

# A Developers' Roundtable

## Catalytic Financing to Support Affordable Housing in the Purple Line Corridor

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# About NHT Lending

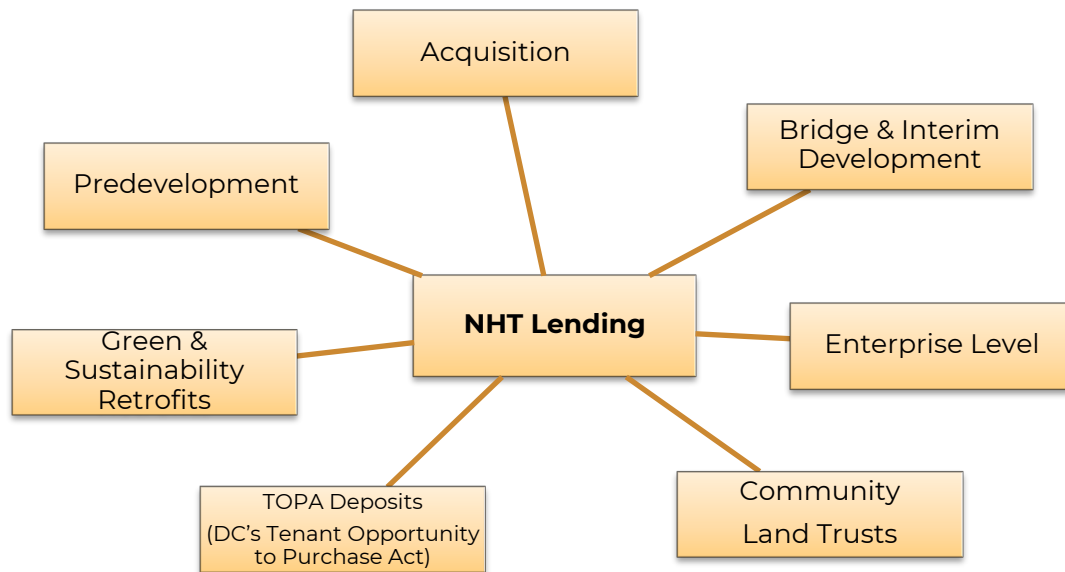
Leveraging two CDFI vehicles, NHT Lending focuses on high impact, innovative lending to preserve and create affordable housing.



# Loan Products

NHT Lending offers a full array of loan products in the DC Metro Area to support the production and preservation of affordable housing where we work and live.

Nationally, NHT offers a variety of affordable housing loan products for mission focused owners and developers who could not achieve their goals without our creative, flexible and patient capital.



# Investments in the Purple Line Corridor

## PRO Neighborhoods

- JP Morgan Chase

## Accelerating Investments for Healthy Communities

- Kaiser Permanente
- Robert Wood Johnson Foundation

# Lending Capital for Affordable Housing in the Purple Line Corridor

## Eligibility

<b>Project</b>	Affordable housing developments within one mile of a future Purple Line station in Montgomery County, MD or Prince George's County, MD
<b>Borrower</b>	501c3 nonprofit borrowers, limited partnerships controlled by nonprofits, and for-profit developers developing affordable housing partnerships that are consistent with NHT's nonprofit status and mission
<b>Uses</b>	Predevelopment, acquisition, construction, bridge, and energy efficiency financing*
<b>Type</b>	All housing and construction types will be considered, including but not limited to: New construction, Preservation, Multifamily, Single family, Rental and Homeownership

# Lending Capital for Affordable Housing in the Purple Line Corridor

## Rates and Terms

<b>Loan Size</b>	Up to \$2,000,000*  Loans of any size will be considered; however, the terms below pertain to loans under \$2 million. For loans above \$2 million, interest rates and other terms will need to be adjusted.
<b>Loan Term</b>	Up to 5 years*  Loans of up to \$1.5 million are available for 8-10 years to assist with the equity needs of preserving existing affordable housing. Larger amounts are available if the majority of units are restricted to very low-income households (<50% AMI).
<b>Rate</b>	3.0 - 4.0% (with interest only payments)*
<b>Fees</b>	1.5% origination fee
<b>Security</b>	Loans can be made unsecured with full recourse to the developer's balance sheet. Senior or subordinate liens are preferred and may be required.

**\*Exceptions will be granted on a case-by-case basis.**

An architectural rendering of a proposed development. It features several multi-story residential buildings with yellow and orange facades, arranged around a central courtyard. To the left, there are two blue-roofed commercial-style buildings. The site includes paved walkways, small trees, and a landscaped area with a circular feature in the foreground. The background shows a road and a hillside with contour lines.

# Example Projects

Headen Spring  
(Riverdale, MD)

- **Project:** Development of a 10-acre affordable housing and community services site
- **Use:** Predevelopment Loan
- **Type:** Mixed-use

Source: Headen Spring Development Invitation for an Expression of Interest



# Example Projects

Hillwood Manor  
(Takoma Park, MD)

- **Project:** Rehab of a 96-unit property
- **Use:** Predevelopment Loan
- **Type:** Multifamily rental





# Example Projects

320 Lincoln Avenue  
(Takoma Park, MD)

- **Project:** Acquisition and rehab project via Tenant Opportunity to Purchase program
- **Use:** Acquisition & Construction Loan
- **Type:** Single family homeownership

Source: Housing Initiative Partnership

# Other Targeted Loan Products

- Capital Magnet Fund
- Community Land Trusts
- DC's Wards 7 & 8

# Contact

Need additional information or have questions?

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# About Enterprise

Enterprise is one of the leading national nonprofits focused on addressing the nation's affordable housing crisis from every angle.

To achieve these goals, we operate across three divisions:

- Solutions,
- Capital and
- Communities



# Debt Financing

- Predevelopment Loans
- Acquisition Loans
- Acquisition/Mini-perm
- Construction and Bridge Loans
- Capital Magnet Funds
- AHP Applications
- Permanent & Commercial



# Equity Financing

- Conventional Equity
- Low Income Housing Tax Credit Equity (LIHTC)
- New Market Tax Credit Equity (NMTC)
- Opportunity Zone Equity (OZ)

# Contacts

Need additional information or have questions?

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