

Helping developers acquire and preserve much-needed affordable apartments



BY THE NUMBERS:

| Sources | | Uses | |
|----------------------|--------------------|------------------------------|--------------------|
| NC Permanent loan | \$2,578,000 | Property acquisition & rehab | \$201,000 |
| Borrower equity | 299,655 | Loan origination fee | 247,500 |
| | | Closing costs | 357,500 |
| | | Third-party reports | 1,736,640 |
| Total sources | \$2,966,655 | Total uses | \$2,966,655 |

There are many opportunities in Brownsville, and CDCB is always on the lookout for the next affordable homes they can help preserve.

For 44 years, CDC of Brownsville (CDCB) has developed and invested in affordable single-family homes in Brownsville, Texas, which has one of the highest poverty rates in the nation. One-third of the residents live below the federal poverty line and in rural areas, the housing needs are even more extreme. CDCB wanted to invest in apartments in relatively good shape owned by private developers in low-income neighborhoods. They wanted to ensure they could preserve affordability and a higher standard of living for residents without raising rents.

NeighborWorks Capital provided CDCB with a 10-year, \$2.6 million permanent loan to purchase and improve La Ceiba, an existing 46-apartment complex in nine single story buildings, constructed in 2013 and occupied by seniors. We make permanent loans up to \$7 million for up to 7 years for mini-perm

and \$2 million for up to 18 years for perm with rates for both starting at 6.25%. "The loan really allowed us to start investing in our long-term mission to increase our rental portfolio and manage it ourselves," said Nick Mitchell-Bennett, Executive Director of CDCB.

ABOUT THE DEVELOPER:

For the past 44 years, CDCB has provided safe, decent, affordable housing, primarily within Texas's Cameron and Willacy Counties. With considerable award-winning housing development experience, CDCB operates six business lines to meet the housing needs of the Rio Grande Valley residents. Over the last ten years CDCB has built, mortgage financed, or preserved 1,200 affordable homes in the Rio Grande Valley.

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