



## 2017's Positive Impact

CDT's Total Development Cost:

LEVERAGING  
**\$630,360,000**  
IN TOTAL  
DEVELOPMENT COST

With \$111,000,000 CDT investment:



**41**

**Multifamily Properties**

RANGING FROM DUPLEXES TO HIGH-RISE APARTMENTS.



**4,030**

**Homes**

FOR INDIVIDUALS AND FAMILIES.



**12,473**

**People Housed**

INCLUDING AT-RISK SENIORS AND LOW-INCOME WORKING FAMILIES.



**110,000**  
people served  
since 1998

### Driving the Evolution of Affordable Housing

Since our inception in 1999, CDT has become nationally recognized as one of the best-performing Community Development Financial Institutions (CDFIs) in the United States.

Our efforts to preserve and promote affordable housing in 2017 produced another productive and impactful year, as reflected by the data highlighted in this report. CDT's work is more critical now than ever. The need for safe, quality affordable housing is growing while the supply continues to decline in the face of marketplace pressures and diminishing government supports.

Together with our partners, CDT is committed to forging strategies that provide sound financial returns to our investors, preserve the dignity of our society's most vulnerable citizens and help make communities work better.

Number of affordable households financed in 44 U.S. states and the Virgin Islands over our 19-year history:



**44,000**

### CDT Mission Statement

Our mission is to provide long-term capital to low- and moderate-income communities to help ensure their affordability and enhance the quality of life for their residents.

CDT provides this long-term capital in the form of loans and equity investments by working with local, regional and national partners in communities across the United States.

Learn more at [www.CDT.biz](http://www.CDT.biz)

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### 2017 Impact Report

**GROWING COMMUNITIES,  
IMPROVING LIVES**

**cdt**

The Community Development Trust

\*These numbers are based on the total of commitments and closings.

Promoting Opportunities to Thrive

A RECORD-BREAKING YEAR

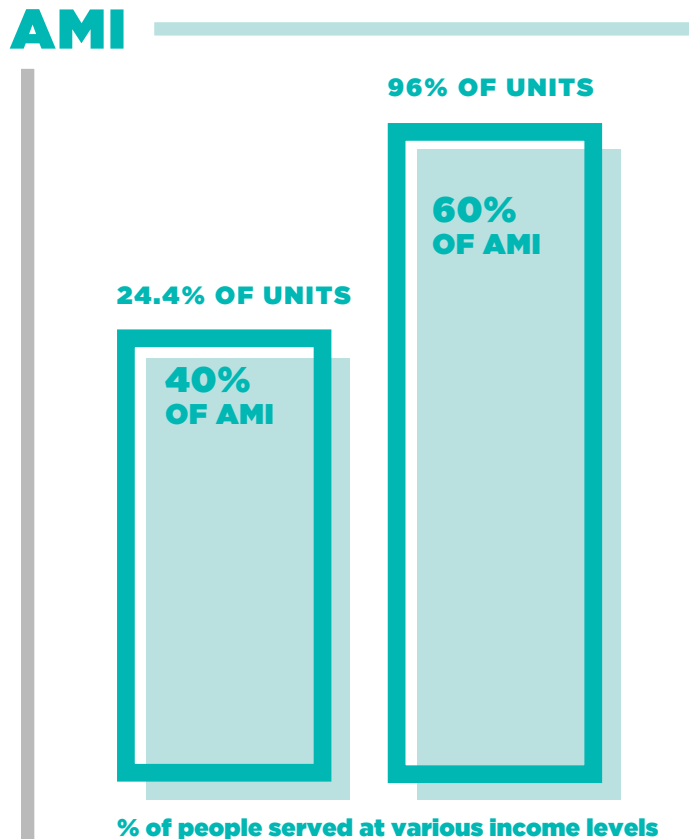
2017 IMPACT REPORT • THE COMMUNITY DEVELOPMENT TRUST

# Promoting Opportunities to Thrive

Making quality housing affordable.

**24.4%**  
of units serve people with incomes at or below **40% AMI** (Area Median Income).

**96%**  
of units serve people with incomes at or below **60% AMI**.



**25.5%**  
less rent for people living in CDT-financed affordable units.



AFFORDABLE HOUSING RENT • 74.5%



MARKET AVERAGE RENT • 100%

# Reinvigorating Communities

Providing resources to low-income neighborhoods.

**100%**  
with community facilities on-site.

COMMON SPACES, PLAYGROUNDS AND WALKING PATHS CREATE STRONGER NEIGHBORHOODS.

**70%**  
of units with green features.

PROTECTING THE ENVIRONMENT, SAVING MONEY AND INCREASING THE FUTURE VALUE OF THE PROPERTY.

**70%**  
with social services on-site.

INCREASING FAMILIES' CHANCES OF BEING SUCCESSFUL AND PRESERVING SENIOR CITIZENS' INDEPENDENCE.

**Multifamily Census Tract**  
Highest **223,354**  
Lowest **9,704**



**68%**  
of properties within 1/2 mile of public transportation.



\*These numbers are based on the total of commitments and closings.