

IN THE COMMUNITY

Community Development Newsletter

Driving Economic Growth from Coast to Coast

Chase¹ recently unveiled a new program that will help drive lasting economic growth by forming partnerships among community development financial institutions (CDFIs) across the country. The *CDFI Collaboratives* program builds upon Chase's 20 year history of partnering with CDFI's to support the important work they do to improve the lives of residents in low- and moderate-income communities.

The *CDFI Collaboratives* program will provide access to capital for small businesses, help improve the availability of affordable housing and healthy food networks, and build capacity and create economic growth in distressed and underserved communities. With \$33 million in grants from Chase, over twenty CDFIs have formed seven collaboratives that will work in 21 states across the U.S. Over the last three years, Chase has provided more than \$100 million in grants to CDFIs and more than \$1 billion in loans, grants and investments to CDFIs and their affiliates.



Funding by Chase, including grants, small business lending, SBA lending, and New Market Tax Credit financing are important contributors to driving economic growth and helping communities thrive. Chase was the nation's #1 SBA lender in loan units for the fourth consecutive year according to the Small Business Administration's fiscal year 2013 reporting with a higher number of SBA loans and lines of credit than any other lender.

¹ Chase refers to JPMorgan Chase & Co. and any of its subsidiaries or affiliates; Low Income Housing Tax Credit Investments are provided through JPM Capital Corporation; philanthropic grants are provided through the JPMorgan Chase Foundation.

Welcome to *In the Community*

We are proud to partner with local, state and national organizations to help foster positive change in communities across the country. In this issue of our electronic newsletter, we highlight our involvement in projects that:

- support the growth of small businesses;
- create affordable housing opportunities;
- provide new educational resources for prospective homebuyers; and
- demonstrate how partnerships are key to providing services to low- and moderate-income communities.

We hope you are inspired by these projects and we appreciate your on-going partnership and feedback.

Planting it Forward

Liberty City, FL

Growing talent is the root of *Plant it Forward*, launched by Chase in partnership with Florida International University (FIU). The program promotes sustainable urban agriculture and science skills, from crop to table.

Plant it Forward encourages Miami Northwestern Senior High School students to acquire skills that can help them succeed academically and in the workforce. The high school is located in Liberty City - a neighborhood where 40 percent of residents did not complete high school and 38 percent are unemployed.

Through the program, teens are engaged in:

- developing entrepreneurship skills by distributing fish, fresh produce and vegetables at food stands and mobile markets throughout the community;
- gaining an understanding of careers in the food services industry; and
- giving back to their community through volunteerism.

Plant it Forward is part of *The Education Effect*, an innovative university-community school partnership with FIU introduced in 2011 with a \$1 million seed investment from Chase to promote a college going culture at Miami Northwestern Senior high school. Since its inception, *The Education Effect* has:

- engaged more than 1,000 students in visits to FIU;
- helped improve the high school's academic rating;
- supported an increase in the school's graduation rate from 64 to 80 percent;
- empowered students with finance and investment skills through a financial literacy program; and
- integrated hands on learning into a Science, Technology, Engineering and Math (STEM) curriculum.

To learn more, we invite you to visit FIU's [Office of Engagement](http://www.fiu.edu/engagement) website.



Teens demonstrate their hard work to a guest at a Plant it Forward event.

Courtesy of Allison Diaz



West Side Grows Together

Wilmington, DE

Over 26 percent of residents in the West Side neighborhood of Wilmington, Delaware are living in poverty, much higher than the state average of 13 percent. Cornerstone West Community Development Corporation is a nonprofit that works to create affordable housing, promote revitalization and has spent the last few years leading the development of the West Side Grows Together revitalization plan.

To help support the development and implementation of the community plan, Chase provided a \$300,000 grant to Cornerstone West Community Development Corporation. The funding will help advance the development of affordable housing, expand home ownership and repair programs and strengthen systems to identify and target areas for revitalization.



Courtesy of Cornerstone West CDC

Transforming a Neighborhood

Milwaukee, WI

High poverty and low development have historically plagued the area surrounding the intersection of 27th Street and Wisconsin Avenue in Milwaukee. The development of the vacant lot located at this intersection into the Department of Children and Families new Bureau of Milwaukee Child Welfare (BMCW) facility has been instrumental in the transformation of this community.

The new BMCW facility will consolidate services into one central location while also expanding services for families in need. It anticipates that each year over 5,000 children will benefit from BMCW's assistance. The creation of 40 new full time and 20 part time positions are also crucial for the neighborhood's transformation.

