



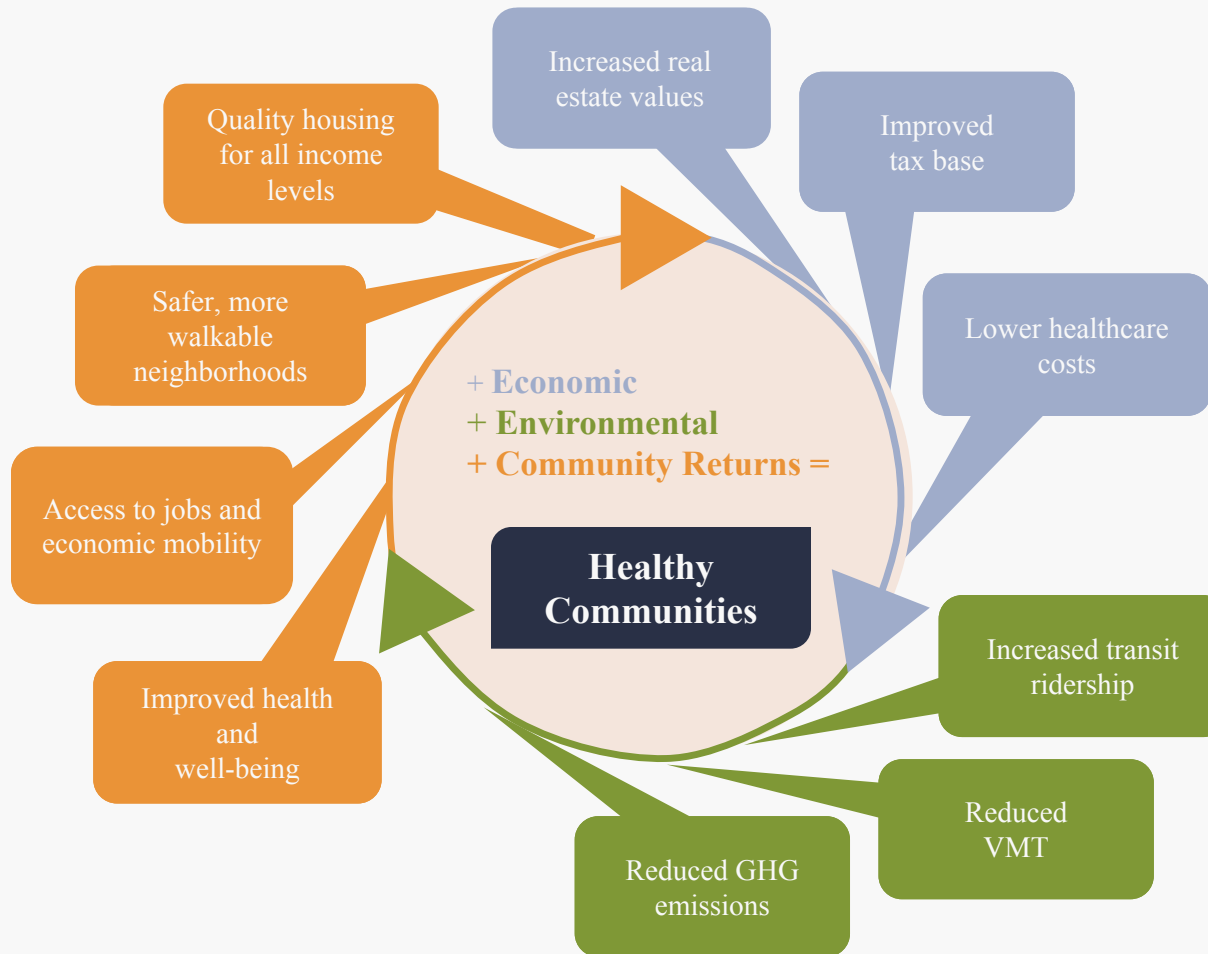
**HEALTHY  
NEIGHBORHOODS**  
EQUITY FUND I LP

Investing in the building blocks of  
healthy communities in Massachusetts

# HNEF Mission

- The Fund will invest in high-impact real estate projects that have potential to:
  - Transform neighborhoods
  - Strengthen community and environmental health
  - Promote regional equity
  - Provide attractive risk-adjusted returns for investors
- The Fund will provide patient capital for catalytic residential, commercial, and mixed-use projects with demonstrated community support.

