

# CAPITAL PRODUCTS

Enterprise Investments: \$6.3bn nationally; \$258mm in NYC | LIHTC: \$811mm nationally; \$92mm in NYC | ECLF: \$180mm nationally; \$82mm in NYC | NMTC: \$60mm nationally | Bellwether: \$5.3bn nationally



### Construction and Perm Debt with NYCERS – CB Emmanuel/CSH Year 15

**Sponsor:** CB Emmanuel  
**Location:** Brownsville, Bedford Stuyvesant – Brooklyn, NY  
**Impact:** 33 buildings, 359 residential units  
**Total Development Cost:** \$41.4 million  
**Type:** Preservation of Multifamily Affordable Housing  
**Financing Partners:** Enterprise Community Loan Fund, NYC HPD, NYCERS, SONYMA

Enterprise provided **\$7.3 million in construction and permanent financing** through the Year 15 Preservation Loan Program to rehabilitate 33 buildings in the Bedford-Stuyvesant and Brownsville sections of Brooklyn. The permanent financing originated through the New York City Retirement System (NYCRS). The buildings will undergo systems upgrades to be more energy efficient, and affordability has been extended for another 30 years.



### New York Acquisition Fund – Ocean Towers

**Sponsor:** Proto Property Services, Community Development Trust  
**Location:** Coney Island – Brooklyn, NY  
**Impact:** 3 buildings, 360 residential units  
**Total Development Cost:** \$52 million  
**Type:** Preservation of Multifamily Affordable Housing  
**Financing Partners:** Enterprise Community Loan Fund, NYC Acquisition Fund, NYC HPD, Brooklyn Borough President, CPC, NYCERS, SONYMA

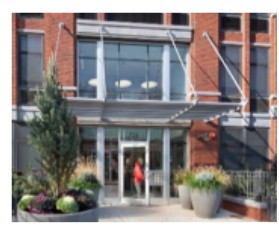
Enterprise originated a **\$35 million acquisition loan** to preserve 360 units in a neighborhood severely impacted by Hurricane Sandy, bringing the former Mitchell-Lama property back into rent stabilization. Enterprise also provided a \$1 million loan through ECLF's Bank of America Energy Retrofit product, setting a precedent for development of resilient, affordable housing in storm-prone regions.



### Mini-Perm – Dougert Legacy

**Sponsor:** Dougert Management Corp.  
**Location:** Bedford Stuyvesant – Brooklyn, NY  
**Impact:** 18 buildings, 126 residential units  
**Total Development Cost:** \$2.8 million  
**Type:** Preservation of Multifamily Affordable Housing  
**Financing Partners:** Enterprise Community Loan Fund, NYC HPD

Enterprise provided a **\$750,000 mini-permanent loan** to Dougert Management to preserve 18 buildings in a rapidly gentrifying neighborhood. Enterprise worked closely with the prior owner, Vanguard Urban Improvement Association, to help structure a deal with Dougert Management, a mission-aligned for-profit developer, and Brooklyn Neighborhood Improvement Association, a community-based nonprofit.



### Predev Loan and LIHTC – CAMBA Gardens I & II

**Sponsor:** CAMBA Housing Ventures  
**Location:** Wingate – Brooklyn, NY  
**Impact:** 3 buildings, 502 residential units  
**Total Development Cost:** \$165 million  
**Type:** New Construction of Affordable & Supportive Housing  
**Financing Partners:** Enterprise Community Loan Fund, Enterprise Community Investment, NYC HPD, Brooklyn Borough President, NYC Council, NYS HFA, NYS HHAP, NYSEDA, Federal Home Loan Bank/HSBC, TD Bank, Corporation for Supportive Housing

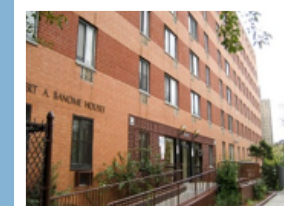
CAMBA Gardens has helped to streamline healthcare services for tenants through its partnership with Kings County Hospital Center. In addition to readily accessible health care at the medical campus, residents have access to on-site social services including case management, health and wellness programs and job training. For CAMBA Gardens' two phases, Enterprise provided a total of **\$2 million in predevelopment financing**, and invested **\$68 million in LIHTC equity**.



