

Community & Resident Programming

Through on-site staff and community partners, NHT/Enterprise offers on-site community development programs to support our residents and promote active and healthy communities. Programming is developed to meet the needs and expectations of the residents of each property. Common programming for seniors includes:

- Social and volunteer events to promote good mental health and an active community life.
- Wellness programming to promote physical health including meal services, nutrition awareness, and preventative healthcare screening.
- Other activities to benefit individuals and the community such as financial literacy and case management, and leadership capacity building for tenant associations.



“I was so happy, I didn’t sleep. I just walked and marveled at the things in my new home.”

Leroy Washington

Let us introduce ourselves to you!

We would enjoy discussing the details of your organization and property and learning about your goals for the future. From there we can help you determine the best next steps to preserve your property. We can help with:

- Analyzing current conditions at a property;
- Determining the financial feasibility for recapitalization and renovation, including long-term obligations and requirements;
- Selecting and supervising the development team;
- Coordinating and securing approvals needed from government agencies and lending institutions;
- Coordinating and supervising the closing process, construction, and provide general project management oversight.

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Senior Property
Preservation
Program



NHT/Enterprise
Preservation
Corporation

Finding the partner... who is right for you >>>

NHT/Enterprise has extensive experience partnering with a variety of organizations (for-profits; not-for-profits; tenant associations and coops; and, housing authorities) to support them in their affordable housing preservation efforts. One of our strengths is our ability to partner with entities that do not have in-house financing and real estate development experience.

NHT/Enterprise does not have a one-size-fits-all approach but works to find solutions that preserve affordable properties while meeting the goals and expectations of our partners. We are able to assess the physical needs of a property, identify and secure funding sources, and create a plan to long term sustainability.

As a mission-oriented, non-profit, NHT/Enterprise can assure your board and residents that we fully support the goal of maintaining affordability while ensuring that the quality of the housing remains high – for current and future residents.

The Need for Preservation >>>

Many of today's Section 202 Elderly Housing properties were built twenty to thirty years ago and are in significant need of renovations. Meanwhile, there remains little funding to create new affordable housing properties for seniors. At the same time, the demand for affordable housing for seniors grows steadily as the population ages and lives longer and more independently.

Thus, the preservation of existing properties is even more important. Without preservation, the current resident is forced to find replacement housing – often substandard or too costly. Even worse, scores of future persons will lack the ability to find affordable housing. It is NHT/Enterprise's singular mission to preserve existing affordable housing for those most in need.

Our Mission

The National Housing Trust ("NHT") protects and improves existing affordable rental homes so that low income individuals and families can live in quality neighborhoods with access to opportunities. National Housing Trust/Enterprise Preservation Corporation ("NHT/E") is a joint effort of NHT and Enterprise Community Partners.

WHO WE ARE >>>

Based in Washington, D.C., NHT/E is a 501(c)3 non-profit organization, whose mission is to preserve and improve affordable multifamily homes throughout the United States, with a special emphasis on federally assisted or insured rental communities. Since 1999, NHT/E has preserved nearly 8,000 affordable units in 12 states and the District of Columbia.

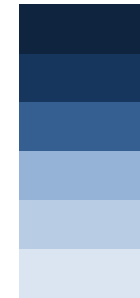
NHT/E collaborates with local partners and investors to raise the capital necessary to acquire and renovate affordable apartments that are at risk of being converted to market rate, are in need of professional ownership and asset management, or that are physically deteriorating. By safeguarding affordable homes, we improve the well-being of the families and seniors who call them home and reinvest in and strengthen neighborhoods.

EXPERIENCE & COMMITMENT >>>

NHT/E works to preserve and improve affordable housing for low-income seniors and families through

- Acquiring multifamily housing developments;
- Maintaining long-term rent affordability;
- Incorporating green technologies to help promote health homes for residents; and
- Creating resident service programs and/or improving existing resident services to enrich the lives of the seniors and families in our properties.

NHT/E has a broad range of experience with the financing tools typical in the affordable real estate field including Low Income Housing Tax Credits, Historic Tax Credits, 501(c)3 and private activity bonds, conventional and FHA debt products, HOME, CDGB, NSP, Section 8, IRP decoupling, and tax PILOTS and abatement.



NHT/Enterprise Preservation Corporation & ABP Associates >>>

NHT/Enterprise has partnered with Alan Patricio of ABP Associates to undertake this preservation program. Mr. Patricio has over 30 years of experience in the development of affordable housing for the elderly and disabled through the HUD Section 202 and Section 811 programs. ABP Associates has built over 5,000 units of housing in 15 states, often partnering with small non-profits and community based sponsors. Mr. Patricio is well known within the Section 202 Elderly Housing industry and has consulted with many owners as they contemplate refinancing and disposition strategies. Together, NHT/Enterprise and ABP Associates have the expertise to preserve your organization's property for the future.