



NDC ADVISORY SERVICES
Build Capacity, Make an Impact



HOMES | JOBS | COMMUNITY

We provide hands-on advisory services to 100+ local governments and development agencies to solve the most complex issues facing communities today. Our expertise is highly technical but our solutions are strategic – and tailored to your specific needs. Even when the problem is hard to define, we can help formulate a solution.



HOMES: Strategic Planning, Policy Solutions, Investments

NDC can help solve your housing challenges, whether that is to realize a catalytic development or to put together a comprehensive housing strategy. Acting as an advisor and developer, we have demonstrated expertise in balancing affordable, workforce and market-rate housing.

If your community needs a comprehensive housing strategy, we start with an in-depth analysis that forms the basis of a data-driven action plan with tailored policies, programs and investment strategies. We conduct an engagement process that helps all key stakeholders understand the process from different perspectives.

The foremost goal is to leverage all resources – including tax credits, investment from our own Funds and helping to find additional financing sources – to maximize community benefit while ensuring that we are solving for the right problem.



NDC is both an advisor and partner with expertise in:

- Low-Income Housing Tax Credits
- Historic Preservation Tax Credits
- Fair Housing Plans
- Program and Organizational Assessment
- Residential Market Assessment
- Training affordable housing developers



COMMUNITY: Development, Finance and Implementation



NDC partners with leaders in our client communities to achieve ambitious goals to revitalize neighborhoods, create transit-oriented developments, and redevelop former industrial sites.

We work with our local partners to analyze programs and policies to incentivize private investment, and utilize this data-driven approach to find the right balance of land uses for the community.

We also identify available funding sources and assemble a workable capital stack that will take community development concepts from plan to reality in every context – urban, rural and suburban.

NDC is both an advisor and partner with expertise as:

- Feasibility analyst
- Fee developer
- Co-developer
- Tax credit Syndicator
- Underwriter of public funding sources
- Asset manager
- Project manager



CAPACITY BUILDING: Program Assistance and Alignment, Job Creation

NDC has worked on every community development issue over the past fifty years. This work defies categorization but exemplifies a comprehensive approach to problem solving and capacity building.

NDC's field staff utilize all available economic development tools to bring capital and expertise to everything from financing seismic retrofits to redeveloping brownfields, guiding Opportunity Zone investment, and creating small business ecosystems.

Depending on the issue, we start by analyzing your local programs, nonprofit partnerships, entrepreneurial capacity and tax incentives, and combine that with our knowledge of state, federal and philanthropic resources to design a solution tailored to achieve your goals.

NDC's capacity building expertise includes:

- P3 Structures
- Small Business Lending
- Training for Economic Development and Housing Professionals
- Capital Stack Assembly
- Tax Incentives (New Markets Tax Credits, Opportunity Zones)



HOMES | JOBS | COMMUNITY



IMPACT AT A GLANCE

\$855M+
Affordable
Housing
Investment

\$754M+
New Markets
Tax Credit
Allocation

\$2.1B+
Social
Infrastructure

\$252M+
Small
Business
Loans

75K+
Practitioners
Trained

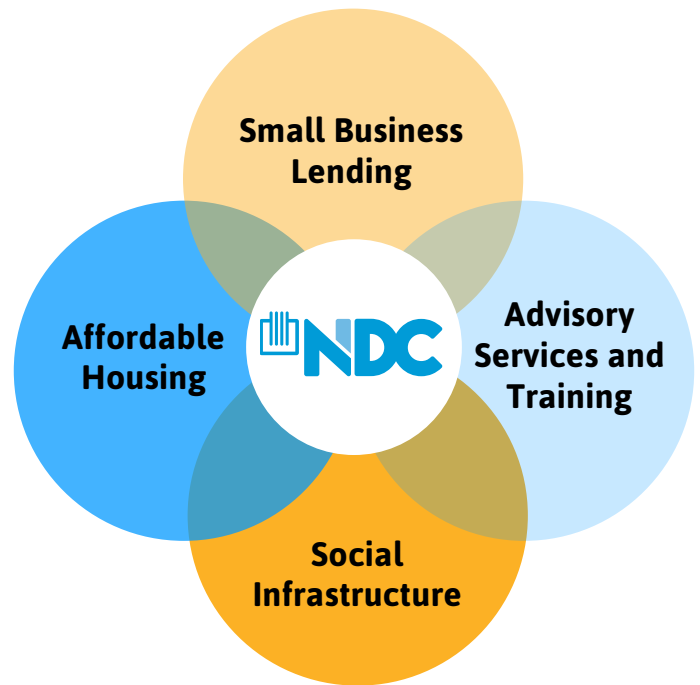
100+
Client
Communities



OUR WORK

NDC acts as partner, teacher, investor, developer and lender, bringing together advisory services and capital for community and economic investment. We work with local and state governments and community-based organizations to help them create and implement their own unique development strategies.

Since 1969 our training, products and services have evolved to reflect the changing policy environment and meet emerging needs. Today we are the most experienced and comprehensive economic and community development nonprofit in the U.S., working in every one of the 50 states and Puerto Rico.



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