



National Housing Trust's High Opportunity Strategy: A Mixed Income Solution

The Problem

Fair access to opportunity is key to promoting health and prosperity in our society, and neighborhoods are key to accessing opportunity. Recent studies illustrate that low-income children whose families move to higher income neighborhoods experience higher college attendance, greater health benefits, larger earning gains as adults and other indicators of economic mobility. Neighborhoods lay the framework for individual and family opportunity, and the key to create access to this opportunity is to create affordable housing -- housing is the building block of any neighborhood and the foundation for a family to succeed.

NHT's Solution



We seek opportunities to acquire and convert market rate, multifamily rental properties, typically in high-cost areas with access to good schools in five metropolitan areas (Baltimore, Chicago, New Jersey, Connecticut and Minnesota).

NHT's High Opportunity Pilot will be the first of its kind to demonstrate how developers can preserve market rate rental properties near good schools and give low-income families the option to live in a mixed income property. In an era of diminishing public dollars for housing and widening disparities, it is imperative that we use our existing resources to clearly create a path to mobility for disadvantaged families.

Local Partners

BRicK Partners (Chicago, IL)
Open Communities Alliance (Hartford, CT)
Fair Share Housing Center (NJ)
Baltimore Regional Housing Partnership (Baltimore)
CommonBond Communities (MN)
Housing Justice Center (MN)
Anne Owens, Ph.D, University of Southern California
Sheridan Ventures (IL)

Eligible Properties

Eligible apartment buildings will be in high opportunity areas, near high performing schools. Existing buildings will likely be unsubsidized. NHT's goal is to introduce vouchers to up to 20 percent of a property's apartments over time.

To promote the success of this pilot, NHT is seeking local fair housing organizations, foundation funders, finance institutions and housing development partners. For more information about partner opportunities or other inquiries, please contact Michael Bodaken at mbodaken@nhtinc.org.

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