



Quick Facts about the HOUSING DEVELOPMENT FUND

Organization Name:	Housing Development Fund (HDF)
Legal Entity:	Housing Development Fund, Inc., a 501 (c)(3) Nonprofit Corporation
Founding & Key Dates:	1989 – Founded as Stamford Development Fund 1992 – Name change to Housing Development Fund of Lower Fairfield County, Inc. 2003 – Name change to Housing Development Fund, Inc. 2004 – Danbury office established 2009 – Bridgeport office established
Key Executive:	Joan Carty, President and CEO
Governance:	Volunteer Board of Directors and Salaried Staff
Headquarters Address:	100 Prospect Street, Suite 100 Stamford CT 06901-1696
Headquarters Phone/Fax:	Phone – 203-969-1830 Fax – 203-323-8958
Website:	www.hdf-ct.org
E-mail:	jcarty@hdf-ct.org
Danbury Office Location:	8 West Street, Suite 202-204 Danbury CT 06810 Phone – 203-798-6527 Fax – 203-798-2142
Bridgeport Office Location:	940 Broad Street Bridgeport CT 06604 Phone – 203-338-9035 Fax – 203-338-9056
Nature of Organization:	<p>HDF is a nonprofit organization that advocates and facilitates the development of affordable housing units and encourages sustainable homeownership through a variety of initiatives.</p> <p>HDF aggregates and manages public and private funds earmarked for financing of affordable housing – both homeownership and rental units.</p>

We deploy a variety of lending programs, including down payment and closing cost assistance; second mortgage financing for first time homebuyers; and pre-development and permanent first mortgages for multifamily development.

HDF provides technical assistance to municipalities, helping them fulfill their affordable housing needs. We assist private developers in identifying qualified buyers for affordable housing units.

HDF offers mediation and counseling services to homeowners in danger of losing their homes to foreclosure, helping to moderate the effects of the foreclosure crisis.

HDF provides an array of programs related to successful homeownership and multi-family development, including first time homebuyer and landlord education and counseling programs.

Markets Served:

HDF currently serves all towns in southwestern Connecticut, including Fairfield County, New Haven County, and several towns in southern Litchfield County.

Branded Programs:

First Time Homebuyers Program – down payment and closing cost assistance for first-time homebuyers

SmartMove Homeownership Program – low-interest second mortgages up to 20% of the home purchase price

Workforce Housing Down Payment Fund – 0%, non-amortizing subordinate mortgages to assist first-time homebuyers purchasing in the towns or cities where they work.

Foreclosure Intervention Counseling Program – counseling and advocacy for concerned homeowners in danger of losing their homes to foreclosure.

Major Achievements:

At more than \$60 million, HDF has the largest public or private pool of first mortgage financing for affordable housing in Connecticut – both homeownership and rental.

As a HUD-certified counseling and lending organization, HDF has provided homebuyer education and counseling to over 3,200 Connecticut households, and helped almost 1,100 become first-time homebuyers.

HDF has developed innovative programs to facilitate affordable housing and/or homeownership for special needs populations, including elderly, transitional, public housing residents, mentally ill and previously incarcerated.

HDF has been honored with numerous awards.

Partnerships: 17 private banks
Municipalities (including Stamford, Danbury, Norwalk and Greenwich)
Governmental Entities (CHFA and DECD)
Private Developers
Other nonprofit agencies

Funding Sources: Banks
Corporations
Foundations
Governmental Agencies (local, state, federal)
Faith-based Community
Individuals

Professional Memberships: Certified CDFI
Housing Partnership Network
Opportunity Finance Network
Connecticut Mortgage Bankers Association

Media Spokesperson: Joan Carty (jcarty@hdf-ct.org)