



Building Stronger Communities



EBH Impact by the Numbers



10+
Properties



\$126,000

In-kind donations
for COVID-19 relief



\$2,000

Scholarships
awarded

A Letter from the Executive Director

Since 1999, Education Based Housing (EBH) has been doing the hard, but extremely rewarding, work of building strong communities.

When COVID-19 hit, we didn't miss a beat—EBH utilized every existing partnership and resource to deliver targeted assistance and quality programming virtually. During this time, we were fortunate to grow our board into a group of 15 diverse men and women who possess the skill sets needed to sustain and further the work of building stronger communities.

When we think of mission-driven work, we do not think of the stellar leadership needed to carry it out. Strong governance is the foundation to long-term sustainability, and we simply cannot achieve our mission without experienced, competent and capable leadership. I am honored to lead a passionate team who put so much thought and energy into building communities where working and elderly people can thrive and live with dignity.

Despite the pandemic, our programming staff provided more than 200 events. Our top priorities were emergency assistance and preventing isolation and loneliness in the elderly population. The EBH team's ability to make this possible in such difficult times is remarkable.

In 2021, we will continue to ensure that the communities we serve are even more resilient by strengthening our governance, deepening our relationships with residents and inviting more people to contribute to building strong communities where all people can thrive and reach their full potential—no matter their circumstances.



JARVIS TAYLOR
Executive Director
Education Based Housing

“

I am honored to lead a passionate team who put so much thought and energy into building communities where working and elderly people can thrive and live with dignity.

”



Our Plan for 2021

OUR PRIORITIES

Deepen Our Impact

EBH must continue to build on our reputation of developing and maintaining partnerships that lead to happier and healthier residents. We want them to experience the joy of housing stability, the peace that comes with a good health report and the pride that comes with seeing their children succeed in school. We are not content with residents simply attending classes and socials—we want them to experience the true feeling of community.

When we give all of our neighbors safe and affordable housing, our community prospers. This year, EBH is focusing on deepening our relationships and cultivating housing opportunities.

A Clear Path for the Future

We want to be recognized in the Greater Houston Area as a leader in resident services for cost-burdened households (those spending more than 30% of their area median income on housing). Our team will match our strengths to untapped opportunities across Houston and lead the way to more equity.

Foundation for a Sustainable Future

Historically, EBH has depended primarily on earned revenue, but we must attract new funding sources to continue providing high-quality services that create an impact and capitalize on new opportunities. Our mission requires more engagement and stronger relationships with our residents, and we must continue to answer the call as long as families and seniors need quality affordable housing and resources that empower them to live a healthy and productive life.

BOARD OF DIRECTORS

Jarvis Taylor
President

William Merrick
Vice President

Jessica Bailey
Secretary

Coquice Cloud
Treasurer

Sydney Bailey

Kristopher Barajas

Shontrese Comeaux

Shaniese Foster

Paul Gosling

Kenneth Kopech

Jessica Mullins

Kristingail Robinson

Raj Sihra

Monte Sneed

Cassandra Sweet

OUR TEAM

Jarvis Taylor
Executive Director

Bri Sandifer
Program Manager

Celene Vasquez
Resident Engagement Specialist

Daniel Brown
Resident Engagement Specialist

Kourtnei Gartman
Fund Development Coordinator

Jamonica Shoals
Program Assistant

Our Properties





EBH supports 10 housing facilities across the Greater Houston Area, serving a wide range of residents across four counties.

LIHTC: Units that are part of the Low-Income Housing Tax Credit (LIHTC) program.

Market: Units that are paying market price for their unit.

 EBH is a material participant at the property.

 EBH is a service provider at the property.

