



MULTIFAMILY IMPACT REPORT

RAINBOW
LIFTING LIVES



MULTIFAMILY IMPACT REPORT

The mission of Rainbow Housing Assistance Corporation (Rainbow) is to create and preserve quality, affordable housing for families and individuals of diverse ethnic, social, and economic backgrounds, while supporting their well-being through the delivery of onsite social services programs.



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LETTER FROM OUR EXECUTIVE DIRECTOR

Dear Industry Partners and Stakeholders,

It is my privilege to present Rainbow Housing Assistance Corporation's inaugural Multifamily Impact Report. This milestone publication represents our commitment to measuring and sharing the transformative impact of our service-enriched housing model across the affordable housing industry.

As a catalyst for change, Rainbow has consistently developed programs and services which embody our mission to create and preserve sustainable lifestyles, productive residents, and thriving communities. In 2024, our reach extended across 22 states, serving 76,475 residents in 222 communities. These numbers reflect not just our growth, but our dedication to creating meaningful change in each community we serve.

This report aligns our initiatives with the Multifamily Impact Council (MIC) Framework, demonstrating our comprehensive approach to impact measurement across seven critical areas. From our innovative resident services programs—spanning education, health and wellness, financial literacy, and community engagement—to our strategic partnerships with organizations like Learn To Be, U.S. Hunger, and FindHelp.org, we continue to expand our ability to deliver measurable outcomes.

As the first third-party services provider to receive CORES certification, and through recognition such as the Harris County DA's Community Partner of the Year and Charity Navigator's 4-star rating, we have demonstrated our commitment to

excellence in services delivery. Our partnerships have yielded significant results, from providing 225 hours of free tutoring to investing \$50,000 in addressing food insecurity through the Full Cart program.

Looking ahead, Rainbow remains focused on expanding our impact while maintaining the highest standards of services delivery. Through initiatives like our Career Guidance and Development department, Senior Circle program, and comprehensive DEI training, we continue to innovate and adapt to meet the evolving needs of our residents and communities.

This report serves as both a benchmark and a roadmap, highlighting our achievements while setting the stage for future growth.

I invite you to explore how Rainbow's comprehensive approach is creating lasting positive change in communities nationwide.

Thank you for your continued partnership in our mission to transform lives through quality, affordable housing and exceptional resident services.

Sincerely,

Flynann Janisse

Executive Director, Rainbow Housing Assistance Corporation



INTRODUCTION

This annual report reflects Rainbow's significant impact in the multifamily affordable housing market, demonstrating our commitment to social responsibility and community engagement. Through our dedicated efforts, we act as the catalyst for change through the development of programs and services which embody the mission to create and preserve sustainable lifestyles, productive residents, and thriving communities.

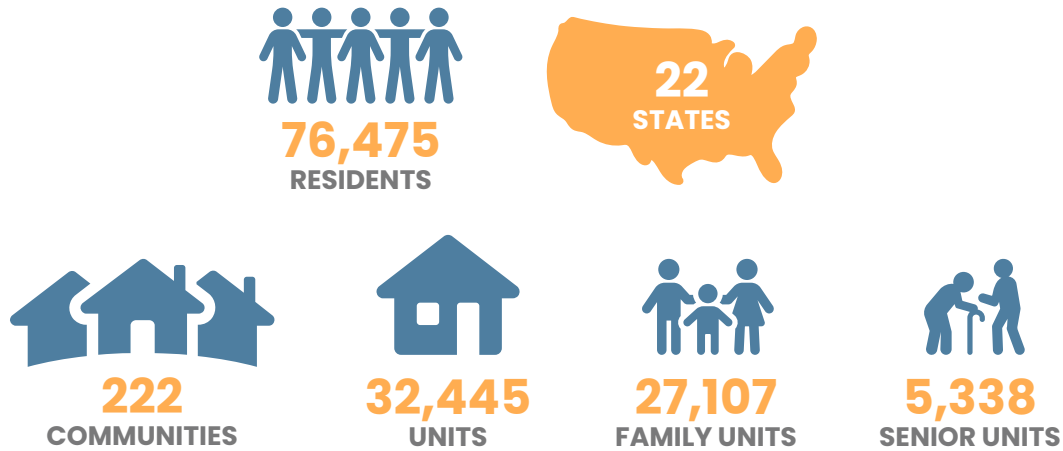
Rainbow has aligned our initiatives with the Multifamily Impact Council (MIC) Framework, offering a comprehensive approach to measuring and managing impact across seven critical areas:

