

National Conversations, Local Best Practices:
Emerging Strategies to Preserve Unsubsidized Affordable Rental Housing
October 2, 2024

Strategic Partnerships Panel Program Overview

	Washington Housing Initiative Impact Pool	Greater Minnesota Housing Fund NOAH Impact Fund (NIF) and Small NOAH	Community Investment Corporation
Speaker	A.J. Jackson	Andrea Brennan	Stacie Young
Geography	D.C. MSA, mid-Atlantic region	NIF (MSP MSA) Small NOAH (statewide)	Chicago MSA
Primary Markets	High-Growth resource-rich communities	NIF - Rising-cost suburban and central city Small NOAH – rural and urban	Historically disinvested city
Entity Type	For-Profit	Nonprofit CDFI	Nonprofit CDFI
Primary Offering	Mezzanine and junior loans	NIF - Equity, Small NOAH – mezz loans	First mortgage, mezzanine loans
Purpose	Acquisition	Acquisition and minor rehab	Acquisition and/or rehab
Target Borrower Type	Mission-driven affordable	Mission-driven and local emerging developers (Small NOAH)	Small local for-profit
Target Building Sizes	150+ units	NIF: 50+ units, Small NOAH: 4-40 units	5-50 units, can go larger
Primary Fund Participants	Banks, corporate partners, high-net worth individuals	Philanthropy, state HFA and local government, banks	Banks, public sector

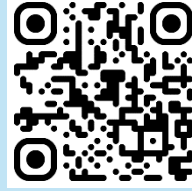
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