cdt Mission Metrics

Inception to 12/31/2019

In its 21 years,
CDT has financed or invested in **525** properties in **44** states or regions
We have created or preserved **49,000**+ units that provide homes to more than **135,000** residents

More than **20%** of these units are affordable at or below 40% of area median and more than **83%** are at or below 60% of area median

CDT's **total investment** is more than **$1.9** billion in properties that have a total development costs exceeding **$5** billion dollars

Since 2016, CDT has lent $62.7**+** million to six **high-performing** charter schools, serving nearly **3700** students, **86%** of who are very low income

2019 Impact

Commitments and Closings

Charter Schools

2 closings and **2** commitments, serving **2632 students**, **84**% of whom are very low income

For the schools with closed loans, **22**% of the students are **special needs** and **> 11**% are English language **learners**

For the closed loan to a high school **77**% of grads were accepted to college

$61.4 million total development cost
$ 47.4 million **CDT** amount

Multifamily

18 Debt commitments / closings
7 Equity Investments (12 properties)

2,822 units including 5 projects serving **senior** and **special needs**

8,100 = estimate of people housed in **16** states

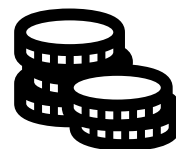## Income Levels Served

Unit Affordability @ Area Median Income
68.8 % of units under **60%** AMI;
85.5 % of units under **80%** AMI

Properties
21 have community facilities; **12** have **Social Services** on site; **8** have **Nonprofit** partners; **5** are in **Difficult to Develop Areas;** **2** are in **rural** areas.

Weighted Average tenant rent advantage to market **-22.98**%, an average savings of $**261** per month

Proximity

41% of units are within 0.3 mile of **public transport**

Average distance to a **grocery store** is **1** mile and to a **school**, **1.1** miles

56% of properties have **green features** including LEED , EarthCraft, solar panels and state certifications

Total Development Cost- **$488,250,895**
CDT amount- **$104,470,314**

Neighborhood Incomes
Census tract with **highest**:   **$116,700**
Census tract with **lowest**:   **$ 9,704**