- Affordability
- Resident Engagement
- Housing Stability
- Economic Health and Mobility
- Health and Wellness
- Climate and Resilience
- Diversity, Equity, and Inclusion



Corporate Overview

Rainbow's National Impact (2024):



Resident Services Impact

Rainbow provides comprehensive service-enriched housing programs which build strong communities through:



Our evidence-based approach has proven that focused resident services increase property financial viability while creating pathways to self-sufficiency for residents.

Rainbow has been awarded the following accolades for our partnership efforts:

- CORES recertification
- Harris County DA's 2023 Community Partner of the Year
- Charity Navigator Community Choice 4-star/100% score
- Microsoft Azure grant recipient





AFFORDABILITY

Affordability is defined along a spectrum of impact which begins with the Federal Housing Finance Agency (FHFA) definition of affordability up to the point where 100% of the renters in a property are paying no more than 30% of their income for rent.

Rainbow addresses affordability through strategic nonprofit partnerships and comprehensive resident services programs.

Strategies:

- Serve as the nonprofit general partner in affordable housing developments
- Secure tax abatements and leverage greater resources for developers
- Maintain long-term resident services contracts throughout compliance periods
- Partner through Rainbow Housing Texas, Inc. (RHTI) for additional community impact

Impact:

- 55 affordable housing communities (8,186 units across 8 states)
- RHTI: 34 assets (5,541 affordable units) throughout Texas
- 100% of properties meet LIHTC affordability requirements
- Enhanced financial feasibility through tax benefits and resource leveraging
- Preserved long-term affordability through a competitive LIHTC-qualified application process

