



2022 NUMBER ONE

IMPACT REPORT

The Community Preservation Corporation (CPC) uses its unique expertise in housing finance and public policy to stabilize and revitalize underserved communities. With a flexible and diverse toolbox across lending, investing, and technical assistance, CPC is making an impact within the three pillars of our mission. Over the past three years, 94 percent of CPC's lending and investing has supported these three priority impact areas.

EXPANDING AFFORDABLE HOUSING

Working to ensure that more people have quality, affordable places to call home.



1 MILLION

People Housed

CLOSING THE RACIAL WEALTH GAP

Investing in closing the racial wealth gap and in equitable community development.



\$40M

In Targeted Resources

INVESTING IN THE GREEN ECONOMY

Committing to and expanding investment in sustainable housing.



9,300

Sustainable Units Financed

IMPACT SPOTLIGHT BEYOND THE TRANSACTION: VOLUNTEERING IN COMMUNITIES WE SERVE



The CPC team is committed to making an impact in the communities we serve, above and beyond our lending and investing work. CPC volunteers recently came together to weed, mulch, paint, and build garden beds that will be distributed across NYC neighborhoods and ultimately produce 512 pounds of healthy, local food. Thank you to the CPC team and GrowNYC for a meaningful spring day of service.



LEADING THE DISCOURSE

OUR POLICY VOICE

By building relationships with elected representatives and peers in the housing industry, CPC continues to foster the implementation of policies and programs that advance the idea that housing is central to transforming underserved neighborhoods into vibrant and thriving communities and promote social equity, diversity, and sustainability in housing.

Understanding the Economic Impact of Covid-19 on Small Building Owners: CPC surveyed building owners in our portfolio to collect and share data on pandemic-related vacancies and rental arrears. Data demonstrated the need for additional funding for the Landlord Rental Assistance Program to help keep residents of small buildings stably housed, and to allow owners to recover funding that helps them meet their financial obligations and maintain their properties.

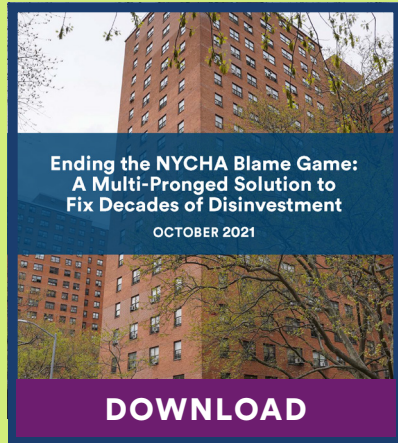
Highlighted Findings: The pandemic disproportionately impacted small building owners and their tenants, with the prevalence of tenants in arrears and the amount of arrears per tenant significantly higher in small buildings.

24% Small building tenants in at least 2 months arrears

14% Large building tenants in at least 2 months arrears

“This renovation work and the improvements that have been made in our apartments have uplifted us in so many ways. I’m so grateful.”

– Olga Lauriano, NYCHA Resident and Tenant Association President



Elevating the NYCHA Conversation

CPC believes that The New York City Housing Authority's (NYCHA) public housing is a critical resource of deeply affordable housing and we stand as a partner to government in working towards solutions for the long-term preservation of NYCHA.

We continue to speak out regarding the need to preserve the city's public housing stock, more than 70% of which is at least 50 years old.

CPC published **Ending the NYCHA Blame Game**, a policy paper identifying three strategies for the long-term preservation of NYCHA's housing:

- Public-private partnership in the form of Rental Assistance Demonstration/RAD/PACT
- The Trust for Public Housing*
- Federal infusion of Public Housing Capital fund

***In June 2022, a bill establishing The Trust for Public Housing passed the New York State Legislature and was signed into law by Governor Kathy Hochul.**

SOLUTIONS IN ACTION

MAJOR RENOVATIONS FOR NEARLY 3,000 NYCHA RESIDENTS

CPC is a mission-driven equity investor in a RAD/PACT project as part of a larger development team to finance the tenant-in-place rehabilitation and long-term preservation of 1,718 public housing units across 16 NYCHA properties in Manhattan.

With public-private partnerships in the form of RAD/PACT, NYCHA collaborates with private and nonprofit development partners to deliver comprehensive repairs and more stable operating funding. CPC and our partners in the PACT Renaissance Collaborative (PRC) are working together to bring tangible improvements to quality of life for 3,000 residents, including through outreach and programs through our social services partner Community League of the Heights. The rehabilitation includes comprehensive upgrades to building systems, apartment interiors, and indoor and outdoor common spaces, including a historic art renovation project.

Not only will this project restore this aging and distressed, yet critical piece of our housing stock; it will preserve affordability for future generations.



