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Our Team



ISABEL LOPEZ
EXECUTIVE DIRECTOR



SADE CARR
CASE MANAGER



HANNAH MANNION
DIRECTOR OF
OUTREACH AND DEVELOPMENT

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About NestQuest

NestQuest is an innovative way to connect families participating in the Housing Choice Voucher Program (HCVP) to properties leasing quality apartments near excellent schools.

- NestQuest is a non-profit organization
- We specialize in finding apartments in areas zoned to “A+ to B” rated public schools
- We help voucher holders maximize their voucher affordability whilst finding a home to suit their needs
- NestQuest acts as a landlord and subleases units with fixed security deposits to HCVP families.

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Program Status

65+
families
placed

3.4
Average
household
size

84%
Renewal
Rate

200+
students
transferred

100%
Graduation
rate

12
Average
student
age

NestQuest Houston Inc (September 2021)

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2020 Tenant Survey



Beneficial to
Family



Satisfaction
Rate



Recommendation
Rate

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Eligibility

Families

- Active **Housing Choice Voucher** Program participant
- At least **one child** enrolled in school (K-12)

Properties

- **Safe**, comfortable, high quality unit
- **Zip code** list by HHA
- **Zoned** to A+ to B ranked public schools
- **Price** within voucher affordability amount

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NestQuest Obligations

- Act as **landlord** to tenant, and **leaseholder** for property
- **Simplify the search** process for HCVP families
- **Provide access** to an expanding group of properties that will disregard income requirements, credit score requirements, and financially related eviction history
- **Work hand in hand** with Houston Housing Authority to ensure a **quick and easy** lease up process
- Provide **resources** and guidance to families to assist with **education, childcare, financial assistance**

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Tenant Obligations

- Pay Security **Deposit** to NestQuest
- Pay Application and Administration **fees** to property (if there are any)
- **Pay rent portion** (determined by the Housing Authority)
- Provide **utilities** (Electricity)
- Provide **appliances** not provided by owner (usually included, but not always)
- Maintain **renters insurance**
- **Maintain unit** to high quality standard
- Attend **quarterly check-ins** with NestQuest
- **Enroll students** in the schools we recommend

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Property Obligations

- Property **cannot currently accept** Housing Choice Vouchers
- Continue to **maintain unit** throughout the terms of the lease
- Disregard and override any history of **financial evictions, low credit score, or income requirements** when screening prospective tenants
- Deny an applicant for any **behavioral evictions** and **failed criminal background checks**
- Must pass NestQuest's high quality standards, to guarantee it passes Housing inspection

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Short Term Benefits

Study at
the **best**
schools

Access to
High
Opportunity
Zones

Increased
choice in
housing

No Credit
Check

NestQuest
manages
housing
paperwork

Lease in
safe, stable
complexes

Home will
pass
housing
inspection

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Long Term Benefits

GPA
increases
by **2 points**

20% more
likely to
graduate
high school

32% more
likely to
attend
college

31%
increase in
expected
lifetime
earnings

Housing
stability
reduces
risk of
diabetes,
depression,
obesity

30% less
likely teen
parenthood

47 times
less likely
to be
incarcerated

Chetty and Hendren (2015); Chetty, Hendren & Katz (2015); Rosenbaum (1995); DeLuca and Dayton (2009)

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Case Management

- Communication
- Liaison
- Interpretation
- Transitioning
- Resource matching
- Goal setting and pathway to achievement
- Financial budgeting & planning

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Our Schools



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Our Families



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Our Families



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Testimonials

“ I really struggled to find a good apartment complex which would accept my voucher - then I found NestQuest who made my search and leasing process smooth and straightforward ”

“ I want to thank NestQuest because this change in schooling has really brought out the best in my kids, everyday things are better than before. ”

“ I have been leasing with NestQuest for over 2 years, they have made my renewal process stress-free. I love where we live and I don't see us moving until after my daughter finishes high school. ”

“ You guys have been more than supportive, you've been friends, giving and caring. You've been counselors and our life line...you guys rock! ”

“ My son is now in a school which supports his educational needs, he is thriving! Thanks for helping us to relocate NestQuest! ”

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Community Partners

Housing

- Houston Housing Authority
- Houston Apartment Association
- Texas Housers



Houston
Apartment
Association



TEXAS
HOUSERS

Funders

- Rockwell Fund
- CenterPoint Energy
- Blue Cross Blue Shield TX

ROCKWELL FUND



RICE | KINDER
INSTITUTE FOR URBAN RESEARCH

Data

- Rice Kinder Institute
- National Low Income Housing



National Low Income
Housing Coalition

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Property Partners



VERITAS
EQUITY MANAGEMENT



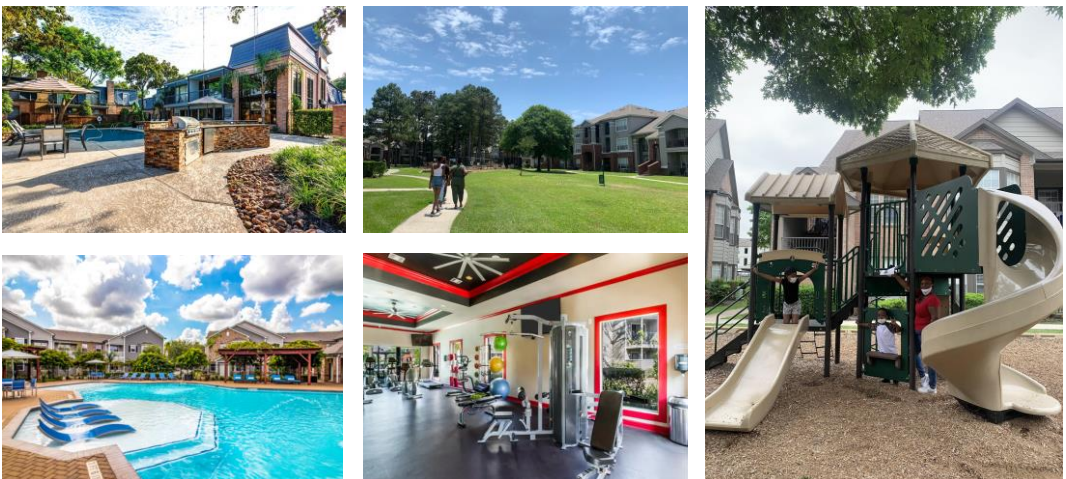
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Our Properties



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Our Properties



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Nonprofit Partners



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