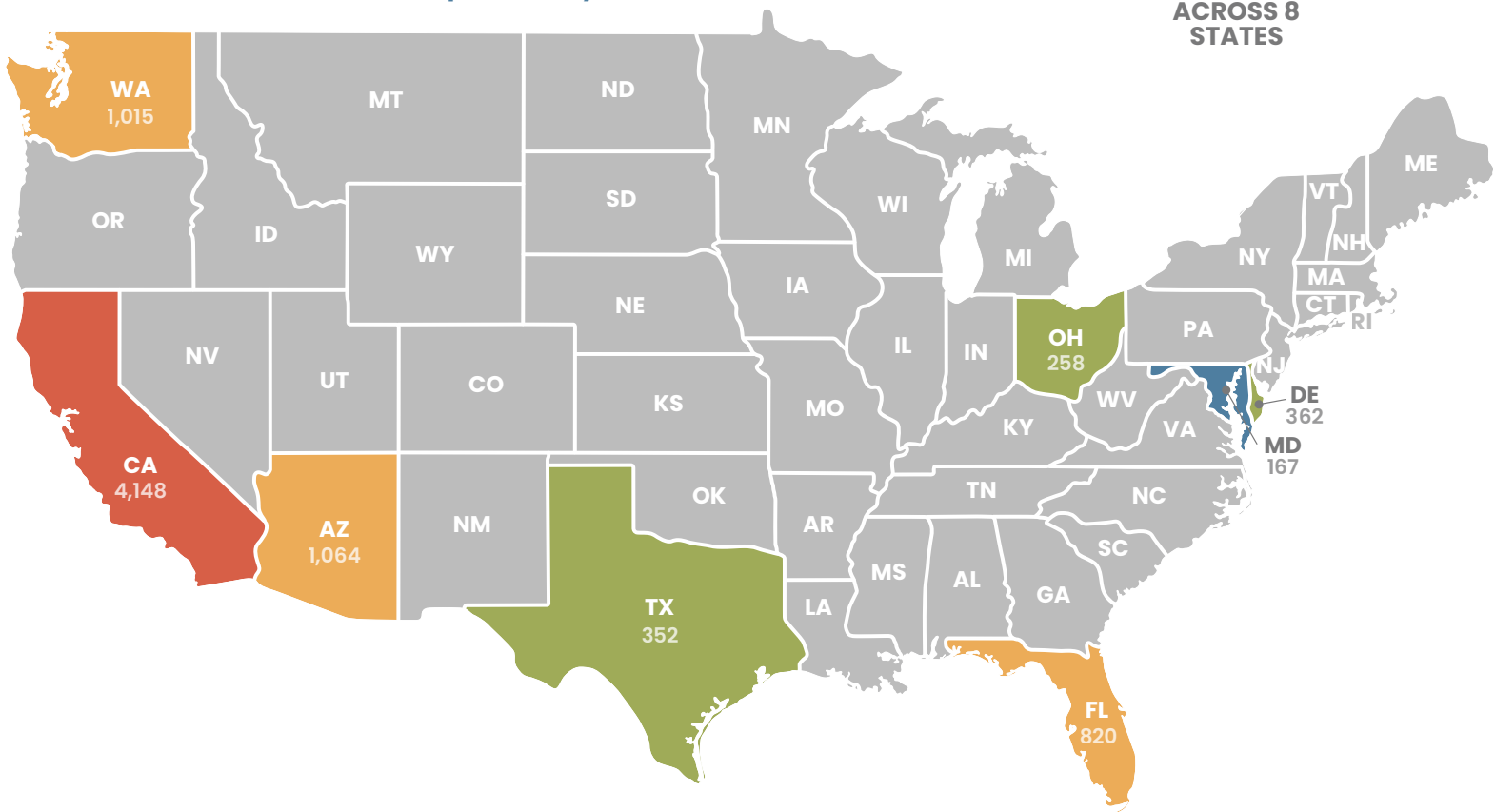


55
AFFORDABLE
HOUSING
COMMUNITIES



8,186
UNITS
ACROSS 8
STATES

General Partnership Units by State:





RESIDENT ENGAGEMENT

Resident engagement is defined as having a resident services approach which ensures the services and programs being provided are consistent with resident priorities, goals, and needs, leveraging existing community resources, and creating more access to onsite property staff, which builds trust with residents.

Rainbow implements a comprehensive resident engagement strategy which emphasizes personalized support and community partnership.

Strategies:

- Conduct regular needs assessments and gather resident feedback
- Develop tailored services for diverse demographic groups
- Foster strategic community partnerships
- Maintain transparent communication channels
- Implement continuous evaluation and improvement processes

learn to be



225

HOURS OF FREE ONLINE TUTORING

\$22,275

SAVED BY FAMILIES PER YEAR

Key Partnerships and Programs:

- Learn To Be: Provided 225 hours of free, one-on-one online tutoring, saving families \$22,275 per year
 - Supports K-12 students with consistent tutoring relationships
 - Focuses on closing educational gaps in underserved communities
- U.S. Hunger's Full Cart Program and Virtual Food Bank
 - \$50,000 investment to address food insecurity
 - Provides dignified access to essential nutrition
- FindHelp.org Technology Partnership
 - Initial \$50,000 investment (2025)
 - Projected expansion to \$98,000 (2026)
 - Creates a comprehensive support network connecting residents to vital resources



\$50,000

PARTNERSHIP INVESTMENT

U.S. HUNGER



1,524
BACKPACKS
DELIVERED
TO YOUTH

Impact:

- CORES Recertification achieved in 2024
 - First third-party services provider to receive the designation
 - Recognized by Fannie Mae's Healthy Housing Rewards program
 - Advantages in eight state Qualified Allocation Plans (QAPs)
- Community Support Initiatives
 - Delivered 1,524 backpacks to youth across our portfolio
 - Expanded with 18 new national partnerships
 - Enhanced program offerings and social impact



HOUSING STABILITY

Housing Stability is defined as being achieved when a person is not behind on rent or financially burdened to make rent payments, has not moved within the past 12 months for financial reasons, and is not forced to rely on housing shelters or doubling up with another household.