### LIHTC – 1070 Washington Avenue

**Sponsor:** Bronx Pro Real Estate Management  
**Location:** Morrisania – Bronx, NY  
**Impact:** 1 building, 49 residential units  
**Total Development Cost:** \$21 million  
**Type:** New Construction of Affordable & Supportive Housing  
**Financing Partners:** Enterprise Community Investment, NYCHA, NYC HPD, Bronx Borough President

Enterprise invested **\$12.5 million in LIHTC equity** for this public/private partnership between the New York City Housing Authority, Bronx Pro and joint venture partner Services for the Underserved. 21 apartments are set aside for families on NYCHA's waiting list and 10 apartments for individuals with special needs. The building meets Enterprise Green Communities criteria, with a solar thermal system and green roof.



### LIHTC – Pio Mendez & VIP

**Sponsor:** SEBCO  
**Location:** Hunts Point and Tremont – Bronx, NY  
**Impact:** 2 buildings, 182 residential units  
**Total Development Cost:** \$47.2 million  
**Type:** Preservation of Senior Housing  
**Financing Partners:** Enterprise Community Investment, NYC HDC, TD Bank

Enterprise invested **\$17.3 million in LIHTC equity** to rehabilitate two senior housing residences - Pio Mendez and VIP. These developments provide affordable housing and support systems to ensure that seniors can age in place safely and live independently. Residents will have access to on-site programming that includes sewing, yoga, art, dance, and field trips. Both buildings will be certified under Enterprise Green Communities Criteria, and include a community room, laundry room, computer stations, and outdoor seating area.



### New Markets Tax Credit & Leverage Loan – BOOM!Health

**Sponsor:** BOOM!Health  
**Location:** Melrose – Bronx, NY  
**Impact:** 35,000 ft<sup>2</sup> wellness center and health clinic  
**Total Development Cost:** \$10 million  
**Type:** Wellness Center with FQHC  
**Financing Partners:** Enterprise Community Loan Fund, Enterprise Community Investment, JP Morgan Chase

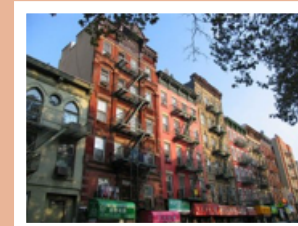
Enterprise provided BOOM!Health, a harm reduction and HIV/AIDS services provider, with **\$10 million in New Markets Tax Credit** allocation and a **\$5.1 million leverage loan** for its Wellness Center in the Melrose neighborhood in the Bronx. BOOM!Health's new Wellness Center will include a drop-in community center for LGBT youth, health coordination and HIV/AIDS prevention services, a federally qualified health center (FQHC) and pharmacy run by Callen-Lorde Community Health Center, and a café providing job training to LGBT youth.



### CDFI Bond Perm Loan – Charter School

**Sponsor:** KIPP  
**Location:** Newark, NJ  
**Impact:** 960 students  
**Total Development Cost:** \$34.7 million  
**Type:** New Construction of Charter School  
**Financing Partners:** Enterprise Community Loan Fund, LISC, NJ Capital Impact Partners, Prudential Financial, Partners for the Common Good, Building Hope

Enterprise provided a **\$6 million permanent loan** through its CDFI Bond product to TEAM Academy Charter School to construct a new educational facility that will serve elementary and middle school students in a neighborhood where nearly 90 percent of the children come from low-income families. The new school is part of TEAM's 10-year plan to expand educational opportunities to children in underserved communities in Newark. Currently, TEAM serves approximately 20 percent of Newark's charter school students and almost five percent of the city's public school students.



### 223(f) FHA Perm Debt – Chinatown Preservation

**Sponsor:** Asian Americans for Equality (AAFE)  
**Location:** Chinatown – Manhattan, NY  
**Impact:** 5 buildings, 132 residential units  
**Total Development Cost:** \$15 million  
**Type:** Preservation of Affordable & Supportive Housing  
**Financing Partners:** Bellwether Enterprise

Bellwether Enterprise provided AAFE with a **\$14.9 million loan** through the Dept. of Housing and Urban Development (HUD) FHA 223(f) program to preserve five scattered site residential buildings located in Chinatown. The refinancing through a 35 year fully amortizing FHA loan allowed AAFE to leverage long-term debt at an attractive interest rate for the five properties, thereby providing capital to address critical repairs and improving the quality of life for the tenants.