



NATIONAL AFFORDABLE HOUSING TRUST

WHO WE ARE

NAHT is a nonprofit low income housing tax credit (LIHTC) syndicator, specialized financial intermediary and development advisory firm. NAHT raises LIHTC equity from national and regional investors, and provides this equity to mission-driven developers and owners who provide quality affordable housing, with resident-focused solutions. NAHT's mission is to help create and preserve homes for those in need.

OUR IMPACT

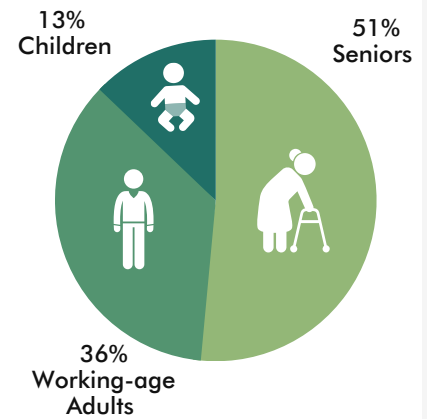
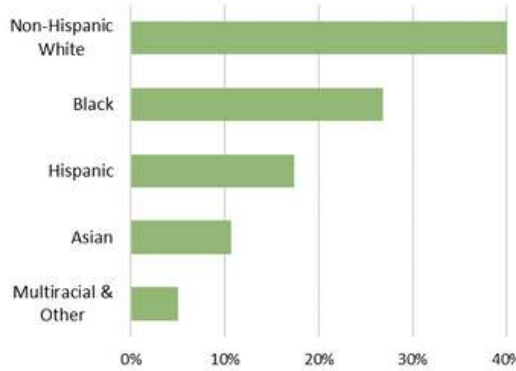
 **203** properties financed

 **20,244** affordable rental homes

 **24,400+** residents

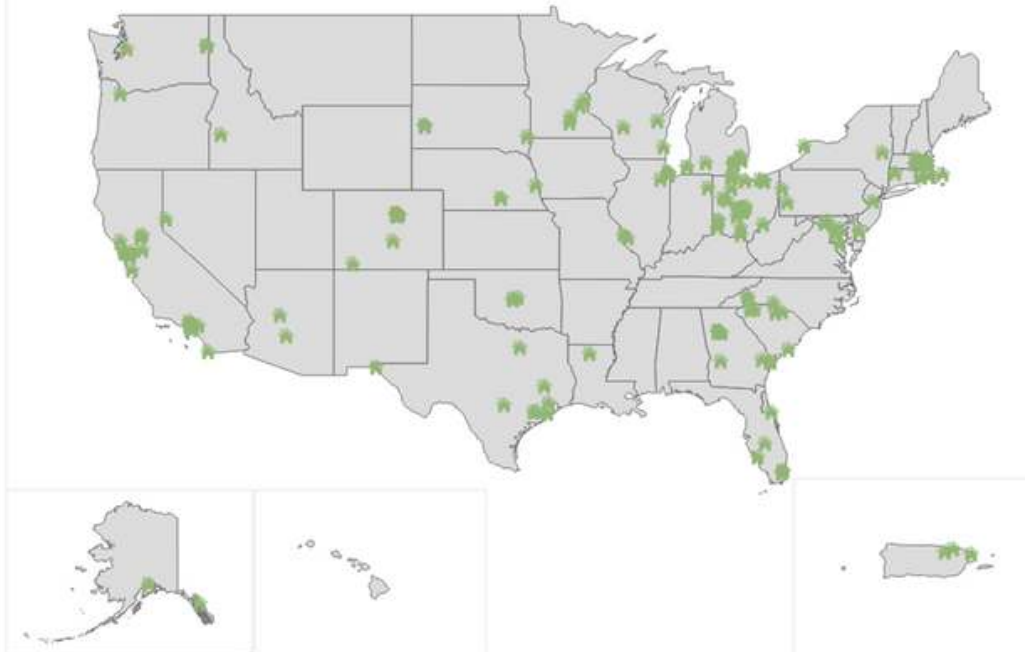
OUR COMMITMENT TO RACIAL EQUITY

Centuries of racially unjust policies have created inequity in every aspect of society, including housing, making homes less affordable for many people of color. NAHT is part of a joint venture with Stewards of Affordable Housing for the Future (SAHF), whose members have adopted a pledge to advance racial equity – working individually and collectively in six focus areas to close gaps in housing, wealth, health and other areas. This work begins with understanding who lives in SAHF member properties and the outcomes they experience.