-  Harris County
-  Fort Bend County
-  Montgomery County
-  Waller County

The Brittmooore

Multifamily | 150 units

6725 Brittmooore Rd., Houston, TX 77041



LIHTC: 126 units, \$25,540/year average income

Market: 24 units, \$46,999/year average income

Services:

- Daily: Notary public services
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Transportation to community events
- Quarterly: Health and nutrition courses, on-site financial planning courses
- Annual: Health Fair

Hollyoak*

Active Senior | 150 units

1830 Hollyoak Dr., Houston, TX 77084



LIHTC: 110 units, \$16,966/year average income

Market: 40 units, \$69,463/year average income

Services:

- Daily: Notary public services
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Quarterly: Health and nutrition courses
- Annual: Health fair

Meadows at Cypress Creek

Multifamily | 170 units

12353 Huffmeister Rd., Cypress, TX 77429



LIHTC: 142 units, \$25,950/year average income

Market: 28 units, \$50,702/year average income

Services:

- Daily: Notary public services
- Weekly: Exercise classes, character-building programs
- Bimonthly: On-site social events, arts and crafts events
- Quarterly: Health and nutrition courses
- Annual: Health fair

Plum Creek Townhomes

Multifamily | 152 units

6969 S. Loop East, Houston, TX 77087



LIHTC: 114 units, \$27,631/year average income

Market: 38 units, \$45,496/year average income

Services:

- Daily: Notary public services and daycare center
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Food pantry programs
- Annual: Health fair

Windsor Gardens

Multifamily | 192 units

1620 Spencer Hwy., South Houston, TX 77587



LIHTC: 152 units, \$27,529/year average income

Market: 40 units, \$45,978/year average income

Services:

- Daily: Notary public services and daycare center
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Food pantry program
- Annual: Health fair

Campanile at Jones Creek

Active Senior | 77 units

1717 Farm to Market 359, Richmond, TX 77406



LIHTC: 72 units, \$20,709/year average income

Market: 5 units, yearly average income N/A

Services:

- Daily: Notary public services
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Transportation to community events
- Quarterly: Health and nutrition courses

The Heritage

Multifamily | 80 units
325 Flagship Blvd., Montgomery, TX 77316



LIHTC: 64 units, \$23,574/year average income

Market: 16 units, \$67,454/year average income

Services:

- Bimonthly: Arts and crafts events
- Monthly: Exercise classes
- Quarterly: On-site financial planning courses

The Heritage

Active Senior | 80 units
219 Flagship Blvd., Montgomery, TX 77316



LIHTC: 64 units, \$15,067/year average income

Market: 16 units, \$18,584/year average income

Services:

- Daily: Notary public services
- Bimonthly: Arts and crafts events
- Monthly: Transportation to community events
- Quarterly: Health and nutrition courses, on-site social events
- Annual: Health fair

Providence at Kuykendahl Court

Active Senior | 170 units
15707 Kuykendahl Ct., Conroe, TX 77384



LIHTC: 136 units, \$19,659/year average income

Market: 34 units, \$33,422/year average income

Services:

- Daily: Notary public services
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Transportation to community events
- Quarterly: Health and nutrition courses, on-site financial planning courses
- Annual: Health fair

Quail Ridge

Multifamily | 76 units
645 US Business Hwy. 290 East, Hempstead, TX 77445



LIHTC: 73 units, \$22,323/year average income

Market: 3 units, \$90,775/year average income

Services:

- Daily: Notary public services and daycare center
- Weekly: Exercise classes
- Bimonthly: On-site social events, arts and crafts events
- Monthly: Food pantry program
- Annual: Health fair

Our Financial Impact

In 2020, EBH helped bring 390 affordable units to Houston by creating a total tax benefit of over \$2 million.

Briarwest

City of Houston Loan	\$2,500,000
Tax Rate	23.5%
Tax Benefit	\$587,500

Construction Contract	\$14,219,202
Contract % Drawn (2020)	60.0%
Contract % Taxable	50.0%
Tax Rate	8.25%
Tax Benefit	\$351,925

West Little York

City of Houston Loan	\$2,350,000
Tax Rate	23.5%
Tax Benefit	\$552,250

Construction Contract	\$16,338,904
Contract % Drawn (2020)	30.0%
Contract % Taxable	50.0%
Tax Rate	8.25%
Tax Benefit	\$202,194

Campanile on Commerce

Construction Contract	\$13,224,643
Contract % Drawn (2020)	65.0%
Contract % Taxable	50.0%
Tax Rate	8.25%
Tax Benefit	\$354,586

Total Tax Benefit 2020 **\$2,048,455**



Our Partnerships

Reaching across Houston, we joined forces with local organizations to lend a helping hand and COVID-19 relief to our community in any way we could. These are just some of the examples of how we responded during the crisis.

