

FAIRVIEW™

CONNECTING COMMUNITIES. Building Brighter Futures.

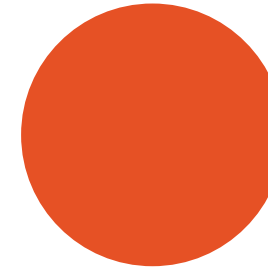
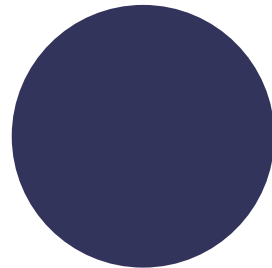


Table of
Contents

**CONNECTING
COMMUNITIES.**

Building Brighter
Futures.

A Message from Thom Amdur	1
About Fairview™	2
Fairview's Mission.....	3
Rooted in Partnership	4
Fairview™ Housing Partners' Three Pillars	5
Strengthening Communities: Resident Services and Community Impact	6
Supporting Development and Long-Term Affordability Through Creative Financing	8
Looking Ahead	9



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*Our mission is ...
that everyone
has an affordable
place to call
home.*”

A Message from Thom Amdur

Fairview™ Housing Partners Executive Director

The United States is currently facing an urgent housing crisis. At Fairview™ Housing Partners, we understand how widening gaps between nationwide rents and incomes have impacted thousands of individuals, senior citizens, and families. Our mission is to address this crisis through the development and preservation of affordable housing, the provision of comprehensive resident services, creative financial tools, and mission-aligned public policy —so that everyone has an affordable place to call home.

Since our founding in 2022, we have made significant strides in creating and preserving affordable homes, fostering strong community bonds, and advocating for policies that drive meaningful change for affordable housing. We have connected residents with essential resources ranging from health care and nutritional assistance to education and career development opportunities. Resident-focused services, like our Family Resource Days, have directly benefited residents across the country, reinforcing our belief that affordable housing is the foundation of resilient, thriving communities.

We are addressing the growing need for financial support through our exclusive Fairview™ Housing Partners subordinate lending platform, which assists developers in creating new affordable homes and maintains the long-term affordability and stability of these homes. Our financial products assist developers in expanding affordable housing nationwide, despite the challenges posed by inflation and rising costs.

We are also committed to driving transformative institutional change through innovative policy solutions. Our advocacy efforts at the state and federal levels focus on expanding affordable housing resources, facilitating community resiliency, addressing the rising costs of insurance, and supporting administrative policies in Qualified Allocation Plans that prioritize housing production, resident services and sustainability. Our work is made possible by the unwavering support of our partners, who share our dedication to building a more sustainable future for affordable housing.

This report highlights the meaningful progress we have made and the positive impact our organization has had on affordable housing communities from coast to coast. We are energized for what lies ahead and are excited to continue expanding our reach, growing our impact, and supporting a growing number of communities in the coming years. Together, we will create a future where safe, affordable homes are within everyone's reach.

About Fairview™

● Who We Are

Fairview™ Housing Partners is a nonprofit organization formed for the purpose of promoting the operation of affordable housing, improving resident experiences and advocating for affordable housing through evidence-based and data-driven public policy efforts. Since its inception, Fairview™ has prioritized the well-being of its residents by providing direct resources. Fairview™ supports development partners in the construction and preservation of affordable homes and directly engages with government officials to drive policy change.

● Organization Overview

Headquartered in New York City with a national reach, Fairview™ Housing Partners is focused on acquiring, preserving, building and expanding access to affordable housing. The work goes beyond housing—Fairview™ offers life-changing opportunities for residents through educational programs and connections with community services that build resilient, thriving communities.

● The Team

Fairview™ Housing Partners brings together a diverse team with a national perspective and deep local knowledge of the communities we serve. Each team member plays a crucial role in addressing the housing crisis through innovative solutions and dedicated service.

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Fairview's team of dedicated affordable housing professionals creates innovative solutions to our nation's housing crisis by building safe, sustainable communities where everyone can thrive.

Justin Walker

*Deputy Director,
Fairview Housing Partners*

FAIRVIEW™

mission

Fairview™ Housing Partners is **dedicated to building vibrant, sustainable communities by delivering innovative affordable housing solutions.** We empower low-income communities through resident services, technical assistance, strategic partnerships, joint ventures and the facilitation and origination of grants, responsible subordinate debt and tax credit solutions.

Our commitment extends to national, state and local research and advocacy, ensuring long-term affordability and the provision of resident services, all with the **goal of creating strong, sustainable communities for the residents we serve.**



Rooted in Partnership

Fairview's success would not be possible without the dedication of its partners.

Their support allows the advancement of resident services and expanded nation reach, delivering innovative solutions to the housing crisis.

Morgan Stanley



Fairview™ Housing Partners' Three Pillars

Fairview™ strives to make a lasting impact on residents through three pillars of impact.



