

CDFIS: BOOSTING THE HOUSING SUPPLY

Closing Financing Gaps to Expand Housing Availability

CDFIs help increase the housing supply by financing the construction, rehabilitation, and preservation of affordable housing. By providing flexible pre-development loans, shepherding tax credit projects, and supporting housing development with investment capital, CDFIs support multifamily housing projects, single-family homes, and mixed-use developments in low-income, rural, and historically underserved areas. Their financing often fills critical gaps in complex capital stacks, helping projects move forward that would otherwise stall due to higher perceived risk or insufficient returns for conventional lenders. These investments expand the availability of quality housing, reduce overcrowding, and help stabilize neighborhoods experiencing housing shortages.

The following stories illustrate how CDFIs increase the housing supply, helping address rising housing costs and improving long-term economic stability for families and communities.

Annual Impact

- Recipients of CDFI Financial Assistance awards finance over 45,000 affordable homes each year

HALTOM CITY APARTMENTS

\$8.4 MILLION IN FINANCING FOR THE ACQUISITION AND RENOVATION OF AN AGING APARTMENT COMPLEX IN NORTH TEXAS

Haltom City, TX

CDFI: CLEARINGHOUSE CDFI

Clearinghouse CDFI (CCDFI) is supporting the revitalization of a North Texas community through financing for the acquisition and renovation of an aging apartment complex in Haltom City, Texas. With an \$8.4 million loan from CCDFI, 3501 NHC, LLC, a real estate holding company managed by MarketSpace Capital, is repositioning the 122-unit property, which spans seven buildings and requires substantial upgrades to meet current standards.

The property is currently 98% occupied, underscoring strong demand for affordable housing in the area. To help preserve housing stability following renovations, the borrower will assist eligible tenants in applying for the Texas state voucher program. Improvements included exterior repainting, new fencing, covered parking, and the addition of a dog park and green space.