# HNEF Impact: More than Financial Returns



# Fund Sponsors

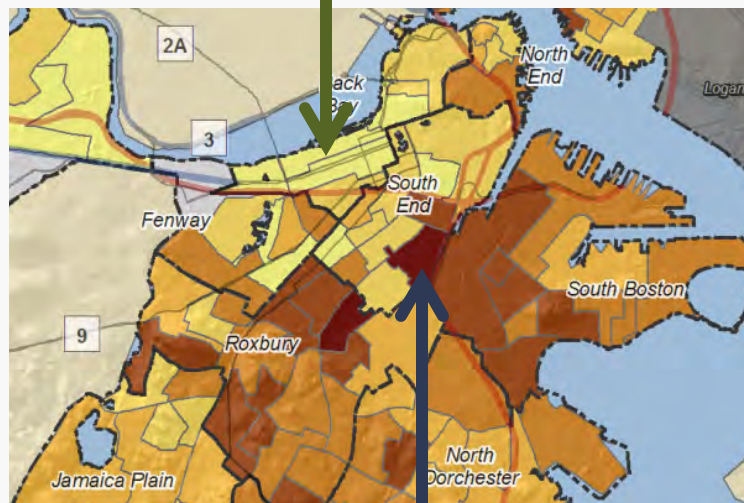
- Massachusetts Housing Investment Corporation (MHIC) and Conservation Law Foundation (CLF) bring a combined total of **36 years experience** working in the New England real estate market.
- Deep knowledge of local neighborhoods, market dynamics, and developers allows the team to **accurately pinpoint market opportunities**.

# Neighborhoods Matter for Health

- Health outcomes—including life expectancy—vary sharply by neighborhood.
- Between 2003 and 2007, life expectancy varied by as much as 33 years between census tracts in Boston.
- The census tract with the lowest life expectancy (in Roxbury, 58.9 years) is shorter than the life expectancy of Cambodia, Gambia, and Iraq.

## Life Expectancy by Census Tract, Boston, 2003-2007

91.9 years



58.9 years

Source: *Social Capital and Health Outcomes Technical Report*, Center on Human Needs, Virginia Commonwealth University, September 2012.

# HNEF Health Impact Assessment

- The Mass. Dept. of Public Health sponsored a **Health Impact Assessment (HIA)** to examine the **potential health impacts** that could result from investments made by the Fund.
- The HIA **examined twelve factors, called determinants, that can affect health outcomes and chronic conditions** such as such as obesity, stress, mental health, cardiovascular disease, respiratory disease, injuries, and premature death.
- The study identified **relevant health-related metrics**, provided **methodologies for how to model or predict future health impacts** from land-use decisions, and **offered specific recommendations** to improve each health determinant.





DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Walkability / Active Transport

Create a more walkable environment, increase access to destinations, and improve State of Place score







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Safety from Traffic

Increase traffic by bringing more people into the area







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Green Housing

Add new green housing units



DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Safety from Crime

Reduce crime by bringing well-lit mixed-used developments and new commuters, residents, and employees to the area







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Affordable Housing

Add new income-restricted affordable units



DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Green Space

Add trees, green and public space







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Food Access

Increase the area's access to healthy affordable foods



DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Gentrification / Displacement

Possible risk of displacement particularly with low-income or cost-burdened households







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Social Cohesion

Add space for social interactions







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Air Quality

Increase air pollution with the increased traffic







DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Economic Opportunity

Expand economic opportunity by creating temporary jobs and permanent new jobs in a transit-accessible location



DIRECTION OF IMPACT:    
 LIKELIHOOD OF IMPACT:   
 MAGNITUDE OF IMPACT: 

### Environmental Contamination

Remediation and mitigation of opportunities for environmental exposures should be conducted to prevent future environmental exposures to residents, workers, and visitors, although proper remediation may actually decrease opportunities for exposure.

# Neighborhood Health Determinants

**Breadth of Impact**

Health Determinant	Health Outcomes
Walkability/Active Transport	Physical activity, mental health, chronic disease
Safety from Crime	Injury, physical activity, mental health, real and perceived safety
Economic Opportunity	Economic stability
Food Access	Nutrition, chronic disease
Safety from Traffic	Injury, air quality, real and perceived safety
Affordable Housing	Economic stability
Green Housing	Exposure to environmental contaminants, chronic disease
Green Space	Physical activity, mental health, air quality
Social Cohesion	Mental health
Displacement/Gentrification	Mental health, economic stability
Air Quality	Air quality
Environmental Contamination	Exposure to environmental contaminants

Source: *Healthy Neighborhoods Equity Fund Health Impact Assessment: Metropolitan Area Planning Council, 2013*