Rainbow promotes housing stability through comprehensive financial education and support services, partnering with leading organizations to create sustainable solutions for residents.

Strategies:

- Implement credit-building initiatives through an Esusu partnership
- Deliver financial education through Fannie Mae's Credit Smart Program
- Facilitate access to mainstream financial services via Bank On initiatives
- Provide personalized financial counseling and support
- Maintain two certified Credit Smart Instructors for direct education

Impact:

- Increased access to financial products and services
- Enhanced financial literacy through tailored workshops
- Improved credit profiles through structured programs
- Created pathways to asset building and savings
- Expanded access to affordable housing programs through improved financial stability



ECONOMIC HEALTH AND MOBILITY

Economic mobility is defined by a person's ability to improve their financial condition and standard of living and achieve a greater level of economic mobility while living in their rental unit.

Rainbow fosters economic mobility through comprehensive career development programs and strategic workforce partnerships.

Strategies:

- Provide comprehensive career guidance and development services
- Partner with certification organizations for healthcare careers
- Deliver personalized career planning and training support
- Facilitate employment connections through strategic partnerships
- Offer nationally recognized certification programs

Key Programs:

- Career Guidance and Development Department
 - Full-service career planning
 - Front-to-end training support
 - Nationwide employment assistance
 - Medical and technology certification programs
- Partnership with the American Medical Certification Association (AMCA)
 - Nationally licensed healthcare professional pathways
 - Comprehensive certification support
 - Direct connection to employment opportunities

IMPACT HIGHLIGHT

Resident Success Story:



Miranda R., a Houston community resident, transformed her dream of a healthcare career through Rainbow's Career Guidance and Development program. After completing her personalized career planning session, she excelled in Medical Coding and Billing training through Coursera and MedCerts, finishing her coursework in record time. Despite facing challenges, Miranda successfully earned her AMCA Certification for Medical Billing and Coding in the fall of 2024 and is now working with Rainbow's employment division to launch her new career—a path which promises both personal fulfillment and financial stability for her family.

"I was so excited to see the word 'Passed' next to every assignment and test! I knew I could do it because I was doing it!"



HEALTH AND WELLNESS

The principle of Health and Wellness is defined by the incorporation of healthy building design and property management practices, which create and maintain living conditions which protect and enhance the health of renters.

Rainbow partners with property management and ownership to create environments which promote resident well-being through comprehensive health initiatives and innovative programming.

Strategies:

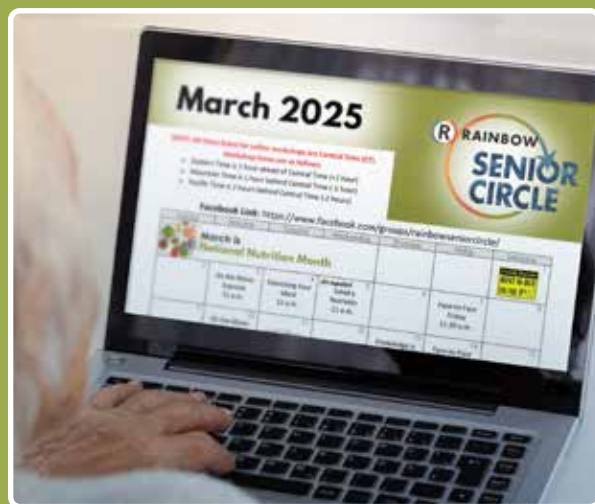
- Implement senior-focused wellness programming
- Facilitate access to healthcare resources and education
- Coordinate with local health providers for preventive care
- Deliver targeted health education workshops
- Maintain specialized programs for vulnerable populations

