

# Focus: Missing Middle Renters

\$2,889

Average twobedroom apartment rent in  $DC^2$ 

**Washington Housing** 

Initiative





Affordable Monthly Rent: \$1,393 Monthly Rent Shortfall4: (\$1,496)



HR SPECIALIST: Annual Salary3: \$90,130 Affordable Monthly Report: \$2,253 Monthly Rent Shortfall4: (\$636)

nationwide spend more than 30% of their income on housing<sup>1</sup>

46% of renters



IT Tech Support: Annual Salary3: \$66,620 Affordable Monthly Rent: \$1,665 Monthly Rent Shortfall4: (\$1,224)

Affordable Monthly Rent: \$1,267 Monthly Rent Shortfall4: (\$1,622)

Annual Salary3: \$50,660





<sup>&</sup>lt;sup>1</sup> Joint Center for Housing Studies of Harvard University, "America's Rental Housing 2022"

EMT:

<sup>&</sup>lt;sup>2</sup> Zumper.com/rent-research as of April 2021, Washington, DC

<sup>&</sup>lt;sup>3</sup> Bureau of Labor Statistics, Occupational Employment Statistics for Washington, DC, May

<sup>&</sup>lt;sup>4</sup> Assuming 30% rent-to-income ratio

# The Impact Pool

\$115MM Investment Fund \$40MM in loans made 1,750 units financed

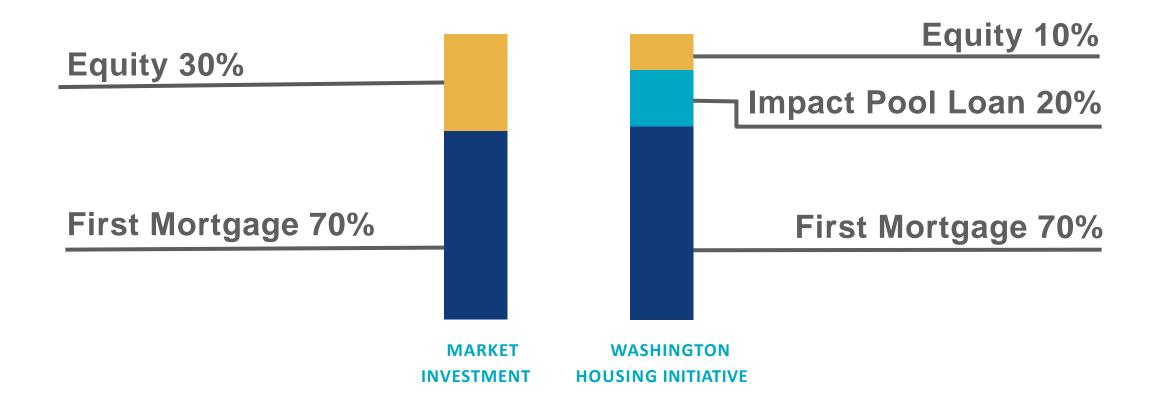
### **Key Features**

- Moves at the speed of the market
- Flexible structures
- No Displacement of current residents

- Lock in affordability
- Invest in sustainability
- Leverage Private Capital

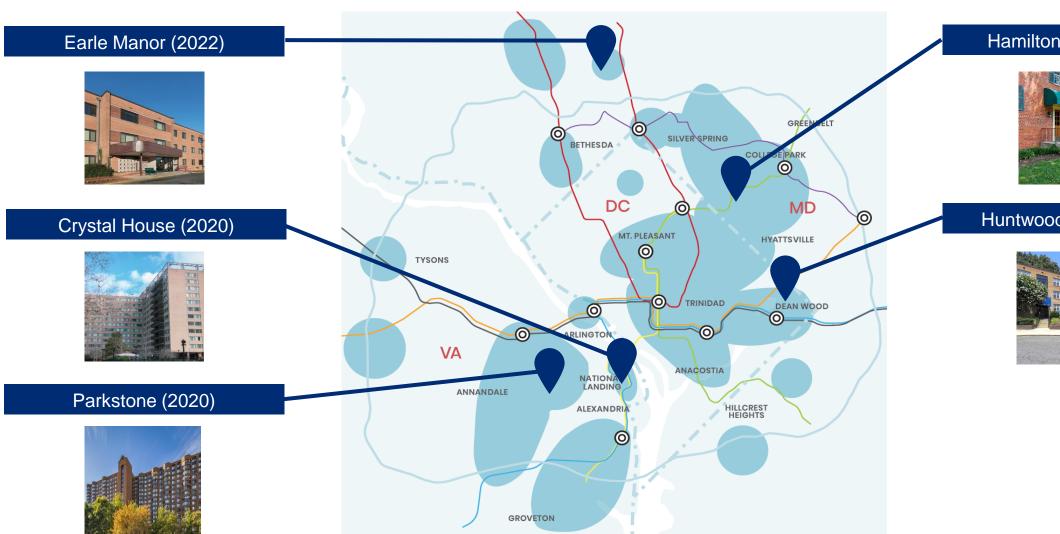


# Impact Pool Financing





# > Impact Pool Investments



#### Hamilton Manor (2021)



### Huntwood Courts (2021)



## **Partnerships**

Borrowers









Jurisdictional Partners