PROVIDING ACCESS TO ESSENTIALS

- ★ With the help of the U.S. Census and Devoted Health Plans, we provided a safe outdoor events for seniors at the Providence at Kuykendahl Court with frozen treats, hand sanitizer, a raffle, free masks and registration for free COVID-19 testing.
- ★ Seniors are one of the most vulnerable populations affected by COVID-19, and our residents at Hollyoak Senior Living were already hesitant to travel for shopping, let alone in a pandemic. So we brought a popup shop to them where they could schedule shopping times, safely order items and have our team bag their groceries and cleaning products.
- ★ We supplied residents at Tranquility Bay Apartments in Pearland both food and safety items. Christian Helping Hands put together grocery packages with a week's worth of food while local Pearland business Top Tailors donated free, stylish, hand-sewn masks.
- ★ Over the summer, we gave out free face masks at The Brittmoore and Plum Creek Apartments, offering cold treats and speaking with residents about our programs and the pandemic.

FEEDING OUR FAMILIES

- ★ From April through November, EBH donated nearly \$50,000 of food back to the community to help cost-burdened households.
- ★ At Timber Ridge Apartments, Discovery Healthy Foods helped us serve hot and nutritious meals while we distributed groceries and cleaning/hygiene supplies.
- ★ We were honored to partner with the Houston Police Department, Mayor Sandra Hines and Pastor McClendon to give out more than 100 boxes filled with food, face masks and other essentials in Sunnyside.
- ★ Unable to host our annual holiday meals because of COVID-19, we set up a Thanksgiving grab-and-go on November 20, 2020, and other grab-and-go events, safely distributing meals to our residents.



LEADING LIVES WITH DIGNITY

- ★ Throughout the year, we helped the Houston Humane Society (HHS) with its Pet Pantries, free pet food distributions for those in need and other programming. All told, our partnership provided food and spay/neuter vouchers to more than 300 pets.
- ★ Our residents, young and old, deserve to lead full lives without obstacles to their learning or passions, so The Kids' Reading Room helped EBH with a book giveaway for our Brittmoore Apartments residents.
- ★ We worked with Blazer Building President Chris Richardson to send Elijah, an EBH program participant at our Timber Ridge Apartments after-school program, and his family to the 2020 Houston Livestock & Rodeo. Our Supportive Services Coordinator Celene Vasquez hosted them at the event.

EBH Scholarship Recipients

This year, we awarded \$1,000 scholarships to two deserving Houston area natives to help them finance their college education and make an impact in the future.

MIESHA THORNE

Studying child psychology at Belhaven University

"I am pursuing child psychology to help other children reach their dreams. When I finish and graduate (I am only two classes away from doing so), I wish to help students. I will also continue my education. I would like to further it in business so I can open my own center for underprivileged youth. I think it's important to have role models for kids. I want to use my degree and have teen groups where they can express themselves with a healthy dialogue."

OJANEE BILL

Pursuing an associate degree in nursing at Houston Community College

"I intend to pursue a Doctor of Nursing Practice (DNP), which is the highest level of nursing education and expertise within the nursing profession. DNPs work in nursing administration or direct patient care as an Advanced Practice Registered Nurse (APRN). My life is to display the importance of education to my young daughters. I want to show my girls that with hard work and determination, there are no limitations."

COMMUNITY PARTNERS

Pearland Library | Texas A&M AgriLife | Methodist Children's Home | Faith Kingdom Church

Houston Food Bank | Discovering Healthy Foods | Community Assistance Center-Montgomery County

Hempstead Recreation Center | Family Houston | Waller County Library-Hempstead Branch

The Kids' Reading Room | Sprouts Farmers Market | DEFINE body & mind



Donate today at [EducationBasedHousing.org](https://www.EducationBasedHousing.org)

P.O. Box 800731 | Houston, Texas 77280

(713) 955-1155