Chase provided:

- \$3 million construction loan; and
- \$3 million New Markets Tax Credit investment.

The project is also fully supported by the local neighborhood and the City of Milwaukee, which is providing the land for a sales price of \$1.00.



Courtesy of Korb Tredo Architects



Opportunity on Main Street

Chase's Mission Main Street GrantsSM has awarded \$3 million to help 12 small businesses thrive. As the Premier Sponsor, Google hosted the grant recipients at its California headquarters for an exclusive marketing workshop.

More than 35,000 small businesses from all 50 states submitted applications detailing why they deserved to receive a \$250,000 grant. Public participation was a key element of the process as more than 1.7 million votes were cast in support of the hopeful businesses. At least 250 votes were needed for the businesses to continue onto the judging phase by an expert panel of representatives from leading organizations that foster small business development.

Businesses were selected based on their answers to a short questionnaire that indicated their potential to make a positive impact within the community and their likelihood to succeed.

And the Grant Recipients Are...

- ABL Denim – Los Angeles, CA
- Axelo Inc. – Austin, TX
- buzzy4painrelief.com – Atlanta, GA
- Chemo Beanies – Covington, LA
- Curious Jane – Brooklyn, NY
- Edibles Rex – Detroit, MI
- Living Design Studios, Inc. – Lafayette, CO
- Milagros de Mexico – San Francisco, CA
- Overnight Success Inc. – Miami, FL
- Rolling in Dough Pizza – Greenport, NY
- Shaktea Kombucha – Fairfield, IA
- The Robot Garage – Birmingham, MI



The 2013 Mission Main Street Grant recipients are a diverse group of small businesses that, improve the quality of life for those with medical and health complications; enhance education for youth; support job creation; recycle and reuse materials for metalwork; and provide new ways to enjoy food and alternative beverages.

For news on Mission Main Street, follow us on Twitter [@ChaseSmallBiz](#) and 'like' [Chase](#) on Facebook.



**CONGRATULATIONS TO
OUR 2013 RECIPIENTS!**

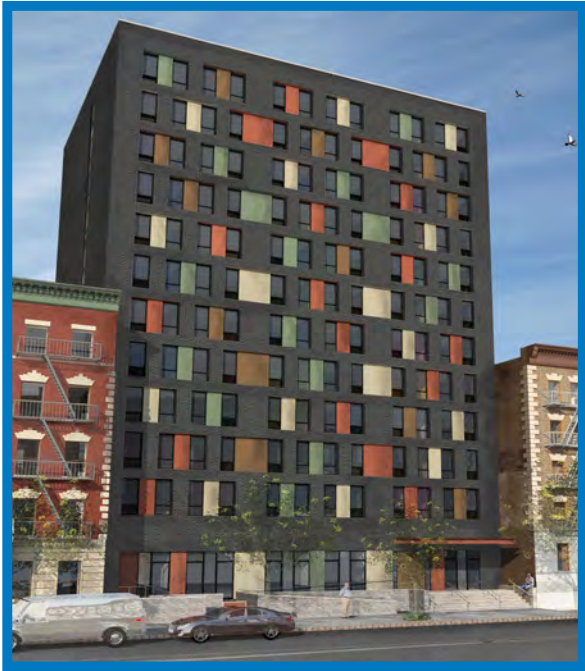
THESE 12 SMALL BUSINESSES HAVE EACH
RECEIVED A \$250,000 GRANT.

Click here to meet the 2013 recipients »



Commitment to Affordable Housing

The development of affordable housing is complex, involves multiple partnerships and layers of funding. Affordable housing often provides additional services that help meet the needs of households with limited incomes or that have special needs. The following developments are affordable and offer services to families, seniors, veterans and those striving to break the cycle of homelessness.



Courtesy of Alexander Gorlin Architects

THE BOSTON ROAD RESIDENCE – NEW YORK

Housing that is safe, affordable and supportive for seniors, veterans and the formerly homeless will soon be available at the Boston Road Residence. This project will consist of 155 apartments for individuals earning up to 60 percent of the area median income, or \$36,120 annually.

Demonstrating our commitment to the development of affordable housing, Chase provided multiple funding resources:

- \$1.6 million predevelopment loan;
- \$24.0 million letter of credit;
- \$20.4 million in Low Income Housing Tax Credit investment ; and
- a \$50,000 grant to the nonprofit developer of the project, Common Ground.