WHERE WE WORK

Each house represents one NAHT property



OUR PARTNERS



NATIONAL AFFORDABLE HOUSING TRUST

www.naht.org | nahtmail@naht.org | 2245 North Bank Drive, Suite 200, Columbus, OH 43220

ECONOMIC IMPACT ¹

Every dollar spent on affordable housing generates ripple effects that multiply throughout the economy



TOTAL IMPACT OF NEW CONSTRUCTION

\$374 million

in economic impact from 4,960 units constructed

5,782

jobs in the national supply chain

ONGOING ANNUAL IMPACT OF REHABBED PROPERTIES

\$465 million

in recurring impact from property maintenance & resident spending

6,349

jobs produced in local economies

JOB CATEGORIES SUPPORTED BY AFFORDABLE HOUSING



Construction



Transportation & Warehousing



Finance & Insurance



Professional Services



Real Estate



Health & Education



Dining & Eating



Personal & Repair Services



Utilities

ENVIRONMENTAL IMPACT ³

NAHT partners are industry leaders in energy, water, and climate impact

In 2013, NAHT partners, in collaboration with SAHF, committed to reducing portfolio-wide energy and water use by 20% by 2020. Results exceeded the goal:



21% decrease in energy consumption

equivalent to charging the entire U.S. population's smartphones for one month



38% decrease in water consumption

equivalent to over 547 Olympic-sized swimming pools

\$3.7 million

in portfolio-wide annual utility savings

equivalent to

\$197

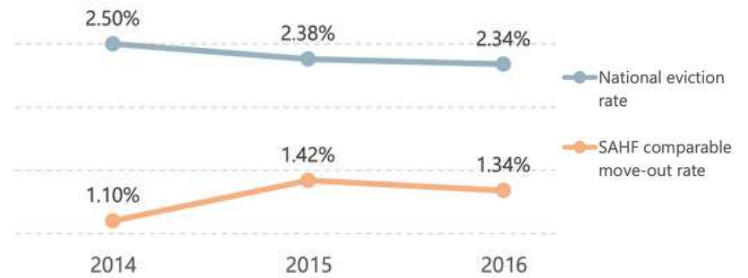
per household in lower energy and water bills

RESIDENT IMPACT ²

Stable homes are a platform for resident well-being and opportunity. When affordable homes are enriched with services, residents experience transformative outcomes.



EVICTION AND HOUSING INSTABILITY RATES



Resident service coordinators connect residents with needed services, such as financial coaching, eviction prevention and healthy living programs. From 2014-2018, families in service enriched properties saw an increase of

\$14,000 in median income

compared to a gain of only \$10,000 in properties without services.

Statistics above represent residents of SAHF member properties; data was collected by SAHF as part of its Resident Outcomes Initiative. NAHT-financed properties are a subset of the larger SAHF member portfolio, and analysis indicates that they are representative of the SAHF portfolio and thus NAHT-specific statistics would be not significantly different from the statistics above. Stewards of Affordable Housing for the Future (SAHF), LIIF and NAHT are affiliated as part of a joint venture.



UPGRADES TO HOMES

SAHF members work at every level of a building's life cycle to find environmentally-conscious improvements to properties and homes that also improve quality of life for residents.

UPGRADED

7,624

homes in total

RETROFITTED

4,339

homes

NOTES

- Economic impact calculations were estimated using LIHTC-specific multipliers from the Center for Housing Policy's 2011 report, "The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature" and the NAHB's 2011 report "The Local Economic Impact of Typical Housing Tax Credit Developments," multiplied by the number of NAHT-financed units from 2000-2021, differentiating family and elderly properties. The NAHB's multipliers measure both the immediate local impact of new construction ("Local Impact of New Construction" above), as well as the recurring, annual effect of these properties on the local economy, in terms of local spending and job creation ("Ongoing Annual Impact of Properties" above).
- All data points can be found in SAHF's 2021 report, "The Impact of Home," which analyzed member-reported resident data over a five-year span; for more details on eviction and housing instability data, see p. 13; for more details on changes in household income over time, see p. 23. SAHF "comparable move-outs" includes evicted households and households on the path to eviction.
- Environmental impact data was collected from a subset of SAHF's "Big Reach" initiative outcomes, which tracked SAHF member energy and water data from 2010-2019 (Members had 2019 whole building data for the entire year, starting in first half of 2020. SAHF cleaned their data and addressed data gaps in the second half. Figures were approved by members in Q1 2021). The data here represent energy and water improvements from 2010-2020, as 2020 data became available since the end of the Big Reach. The data are based on NAHT properties which have whole building data, 31% of the portfolio for energy and 67% of the portfolio for water.

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