



The Nehemiah Transformation The Metro IAF Community Restoration Fund



EAST BROOKLYN CONGREGATIONS' LEADERS STANDING ON THE LAND,
BLOCKS, AND FRONT PORCHES OF CURRENT AND FUTURE 4,500
NEHEMIAH HOMES

Lead with Us!
Metro IAF Seeks to Raise
\$30 Million from
Religious Denominations,
Financial Institutions,
Foundations and
Individual Investors

THE PROBLEM

In the wake of the worst housing crisis in U.S. history, blighted and vacant homes have disproportionately overtaken low-income neighborhoods and communities of color. African American homeownership is at its lowest level in decades. In other areas, there is rapid gentrification.

The wealth gap widens.

Renters replace owners.

Long-time, low-income residents are pushed out.

And neighborhoods that were once vibrant and thriving face the destabilizing effects of the loss of investment.



Boarded up home in Jersey City, NJ



Ramsey Homes public housing where Metro IAF organized with residents to ensure new affordable rental units would return in its place in Alexandria, VA.



Rendering of the new Ramsey homes, which Metro IAF helped increase the number of affordable units by 200% from the original plan.

OUR SOLUTION

Metro IAF Community Restoration Fund

We want to revitalize our country's most disinvested communities and build/preserve affordable homes in high-cost areas. Metro IAF created the Fund to finance community restoration plans of its local affiliates. It is grounded in the success of the Nehemiah Initiative first started in East New York in 1983, that transformed devastated, inner-city neighborhoods and turned low-income, working families into first-time homeowners. It is modeled after the ReBUILD Metro \$10 million equity fund that's rebuilding the East Baltimore neighborhood of Oliver, made famous by the HBO series, *The Wire*.



In Baltimore's Oliver neighborhood, targeted community organizing and investment have successfully reduced vacant properties 89%, from 485 to 46, and raised median family incomes by 64% between 2006-2018.

NEHEMIAH PLAN

The Nehemiah Plan takes a long-term investment strategy using risk tolerant capital to catalyze large-scale affordable homeownership and community revitalization.



Nehemiah Groundbreaking 1983, Brownsville: Brooklyn, NY

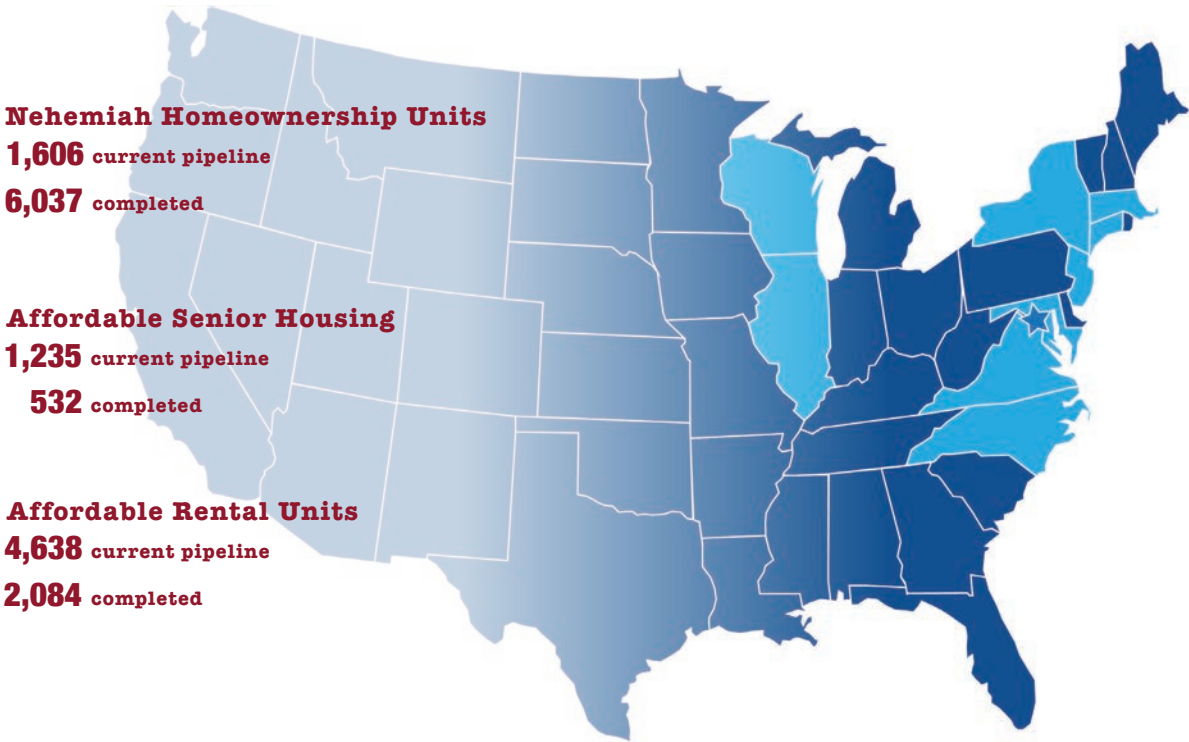
It requires Metro IAF's grassroots organizing and power to build community ownership and trust, to leverage public and private investment to finance projects, and to fight to overcome obstacles and see projects through to completion.



