXPENSES</th>
<th>Total Operating Expenses</th>
<th>$10,535,344</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Housing</td>
<td>$7,637,533</td>
</tr>
<tr>
<td></td>
<td>Resident Services Program</td>
<td>$757,930</td>
</tr>
<tr>
<td></td>
<td>Project Development</td>
<td>$723,653</td>
</tr>
<tr>
<td></td>
<td>Administration</td>
<td>$1,416,228</td>
</tr>
</tbody>
</table>

Surplus cash flow is available for investment in new construction and capital improvements.

| CAPITAL INVESTMENTS | Total Capital Raised | $12,737,790 |

**FINANCIAL DATA DERIVED FROM THE DECEMBER 31, 2019 AUDIT**

TOTAL ASSETS 1993-2019

- **2019**:
  - $142,121,933
  - $120 MM
  - $100 MM
  - $80 MM
  - $60 MM
  - $40 MM
  - $20 MM

DONATE ONLINE
OUR MISSION IS ENHANCED BY OUR CORE VALUES:

MISSION & VISION
New Hope Housing’s core purpose is to provide life-stabilizing, affordable, 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.

Our mission is enhanced by our core values:

CREATE A LEGACY

PASSIONATE SPIRIT
Do remarkable work
Commit to quality
Innovate
Persevere
Be accountable

SERVANT’S HEART
Be humble
Respect others
Be kind
Be trustworthy
Be part of something bigger than yourself

POSITIVE ATTITUDE
Be a collaborative team player
Enjoy your work
Recognize achievements
Smile often
Celebrate success!