

CDFIs INVEST

Lending for Health: Product Development, Measurement, and Evolution

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ABOUT NJCC

We are a 29-year-old CDFI that creates thriving communities through strategic investments and knowledge.

OUR COMPREHENSIVE TOOLKIT

COMMUNITY LENDING	REAL ESTATE DEVELOPMENT	NEW MARKETS TAX CREDITS	RESTART	COMMUNITY STRATEGIES	MORTGAGE PLATFORM
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OUR IMPACT

630 MILLION INVESTED IN NJ COMMUNITIES	9,700 HOUSING UNITS DEVELOPED	9,200 JOBS CREATED OR PRESERVED
5.2 MILLION S.F. REAL ESTATE DEVELOPED	13,800 EDUCATION SEATS	6,900 CHILDCARE SLOTS

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OUR VISION OF HEALTHY

- Housing as a catalyst for neighborhood change
 - Functional housing market is critical for healthy & stable communities
 - Must address physical conditions of homes
- Neighborhoods are more than just housing
 - Education & early care
 - Economic development, job creation & workforce development
 - Safe community spaces & neighborhood conditions
 - Healthy food
- Housing affordability—Key social determinant of health
- We can't do it alone—Collaboration is essential
- Impact assessment—Evaluating programs to ensure success



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HEALTHY NEIGHBORHOOD TRACK

- Affordable Housing Loan Fund ●●●●
- Healthy Communities Fund ●●●●
- Supportive Housing Fund ●●●●
- CAPC ●●●●
- East Trenton Collaborative ●●●●
- Community Strategies ●●●●
- ReStart (foreclosure prevention) ●●●●
- Mortgage Platform ●●●●
- Strong Healthy Communities ●●●●
- Healthier New Brunswick ●●●●



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HEALTHY COMMUNITITIES FUND

- Lead Abatement (Isles, Inc., Trenton, NJ)
 - Helping a local nonprofit & its contractor partners access financing to complete residential lead abatement projects
- Bridge Loans
 - Working capital loans for certified contractors to support lead abatement, healthy home, and energy efficiency work
- Aging In Place
 - Grants and low-cost soft (forgivable) second mortgages for home safety retrofits



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SUPPORTIVE HOUSING FUND

- \$15MM Fund (\$8MM Grant/\$7MM Debt)
- Reduced Capital Costs
 - Financing for the acquisition & rehabilitation of scattered-site housing
- Housing for the Most Vulnerable Population
 - Community facilities-based service approach (lower cost, greater impact)
 - Stable housing situation coupled with wrap around services
- Housing Typology
 - Development of housing tailored to meet needs of chronically homeless families & adults
- Financial Leverage
 - Utilizing capital contributions, housing vouchers, & income supports
- Partnership-Driven—State of New Jersey, NJCC SHF, & Supportive Housing Providers



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CAPC

- Scattered-Site Work
 - Neighborhood Plans
- Healthy Homes & Neighborhoods Protocols
 - Complete health & safety assessment of all homes
 - Remediation of all toxins
 - Energy Efficiency Upgrades
 - HVAC, windows, appliances, insulation, etc.
 - Safety upgrades
 - Increased lighting, grab bars, accessibility improvements, addressing neglected repairs, etc.



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FAMILY VILLAGE

- Fundamental change to understanding neighborhood revitalization; integrating health & community development
- A different model—pilot project in South Ward of Newark, NJ
 - Healthy, quality homes w/ community-based wrap-around services
 - Flexible capital for the acquisition & development of scattered-site housing
 - Innovative acquisition strategies (APRA)
 - Local partnerships & service provision
 - Prioritizing housing for individuals & families who would benefit most
- Expanding housing opportunities
 - Targeted intervention
- Potential benefits



▪ Blight removal, affordable housing creation, improved health outcomes, job creation, & decrease in transiency

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Before You Go

Please complete your session evaluation!

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