Uncommon Expertise.

**CPC believes** housing is central to transforming underserved neighborhoods into thriving, vibrant communities.

**CPC is a** nonprofit affordable housing and community revitalization finance company providing flexible capital solutions, fresh thinking and a collaborative approach to the complex issues facing communities.

**Our goal** is to be more than just a lender. At CPC, we work as a partner to provide technical expertise, support and flexible solutions that help meet the capital needs and broader community revitalization goals of our customers, local stakeholders and the communities we serve.

**We provide much needed capital to:**

- Small Buildings
- Affordable Housing Developments
- Naturally Occurring Affordable Housing (NOAH)
- Downtown Revitalization
- Adaptive Reuse
- Preservation
- Supportive Housing
- Workforce Housing
Since 1974, CPC’s creative financing solutions have supported critical projects in neighborhoods across New York State and the northeast.

CPC is a registered 501(c), non-profit organization. We are not driven by maximizing fees or returns for shareholders. Rather, our focus is on deploying capital in the most efficient manner possible.

$10.5 BILLION INVESTMENT

of private & public capital invested in New York and contiguous states

PHYSICAL
193,000 residential units financed

SOCIAL
965,000 people provided with high quality, stable housing

ECONOMIC
115,000+ jobs created via construction lending
PARTNERSHIP WITH HPD

CPC has an extensive history in lending and partnering with New York City’s Department of Housing Preservation and Development (HPD).

Since it’s inception CPC has invested over $6.5 billion of capital in New York City and partnered with HPD to provide an additional $2 billion.
As the market has shifted and property values have risen, CPC and HPD have partnered to preserve affordable housing through new initiatives such as the Neighborhood Pillars Program.

The Neighborhood Pillars program provides low-interest loans and tax exemptions to acquire and rehabilitate rent stabilized but otherwise unregulated units.

In exchange for providing direct and indirect subsidy, the units are preserved as affordable housing for low and moderate income individuals and families. New tenants are income restricted in line with AMI Rent Tiers.

HPD has the goal of preserving 7,500 units over the next 8 years through the Neighborhood Pillars Program.
CPC AND HPD PARTNERSHIP ON PILLARS

CPC has partnered with HPD on three deals through the HPD Pillars Program.

CPC provides acquisition financing for the project and partners with HPD and Fannie Mae/Freddie Mac to provide long term capital.

To date, CPC and HPD have preserved 250 units of housing and provided $28M of capital.
### Bronx Acquisition

<table>
<thead>
<tr>
<th>Units: 58</th>
<th>Per Unit</th>
<th>Acquisition Price: $9,783,000</th>
<th>$168,000</th>
<th>(cap rate 4.8%)</th>
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</thead>
<tbody>
<tr>
<td>CPC Loan:</td>
<td></td>
<td>5,713,000</td>
<td>98,500</td>
<td></td>
</tr>
<tr>
<td>HPD Loan:</td>
<td></td>
<td>7,540,000</td>
<td>130,000</td>
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<tr>
<td>Rehab:</td>
<td></td>
<td>1,276,000</td>
<td>22,000</td>
<td></td>
</tr>
<tr>
<td>Soft Costs/Reserves/Dev Fee:</td>
<td>2,960,000</td>
<td>51,047</td>
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</tbody>
</table>

**Direct Subsidy:** Subordinate loan, 1% interest only for 30 years

**Indirect Subsidy:** Article 11 Tax Exemption 30 years, near 0 taxes

**Affordability Preservation:**
Rents affordable to AMI Range of 35% to 90%; 80% of units affordable below 80% AMI. Income restricted on turnover.