● Resident Services:

Family Resource Days connect residents with local, state, and federal services, including education, career development, health assistance, and more. These events also foster community engagement and build lasting bonds among residents.



● Financial Support:

Preserving affordable developments is central to our mission. In addition to partnering directly with developers, Fairview™ offers creative financial products, including subordinate loans and grants to support developers in maintaining long-term affordability and stability.



● Policy Advocacy:

Fairview™ champions affordable housing legislation at the local, state, and federal levels, advocating for policies that prioritize resident services, sustainability and expanded housing production.

Strengthening Communities: Resident Services and Community Impact

Fairview™ prioritizes helping residents achieve fulfilling lives outside their homes.

Through partnerships with local organizations, Fairview™ provides support that strengthens communities and paves the way for success.



● Fostering Community: Resource days

Fairview™ Housing Partners regularly hosts Family Resource Days at communities across the country, bringing essential services like nutritional assistance, voter registration, broadband access, government benefits, educational and career development, financial literacy and safe banking access, rent and utility assistance, libraries, veteran support, and after-school programs directly to residents. These events also offer opportunities for residents to engage with their neighbors and broader community, building resilient bonds.



● Programming Collaboration: The Baseball Hall of Fame

In collaboration with the National Equity Fund, Morgan Stanley and the Baseball Hall of Fame, Fairview™ facilitates the teaching of an award-winning after-school program that offers educational opportunities for students in affordable communities through the lens of baseball.



● Listening to Resident Feedback: Resident Service Coordination

Fairview™ places a premium on creating opportunities to receive resident feedback. To better understand residents' needs and how we can address them, we shared a comprehensive survey with residents at some of our properties. The responses and suggestions from these surveys have informed site-specific initiatives addressing the individual needs of each community.



● Resident Services on the Go: Centri Life

Through a partnership with Centri Life, residents across the country have access to digital services related to finance, education, career advancement, and health care, all from the convenience of their homes.





Supporting Development and Long-Term Affordability Through Creative Financing

Fairview™ is committed to providing financial services that support the creation and preservation of long-term affordable housing.

This approach to partnerships as well as innovative lending and grant programs ensures that affordable housing communities remain accessible for generations.

● Lender Solutions: Loan Amplifier

Core to Fairview's affordability mission, the organization has created an exclusive loan product that provides financial support through a matching "amplifier." These funds accompany subordinate financing such as AHP Grants, state credits or similar programs for the benefit of affordable housing developments.

● Financial Impact: Willis Senior Lofts

Leveraging its nonprofit status and its experience as a general partner, Fairview™ can partner with developers to access available set-asides. Recently, Fairview™ was engaged to spearhead the financing of a new affordable community for seniors in Illinois. Combined with a 9% award, Fairview™ served as the conduit through which soft funding was brought into the transaction.

● Nation-Wide Impact: Policy Advocacy

Fairview™ employs evidence-based and mission-driven policy advocacy at all levels of government to uphold our commitment to expand affordable housing options. Policy advocacy efforts include drafting comments on Qualified Allocation Plans, producing white papers on critical topics such as the intersection of affordable housing and rising insurance costs, convening thought-leaders and policy makers and facilitating research, and ensuring that public policies benefit residents in the long-term.

● Qualified Allocation Plan Advocacy

Fairview™ is constantly reviewing QAPs across the country and, where appropriate, submitting comments to advocate for resident services, sustainability best practices and expanding resources to increase housing production.

● Insurance Cost Research

We analyzed data trends related to insurance costs, focusing on factors like property traits and unit count, to advocate for more affordable insurance solutions.

Looking Ahead

Fairview™ remains committed to supporting residents and building resilient communities.

With a focus on creative financing solutions, Fairview™ is committed to expanding its national footprint, ensuring a positive impact reaches more audiences, and contributing to lasting improvements in addressing the housing crisis.

● Advocacy Efforts

Fairview™ is committed to supporting residents through long-term advocacy work. Thanks to a team of affordable housing and policy advocacy experts, the organization is able to advocate for the industry's mission in a variety of ways, from background research about issues in affordable housing to direct support of policy that will benefit residents.

● National Legislative Priorities

- Expansion of the Low-Income Housing Tax Credit (LIHTC) program in the Tax Relief for American Families and Workers Act of 2024
- The Affordable Housing Credit Improvement Act

● Local Impact Advocacy Initiatives

- Researched trends found in the rise of insurance operating costs. Our team examined how property traits like address, housing type, and unit count may contribute to increased insurance fees.
- Submitted five sets of comments for state Qualified Allocation Plans (QAP) to State Representatives to ensure residents are being considered in state policy.



● Mission Stewardship:

Fairview™ is committed to expanding its mission of increasing resident-focused, affordable housing communities across the United States. This period of comprehensive growth includes making affordable housing more accessible through policy advocacy efforts and directly providing critical lending solutions for developers, nationwide.



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