Impact:

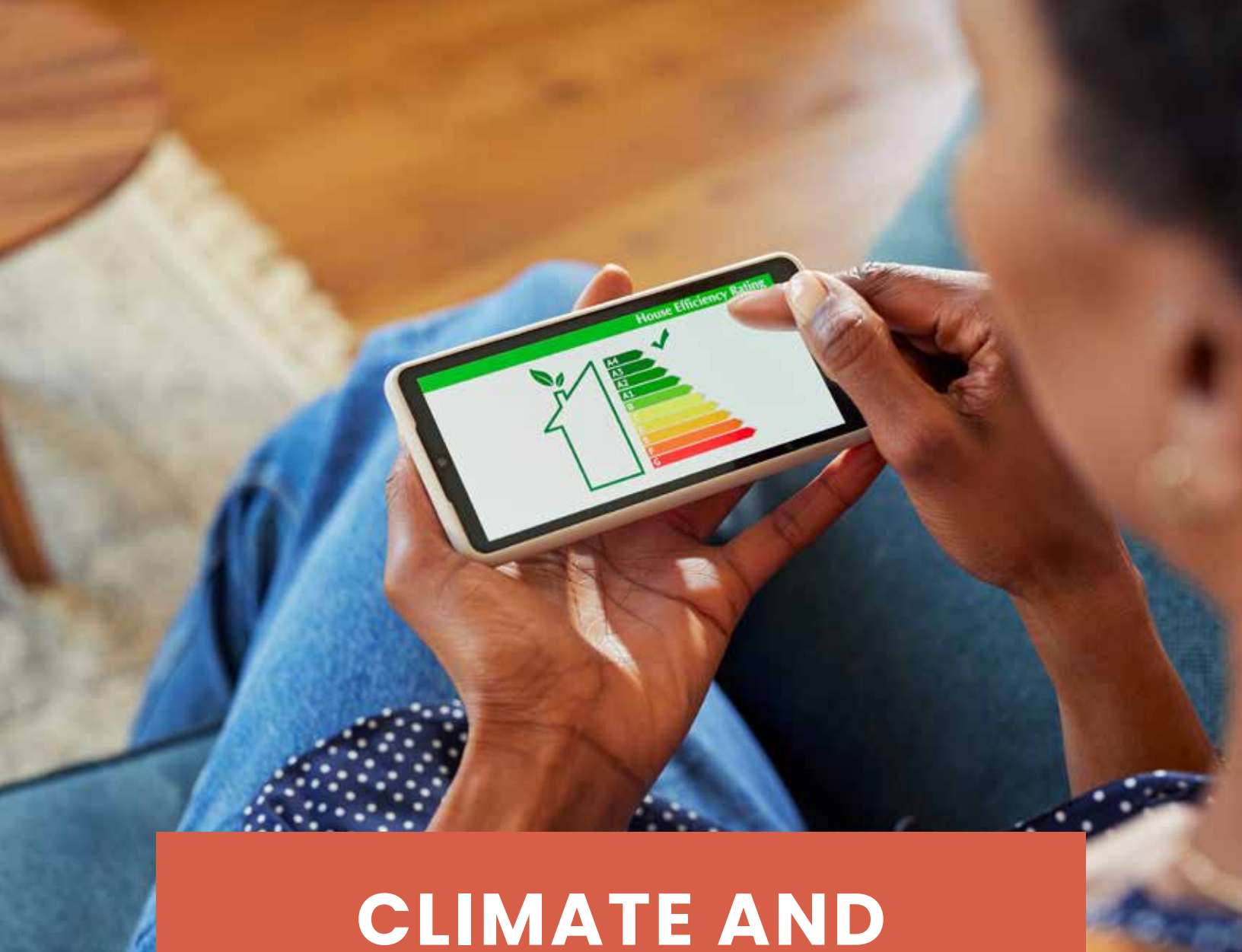
- Selected as one of eight national HUD Envision Centers for maternal health initiatives
- Expanded health services access in low-income communities
- Increased senior participation in wellness programs
- Enhanced community health outcomes through preventive care

