

# AMERICAN COMMUNITY CAPITAL

Boston, MA



## OVERVIEW

American Community Capital is an innovative CDFI subsidiary lender to Boston Financial, a national leader in affordable housing capital solutions and the low-income housing tax credit (LIHTC) industry. American Community Capital's mission is to promote community development and support the creation and preservation of affordable housing for low-income populations earning up to 80 percent of area median income.

American Community Capital makes loans and provides technical assistance to affordable housing developers and communities throughout the United States. Our lending platform uniquely complements Boston Financial's LIHTC syndication platform and addresses the need for supplementary capital at different affordable housing investment cycle stages. American Community Capital sources loan originations through Boston Financial's developer relationships and referrals from Boston Financial's equity originations team. Boston Financial's relationship management approach with affordable housing developers generates regular touchpoints with almost 1,000 longstanding clients, leading developers to approach Boston Financial regarding lending opportunities and vice versa. More than 80 percent of our developer partners have worked with us for over ten years, and more than 30 percent are nonprofits.

American Community Capital provides various flexible loan products, including predevelopment loans, which cover project-based expenses for affordable housing developments; working capital loans, which improve liquidity for affordable housing developers; and equity bridge loans, which bridge LIHTC equity disbursements. Additionally, American Community Capital can nimbly create new offerings to meet the needs of our diverse developer partners.

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## BRIDGING THE GAPS IN AFFORDABLE HOUSING

The construction of Woodyard Station Apartments and Woodyard Station Senior Apartments in Clinton, Maryland, brings 46 new affordable rental homes for low-income families and 112 affordable rental homes for low-income seniors to the community. These two adjacent properties were developed by a joint venture between Pax-Edwards and Osprey Property Companies, two Maryland-based, experienced affordable housing developers and longstanding partners of Boston Financial.

In November 2020, American Community Capital stepped in to provide two unsecured \$500,000 predevelopment Loans to fill gaps in financing and enable the developers to cover critical predevelopment expenses – including architectural design fees, environmental surveys and inspection, appraisals, market studies, and legal fees – before the construction loan closings.

Construction began in the fall of 2021 and was completed in July 2023. The community's amenities include a computer center, library, fitness center, and shared community space. Robust resident services include food and clothing assistance and a crisis intervention program.

Scott Link, Vice President of Development for Pax-Edwards, reflects, "Partnering with Boston Financial / American Community Capital at Woodyard Station proved vital to the project's success. Execution of the predevelopment loans they provided was fast, hassle-free, and enabled us to maintain momentum over a lengthy entitlement process."

## THREE-YEAR IMPACT

- ▶ \$155.5 million in loans
- ▶ 24,694 jobs created

### Housing Financing:

- ▶ 8,225 rental units (8,012 affordable)