Common Ground is a pioneer in New York for the development of supportive housing and outreach programs. The nonprofit, Services for the Underserved, will also provide supportive services to residents to enhance their independence and stability.

CALENDULA COURT APARTMENTS – ANAHEIM, CALIFORNIA

Calendula Court Apartments will provide 32 affordable units for families earning 30 to 60 percent of the area median income, or no more than \$50,460 annually. Chase provided:

- \$8.7 million construction loan; and
- \$8.9 million Low Income Housing Tax Credit investment.

Families at Calendula Court Apartments will also benefit from on-site educational, economic, and social services provided by All Things Are Possible (ATAP). ATAP is a nonprofit organization that provides resident service programs, after school tutoring, professional development and senior services.



Courtesy of Leslie Lippich Architect for design, and FFKR Architects for rendering



HOPE MANOR II – CHICAGO



Courtesy of Worn Jerabek Architects

Building upon Hope Manor's success in providing affordable housing and services for single veterans, a new phase II will soon provide housing to homeless or nearly homeless veterans and their families. Hope Manor II will include 73 apartments that are affordable to those with incomes at or below 60 percent of the area median income, or \$44,040 annually.

Numerous partners and resources were involved for the development, including:

- Supportive services provided by the developer, Volunteers of America of Illinois;
- \$800,000 Trust Fund loan provided by the Illinois Housing Development Authority;
- \$190,000 grant from the Illinois Department of Commerce and Economic Opportunity;
- \$500,000 loan through the Federal Home Loan Bank's Affordable Housing Program;
- Land donation, \$1.9 million HOME loan and \$3 million Tax Increment Financing loan from the City of Chicago; and
- From Chase, a \$534,000 letter of credit, \$11.9 million construction loan and a \$17.3 million Low Income Housing Tax Credit investment.

Residents will have access to services that include job training and coaching, computer training, peer support groups, employment readiness classes and individual and family counseling.

HIGHLAND VILLAS - BRYAN, TEXAS

A blended concept of housing that provides housing for both seniors and families will help increase the quality of life in Bryan, Texas. Highland Villas will consist of a total of 180 units that are affordable to those with incomes at or below 60 percent of the area median income, or \$32,940 annually.

Responding to affordable housing needs, Chase provided a \$15.3 million construction loan and made a \$17.8 million Low Income Housing Tax credit investment for Highland Villas.



Courtesy of Humphreys & Partners Architects, LP



WESTCLIFF PINES- LAS VEGAS

The development of a senior community is underway in Las Vegas to help provide housing opportunities that allow seniors to enjoy their golden years in their own homes. Westcliff Pines II and III are the final phases of the senior community and will provide 120 affordable apartments for seniors earning 30 to 40 percent the area median income, or \$18,930 to \$25,240 annually.

Helping to support senior housing, Chase:

- provided a total of \$14.2 million in construction loans; and
- made an \$18.4 million Low Income Housing Tax Credit investment.

Seniors will have access to a service coordinator for health and wellness evaluations, social events and referrals to local organizations. Upon completion the entire senior campus will provide a total of 330 units that offer independent and assisted living options.



Courtesy of PAZ Design Group

The My New HomeSM YouTube Channel from Chase



Should I rent or buy? How much house can I afford? If I find a house I like, how do I make an offer? These are common questions that arise during the homebuying process. To help provide answers to those questions and more, Chase launched the My New Home YouTube Channel in 2013.

The channel has gained nearly 900,000 views and 2,300 subscribers since its inception in May 2013 and

is meant to help homebuyers navigate the complexities of buying their new home with confidence through a series of 48 videos. Each video contains real insights from homebuyers and real advice from the experts that guided them.

The My New Home YouTube Channel is part of a larger suite of tools, references and educational materials to support homebuyers from beginning to end. We invite you to view the My New Home YouTube Channel at youtube.com/MyNewHome.



NeighborWorks America Recognizes Chase as a Community Partner

Chase was recognized as an honoree for contributing \$4.9 million to NeighborWorks America, in support of its network of more than 240 community-based nonprofits across the country.

NeighborWorks America works across several initiatives including affordable housing development and mortgage lending, nonprofit training programs, community building and engagement efforts, and health related community initiatives.

For 35 years, NeighborWorks America has been a leader in providing opportunities for people to improve their lives and strengthen their communities by providing access to homeownership and to safe affordable rental housing.

Chase is proud to partner with NeighborWorks America in supporting communities across the country.



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