

# Nehemiah Impact Fund

The CDC Nehemiah Impact Fund will leverage \$5 million to build 200 units of workforce housing, per year, over the next five years in the Tampa Bay area (1000 total).



# NEHEMIAH IMPACT FUND

**\$5 MILLION  
TARGET  
CAPITAL  
RAISE**

**INVEST IN TAMPA BAY'S RESIDENTS  
INVEST IN TAMPA BAY'S FUTURE**

**Making A Difference.  
Making A Profit.  
Preserving What Makes  
The Tampa Bay Area Special.**

## Problem & Solution

### TAMPA BAY IS A SPECIAL PLACE BECAUSE OF ITS PEOPLE.

The musicians, artists, and food truck owners are what makes our city unique. The teachers, nurses, and first responders are what makes our city work. They're more than essential workers, they're essential residents. But the city's rising cost of living is driving them out...and that means Tampa Bay risks losing the "it" factor that draws residents to this city.

### Tampa Bay has an affordability crisis. The CDC Nehemiah Impact Fund has a market answer.

The CDC Nehemiah Impact Fund is a private market-based fund that addresses the challenge of rising rents & prices squeezing out our workforce. Our solution is efficient & socially conscious:

- ▶ **Open-ended social impact private equity fund**
- ▶ **Full support services for residents**
- ▶ **Raised, funded, deployed in the Tampa Bay area**
- ▶ **Proven concept ready to scale**
- ▶ **Low risk, low volatility returns**
- ▶ **Institutional quality investment vehicle**
- ▶ **Fast, agile, and flexible**

## Opportunities to Invest

### PROTECT REASONABLE COST-OF-LIVING FOR BAY AREA RESIDENTS

Currently, investors are buying both single family and multi-family housing and raising the rents. It has become a problem that is reaching epidemic proportions.

Tampa Bay's high cost of living is driving our residents away. We're changing that with a \$5 million capital raise to leverage building affordable housing. Join us to invest in Tampa Bay's area communities and neighborhoods. This is an opportunity to maintain our unique culture, foster economic growth, and earn a return. It's social impact investing at its best...making a difference & making a profit.



## Track Record



CDC of Tampa has worked through public-private partnerships to expand affordable housing availability in low to moderate-income communities in three Tampa Bay area counties, while also helping to transform the commercial landscape of community business corridors.

CDC of Tampa is an award-winning 501(c)(3) founded in 1992 with a mission to revitalize neighborhoods through real estate development, employment, and youth leadership. Since then, CDC has led construction and renovation of 187,098 square feet of retail and office space, and construction and rehabilitation of 236+ housing units in East Tampa and other lower-income communities. The agency's homeowner counseling services to purchase affordable housing has provided technical assistance to 1,042 families.

CDC of Tampa has 20+ years of experience developing and financing commercial facilities, and 19 years of experience developing affordable housing. Among its many development credentials, it's a U.S. HUD-Certified Housing Counseling Agency, a U.S. Department of Treasury recognized Community Development Entity. The CDC also has established lending relationships with major banks in the Tampa Bay lending market.

## Future Developments

### COMMERCIAL

#### 29th Street & Lake Ave Mixed Use:

CDC of Tampa is currently in the acquisition phase of this mixed-use development and has acquired 50% of the 2.57 acres of the targeted land. Existing buildings will be demolished and redeveloped into a mixed-use development comprising residential apartment units on the second floor and office and retail space on the ground floor.



### MULTIFAMILY

#### Manifestation Veterans Housing:

CDC of Tampa & Manifestation Worldwide Ministries will be developing a 10-unit tiny house village for homeless veterans. This project will include project-based vouchers and wrap around services to meet the needs of veterans.



### SINGLE FAMILY

#### Scattered Site New Home Construction:

CDC of Tampa currently has 70 scattered sites across Hillsborough (Tampa), Pinellas, and Sarasota counties that are at various stages of pre-construction and construction.



1907 East Hillsborough Ave., Suite 100, Tampa, FL 33610

✉ ExecAdmin@CDCofTampa.org [www.CDCofTampa.org](http://www.CDCofTampa.org)

# Nehemiah Impact Fund

📞 813.231.4362  
Call for more information