Skyline view of some of the 4,500 Nehemiah homes in Spring Creek Nehemiah in New York

INVESTING IN THE FUTURE

Replication Strategy: Metro IAF is expanding its Nehemiah affordable housing and neighborhood revitalization model into new areas



METRO IAF HOUSING PRODUCTION

Metro IAF Projected Pipeline	Location
400 homeownership & rental units	Baltimore
200 homeownership units	Milwaukee
3,000 homeownership & rental units	New York City
3,000 homeownership & rental units	Jersey City, NJ
2,500 homeownership & rental units	Metro DC/MD/VA
2,500 homeownership & rental units	Metro Chicago
1,500 homeownership & rental units	Metro Triangle Area, NC
In development	Bridgeport/New Haven, CT
In development	Greater Boston, MA
In development	Greater Cleveland

FUND PURPOSES

- Property & land acquisition and redevelopment in blighted areas
- Finance new Nehemiah projects
- Underwrite pre-development & financing costs for homeownership & rental housing as well as community facilities
- Leverage public & private capital to Metro IAF projects



Fayette Place in Durham, NC, a 25-acre vacant parcel, has development potential of hundreds of affordable homes.

YOUR INVESTMENT IN THE FUND

Secured, short-term investments will not be enough to revitalize these communities. It will take risk tolerant and long-term capital.

Capitalization Goal. Metro IAF will raise \$30 million for the Community Restoration Fund.

Funds Raised. To date, Metro IAF has secured \$4.65 million towards the capitalization of the Fund.

- Presbyterian Church USA: \$1 Million
 - Bank of America: \$1.5 Million
 - General Electric: \$1 Million
 - JPMorgan Chase: \$1 Million
 - Capital One: \$100,000
- Unitarian Universalist Association: \$50,000

As Metro IAF Board member and leader in New York City, Rev Patrick O'Connor is helping to lead the Metro IAF Fund capitalization and was instrumental in securing the \$1 million Presbyterian Church USA investment.



“The Presbyterian Church USA’s \$1 million leadership commitment to the Metro IAF Fund is an investment in the vision, spirit, tenacity, aspirations, and production of thousands of Metro IAF leaders. We have fought and are fighting every-day for the right to own a home and/or live in a decent, affordable apartment, and to raise our families in communities with excellent schools, abundant recreation and safe streets.”

Rev. O'Connor, Metro IAF Strategy Team leader and Senior Pastor, First Presbyterian Church Jamaica/Queens NY

Work with Us. Please consider making an investment or contribution of \$1 million or more to the Fund. The Fund will accept grants and investments at a minimum level of \$50,000.



Temple Courts, Washington, DC: 518 Units. Rebuilding of public housing complex that was demolished and currently serves as city parking lot.

The Support We Seek. Metro IAF will work with religious denominations, financial institutions, foundations and wealthy investors to capitalize the Fund. We seek to raise:

- \$6-10 Million in Equity Grants
- \$20-25 Million in 0-2%, non-recourse 15-year social investments



Bayfront is a future Jersey City waterfront development on a 95-acre former chromium site. Metro IAF's organizing pressure has won 2,800 units to be dedicated as affordable housing after its lawsuit requiring Honeywell to clean up the chromium waste.

A HISTORY OF SUCCESS

METRO IAF AFFORDABLE HOUSING TRACK RECORD VIA ORGANIZING

41,885

UNITS BUILT/PRESERVED VIA
DEDICATED PUBLIC \$

28,113

UNITS PRESERVED/IMPROVED/CREATED
THROUGH ORGANIZING

\$2,425,819,000

**Dedicated Public \$ For Affordable
Housing via Organizing**

\$48,000,000

EQUITY FUNDS RAISED

\$40,500,000

0% NEHEMIAH LOAN FUNDS
RAISED AND REPAID IN FULL

\$13,500,000

EQUITY FUNDS
IN PIPELINE



*Before and
after of
Nehemiah
housing on
Cypress
Street in
South Bronx*





Before & After: Eden Place Nehemiah, 29 homeownership Units, Washington, DC



Before and After of Fairhaven Crossing, Mundelein, IL: 50 Units



Before & After: A block reborn with new homes in Baltimore's Oliver neighborhood

BEFORE & AFTER



EAST NEW YORK

From a waste site to an opportunity for a better future, Metro IAF affiliate East Brooklyn Congregations through its Spring Creek Nehemiah development is transforming a former 45-acre landfill site into 1,800 affordable homeownership and rental housing units for working families.



CHICAGO

Metro IAF affiliate United Power for Action and Justice and its member Southwest Organizing Project (SWOP) renovation of housing units near Marquette Park on the southwest side of Chicago has saved 650 families' homes from foreclosure and rehabbed 80+ vacant properties in the community, creating a chain reaction of rising property values, improved schools and 53% decrease in crime.