Key Programs:

- Senior Circle
 - Facebook-based engagement platform
 - Online health and wellness events
 - Fall prevention education
 - Mental health support
 - Emergency preparedness training
 - Daily check-in initiative (launching in 2025)
- HUD Region 6 Envision Center
 - Appointed intermediary since 2021
 - Extended programs' reach beyond Rainbow communities
 - Home-Based Maternal Health Program host site
 - Enhanced prenatal and postnatal wellness support
 - Family planning resources



Connecting seniors with online health and wellness events, fall prevention education, mental health support, and emergency preparedness training.



CLIMATE AND RESILIENCE

The Climate and Resilience principle is defined by actions which are taken to make the property more energy efficient, reduce greenhouse gas (GHG) emissions, increase the use of clean energy, and improve the resiliency of the property and its residents to climate risk.

Rainbow promotes environmental sustainability and community resilience through education and practical initiatives.

Strategies:

- Deliver Web-based Resident Applied Programming (WRAP) sessions
- Support LEED certification requirements
- Provide environmental awareness education
- Implement disaster preparedness training
- Foster sustainable living practices

Key Programs:

- WRAP Sessions Focus Areas:
 - Natural Disasters and Fire Safety
 - Proper Waste Disposal
 - Recycling Awareness
 - Water Efficiency
 - Green and Healthy Living
 - Energy Conservation
- Sustainability Initiatives
 - Quarterly programming at LEED-certified properties
 - Portfolio-wide environmental education
 - Resource conservation workshops
 - Community resilience building



Impact:

- Increased resident awareness of environmental impact
- Enhanced property sustainability practices
- Improved emergency preparedness
- Reduced resource consumption through education
- Strengthened community resilience to environmental challenges



DIVERSITY, EQUITY, AND INCLUSION

The principle of Diversity, Equity, and Inclusion (DEI) is defined by the incorporation of DEI policies at the organizational and property level which create more diversity, equity, and inclusion in the workforce, management team, and ownership structure.

Rainbow demonstrates a commitment to DEI through comprehensive policies, training programs, and strategic partnerships which foster an inclusive environment.

Strategies:

- Implement comprehensive DEI training programs
- Provide extensive professional development opportunities
- Foster inclusive workplace practices
- Partner with organizations promoting workforce diversity
- Maintain transparent evaluation processes

Key Programs and Partnerships:

- Professional Development Initiative
 - 230+ available courses
 - 3,101 classes completed by employees in 2024
 - Mandatory core training in workplace ethics and inclusion
 - Continuous learning opportunities
- Sodexo Partnership/SheWorksUSA Program
 - Tailored employment pathways
 - Women's empowerment focus
 - 1,806 participants across 22 countries
 - 911 program attendees
 - 217 Sodexo ambassadors
 - 47 participating partners



230+

**PROFESSIONAL DEVELOPMENT
COURSES AVAILABLE**



3,101

**CLASSES COMPLETED
BY EMPLOYEES IN 2024**



**TAILORED
EMPLOYMENT
PATHWAYS**



**WOMEN'S
EMPOWERMENT
FOCUS**



1,806

PARTICIPANTS



22

COUNTRIES



911

**PROGRAM
ATTENDEES**



217

**SODEXO
AMBASSADORS**



47

**PARTICIPATING
PARTNERS**

Impact:

- Enhanced workforce diversity
- Improved employee skills development
- Strengthened inclusive workplace culture
- Expanded career advancement opportunities
- Increased community engagement