

## CONTACT

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## BY THE NUMBERS

(1969-present)

Year Founded: 1969

Location: New York, NY

Jobs Created: Nearly 40,000

Housing Units Developed:  
8,400

Financing Secured: Nearly  
\$4.9B

Founded in 1969, the National Development Council (NDC) is a 501(c)3 nonprofit organization with the mission to increase the flow of job creation and community development capital to underserved urban and rural areas.

NDC partners with nonprofit organizations and local governments that want to accomplish specific community goals, but are unable to find, evaluate, and assemble appropriate financing. Typically, these organizations work with NDC to improve the quality and quantity of affordable housing available to low-income, disabled, or other special needs populations, to renovate or develop educational, medical, recreational, or other public-purpose facilities, and to help local businesses locate or expand in communities that need employment opportunities for residents.

Through its affiliates, NDC provides development assistance, training, and access to capital. In doing so, NDC stimulates investment in housing and industry in communities and for purposes that are generally not served by the private sector.

Since inception, NDC has invested \$550 million in Low Income Housing Tax Credits (LIHTCs), leveraging \$1.5 billion to develop or preserve 8,400 units of affordable housing. Sixty-five of these projects—or 3,095 units—are located in rural communities. Additionally, NDC has leveraged New Markets Tax Credits to finance 87 community development projects, including \$320 million to support 12 rural projects, such as health centers, educational and recreational facilities, and commercial and manufacturing facilities.

To date, NDC has provided training to over 60,000 housing and economic development practitioners. The organization has also closed 490 small business loans for a total of \$176 million, which created 13,000 permanent, full-time jobs. By investing \$2.5 billion with its public and nonprofit partners, NDC has supported 37 community development projects, 3.5 million square feet of public facility space, 2,162 units of student housing, and 10 miles of roads and infrastructure.

## Heritage Woods of Freeport

In 2010, rural Stephenson County, Illinois made it a top priority to develop an assisted-living facility, Heritage Woods of Freeport, to serve as an affordable alternative to nursing home care for low-income seniors in the area. Because the closest facility was more than 35 miles away, the development would also allow life-long residents to remain in their home community.

To support the development, NDC's Corporate Equity Fund provided \$6.7 million in Low Income Housing Tax Credit equity. This investment leveraged a \$6.65 million U.S. Department of Agriculture (USDA) Section 538 Rural Rental Housing Guaranteed Loan.

The development provides 61 units exclusively targeted to low-income residents and 15 market rate units. It is staffed 24 hours a day and offers healthcare monitoring, housekeeping, and other critical resident services. All units are also equipped with an emergency-call response system.

Developer Mark Laubacher explains, "Before Heritage Woods, many residents lived without the help they needed. Now, residents have access to the services they need to thrive."