BALTIMORE

Metro IAF affiliate, BUILD started working with TRF Development partners in the 2000s building from strength to remove blight in the Oliver Community. 350 homes have been renovated to date, reducing vacant properties 89%, from 485 to 46. Converting blight to new homes has lowered crime and raised property values significantly.



MILWAUKEE

Milwaukee Rising, a campaign of Metro IAF affiliate Common Ground in Wisconsin, has purchased and rehabbed 100 neglected foreclosed properties owned by five major banks, reselling the units to new homeowners who have helped stabilize the Sherman Park neighborhood.

FACES OF NEHEMIAH

Jackson Green
Townhome
community
members Helen
Syria, Yvonne
White, Susan
Robinson (left to
right) standing in
model unit in
Jersey City, NJ.



Metro IAF leader
Rev. David
Brawley and 200
Nehemiah
homeowners and
EBC leaders
demand action
from NYC
Transportation
Commissioner
Polly Trottenberg.



“In 1983 I sang in the choir at the groundbreaking for the first 1,100 Nehemiah homes. We rebuilt our neighborhoods and saved them from destruction.”

MS. LINDA BOYCE

Nehemiah homeowner

Board member of Nehemiah Spring Creek Homeowners Association

Member of Saint Paul Community Baptist Church

Leader with East Brooklyn Congregations



“When they take houses like this and make them livable, it makes you have pride in them, they get people together. It changes people’s whole dynamic of just being a human being.”

MR. RANDY JONES

New Homeowner from Milwaukee, WI

Leader with Common Ground

WHO IS METRO IAF

Metro IAF's 25 affiliate organizations are located in Massachusetts, Connecticut, New York, New Jersey, Maryland, Washington, D.C., Virginia, North Carolina, Ohio, Illinois and Wisconsin. We are affiliated with the Industrial Areas Foundation, the nation's first and largest network of multifaith, broad-based citizens' power organizations, which has seven decades of experience winning tough battles on issues like affordable housing, health care, jobs, immigration.



“In this effort we’re attempting to build a community and not just new housing. This has become a catalytic influence in the community to bring in new families and to encourage the families who’ve chosen to stay here throughout the duration of the blight.”

BISHOP DOUGLAS MILES

Co-Chair of BUILD in Baltimore and Board Member of ReBUILD Metro

WE ARE METRO IAF

When others say it can't be done, Metro IAF gets to work and makes the most impossible of dreams concrete and tangible realities, including:

- Securing over \$1 trillion in public and private investment to revitalize neighborhoods, construct affordable housing, build new schools, libraries, parks, and community centers, rebuild public transit and water systems;
- Winning universal healthcare in Massachusetts, which became the blueprint from healthcare expansion nationally;
- Conceiving and winning the first Living Wage laws in Baltimore and New York, starting a national and international movement;
- Forcing Honeywell and PPG Industries to invest \$1 billion to clean-up toxic Chromium waste sites in New Jersey;
- Winning police accountability and criminal justice reform in Cleveland, Baltimore, Durham, New York, Bridgeport, Chicago and statewide in Massachusetts;
- Training thousands of ordinary citizens how to build and exercise power over the long-term to change their schools, neighborhoods, workplaces, cities, states, and regions.



Metro IAF
leaders unite
across lines of
faith, race,
culture and
class to work
for change.



Photo credit Mark Clennon

Metro IAF wins \$2.3 billion to fix NYC public housing and \$500 Million toward 15,000 Senior Units

METRO IAF ORGANIZATIONS

Action In Montgomery, Maryland
Anne Arundel Connecting Together, Maryland
Baltimoreans United in Leadership Development, Maryland
Southeastern Wisconsin Common Ground, Milwaukee, WI
Congregations Organized for a New Connecticut, New Haven, CT
DuPage United/Fox River Valley Initiative, Illinois
Durham Congregations, Associations and Neighborhoods, North Carolina
East Brooklyn Congregations, New York
Greater Boston Interfaith Organization, Massachusetts
Greater Cleveland Congregations, Ohio
Lake County United, Illinois
Long Island Congregations, Associations, and Neighborhoods, New York
Upper Manhattan Together, New York
New Jersey Together, Jersey City, NJ
North Carolina Congress of Latino Organizations, Durham, NC
Orange County Justice United, North Carolina
People Acting Together in Howard, Maryland
Prince George's County Leadership Action Network, Maryland
Queens Power, Queens, NY
South Bronx Churches, New York
The German Institute for Community Organizing, Berlin, Germany
United Power for Action and Justice, Chicago, IL
Virginians Organized for Interfaith Community Engagement, Arlington, VA
Wake County Sponsors, Raleigh, NC
Washington Interfaith Network, Washington DC







BALTIMORE, MARYLAND

From Blight to Renewal: ReBuild Metro has renovated 350 formerly vacant homes in East Baltimore's Oliver neighborhood.



What will you do?

Connect with us

-  METRO-IAF.ORG
-  WWW.INDUSTRIALAREASFOUNDATION.ORG
-  FACEBOOK.COM/METROIAF
-  @METROIAF

Contact us

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