Two of the NYCHA residents whose homes will be renovated by the PACT Renaissance Collaborative (pictured here in their homes before renovation).

“It got to a point where essentially everything in our building was damaged. As a mother, I felt neglected and hopeless. The conditions made providing and caring for my family that much harder. I now have hope that we are turning a corner on this crisis of disrepair thanks to mission-driven teams like the PACT Renaissance Collaborative.”

– Margarita Duran, NYCHA Resident and Tenant, “The Change I Didn’t Know NYCHA Needed,” Gotham Gazette



Examples of a kitchen before renovation and a newly renovated kitchen in the NYCHA portfolio.

Learn More About the Complex Set of Barriers to Expanding Affordable Housing

Listen to **The Housing Problem** podcast, in which hosts Rafael Cestero, CEO of CPC, and Kirk Goodrich, President and Partner of Monadnock Development, unravel The Housing Problem and hunt for solutions with new guests each week. These thoughtful discussions are a resource for a national audience of housing practitioners - and anyone interested in creating more equitable communities. www.thehousingproblem.com



**DIRECT EQUITY INVESTMENT IN
AFFORDABLE HOUSING PORTFOLIO**

LONG-TERM PRESERVATION OF AFFORDABLE APARTMENTS IN NEW YORK CITY

CPC recently joined The Community Development Trust, Monadnock Development, Red Stone Equity Partners and BDN Triboro to acquire a portfolio of 13 buildings. The sale will ensure the long-term preservation of 1,036 recently constructed, high quality, affordable apartments. All units are income-restricted, primarily at levels affordable to residents earning at or below 60 percent of Area Median Income.



Highbridge Overlook

Constructed in 2012, this 155-unit building in the Bronx features high performance systems including rooftop solar panels.



Westwind Houses and Legacy Houses
are located next to each other.

1,036

**Affordable Units Preserved
for Individuals and Families**

The team of mission-focused and preservation-driven organizations is dedicated to providing stable, responsible ownership to preserve the long term affordability and quality of the housing for residents that call these developments home. Ownership that is dedicated to affordable housing preservation can help guard against gentrification, reduce displacement, and contribute to the stability and revitalization of communities. The project advances CPC's commitment to providing mission-driven equity investments that preserve and extend affordability, in order to meet the needs of underserved populations.

**With 3,900 affordable
units under ownership,
CPC has invested in the
long-term preservation
of quality, affordable
housing for thousands of
individuals and families.**



A NYCHA resident poses in his newly renovated home, one of 1,718 apartments in the portfolio being renovated and preserved by CPC and partners in the PACT Renaissance Collaborative.



Detroit, Michigan

Preservation of affordable, quality rental housing.

CPC MORTGAGE COMPANY

\$105.7 MILLION TRANSACTION BRINGS LONG-TERM STABILITY TO RESIDENTS OF 1,370-UNIT AFFORDABLE RENTAL HOUSING PORTFOLIO IN MICHIGAN

CPC Mortgage Company, the national Agency lending subsidiary of CPC, provided first mortgage financing and subordinate debt to assist Ginosko Development Partners and L+M Development Partners in the acquisition of a portfolio of affordable rental housing. With more than \$91 million in Freddie Mac Targeted Affordable Housing financing through CPC Mortgage Company, the new owners will preserve the long-term affordability and quality of the properties. All homes are affordable to individuals and families earning 60% of Area Median Income or below. The portfolio will also undergo moderate rehabilitation to address its long-term maintenance needs.

As a nonprofit Freddie Mac seller/servicer, CPC Mortgage Company has the unique ability to provide subordinate financing behind Freddie Mac first mortgages to support affordable housing preservation. On four of the properties, CPC provided subordinate debt of \$8.1 million as a bridge to 4% Low Income Housing Tax Credit re-syndication.

NEW YORK STATE PARTICIPATION LOAN PROGRAM

REVITALIZING SMALL BUILDINGS TO CREATE NEW ECONOMIC OPPORTUNITY

New York State Homes and Community Renewal's (HCR) Small Building Participation Loan Program (PLP) breathes new life and economic opportunity into communities by supporting the development of small, affordable multifamily buildings across the state. The affordable housing program provides gap financing assistance to qualified developers for the preservation and improvement of small rental properties. Subsidy from HCR is combined with financing from a participating private lender, such as CPC, resulting in a lower blended financing cost.

224 Affordable Units

41M Dollars Invested

Partnering with New York State to transform vacant and underutilized buildings through the PLP Program



444 East Genesee Street, Syracuse, NY

Transformation of long-vacant downtown building.



Clinton Avenue Portfolio, Albany, NY

Revitalization of nine underutilized properties and vacant lots.