



## Opportunity Finance Network: Member Profile



### National Housing Trust Community Development Fund

Washington, DC

The National Housing Trust Community Development Fund (NHTCDF) is the lending arm of the National Housing Trust, the only national nonprofit engaged in housing preservation through real estate development, lending, and public policy initiatives. NHTCDF occupies an essential niche, providing nonprofit developers of affordable housing with the crucial predevelopment and interim development financing that commercial lenders typically do not offer. NHTCDF loans have helped to preserve affordable homes across the nation — more than 90% of them reserved for residents earning less than 80% of the local median income.

#### Success Story: Twining Terrace Cooperative, Washington, DC

With their 37-unit building in disrepair, residents of the Twining Terrace Cooperative knew they needed to take action to save their homes. But they lacked funds to develop a comprehensive renovation plan. In partnership with the Enterprise Community Loan Fund, NHTCDF provided a \$475,000 predevelopment loan, and the Cooperative started the first major renovations to the building in 25 years.

*"Twining wishes to remain an operational housing cooperative for many, many more years, and this renovation project we are undertaking will keep Twining ongoing."*

*Joyce G. Smith  
President, Twining Terrace Cooperative*



#### Mission

To promote the long-term preservation of quality affordable housing for low- and moderate-income persons and families, and to help build communities and promote the economic revitalization of distressed areas by providing fiscally prudent loans to entities engaged in developing and maintaining quality, affordable housing in rural and urban communities.

#### Products and services

- Predevelopment and bridge loans for nonprofits acquiring affordable, multifamily housing
- Technical assistance and training for local nonprofits, resident associations, and public agencies
- Purchase and renovation of existing affordable housing (in partnership with the Enterprise Foundation)
- Public policy development

#### Financial and social impact

- Amount loaned, 2003 = \$550,000
- Amount loaned, 2004 = \$1,020,000
- Amount loaned, 2005 = \$1,602,500
- Amount loaned, 2006 = \$1,745,600
- Loan loss rate = 0%

[www.nhtinc.org](http://www.nhtinc.org)

#### Address:

National Housing Trust  
1101 30th Street N.W., Suite 400  
Washington, DC 20007

Phone: 202-333-8931

Fax: 202-833-1031

Email: [kdennis@nhtinc.org](mailto:kdennis@nhtinc.org)