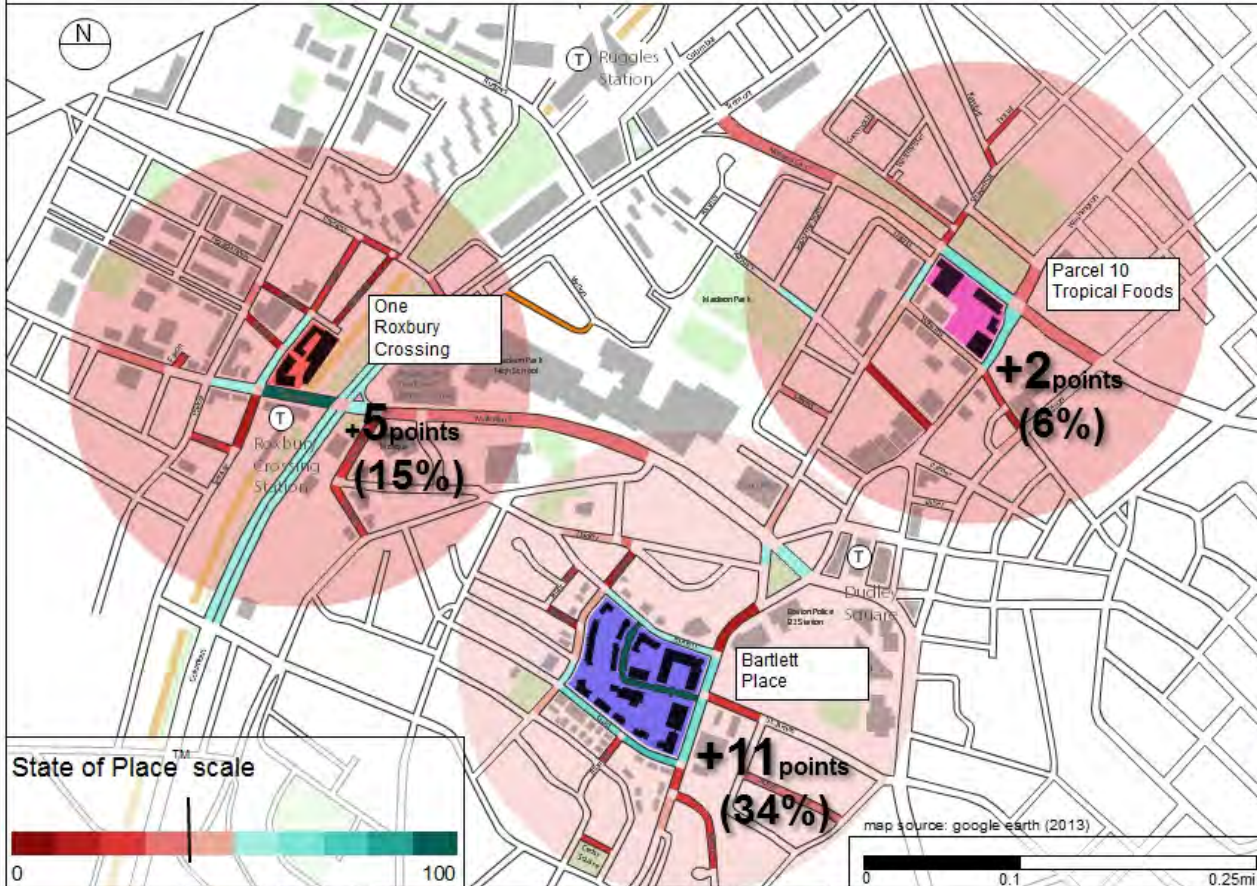
# HealthScore Rating System

- **A project's HealthScore is a weighted average** of the neighborhood score (25%) and project score (75%).
- **Neighborhood criteria** reflect the Fund's commitment to investing in communities that have demonstrated both the potential and the desire for growth, and where these investments will deliver the greatest benefits to health and well-being for the people who live there.
- **Project criteria** reflect the degree of impact on various pathways (identified through the HIA) that link TOD to health and health-related outcomes.

# The Change is Measurable

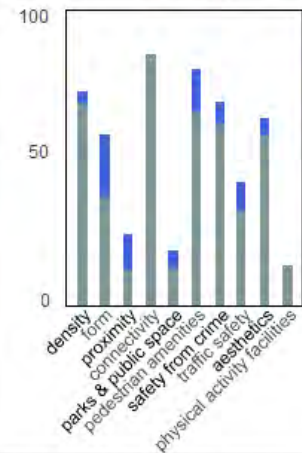
Healthy Neighborhoods Equity Fund | Roxbury

State of Place™ Analysis (beta)



## Neighborhood Analysis: Roxbury

future walkability rating (SoP score) **40**

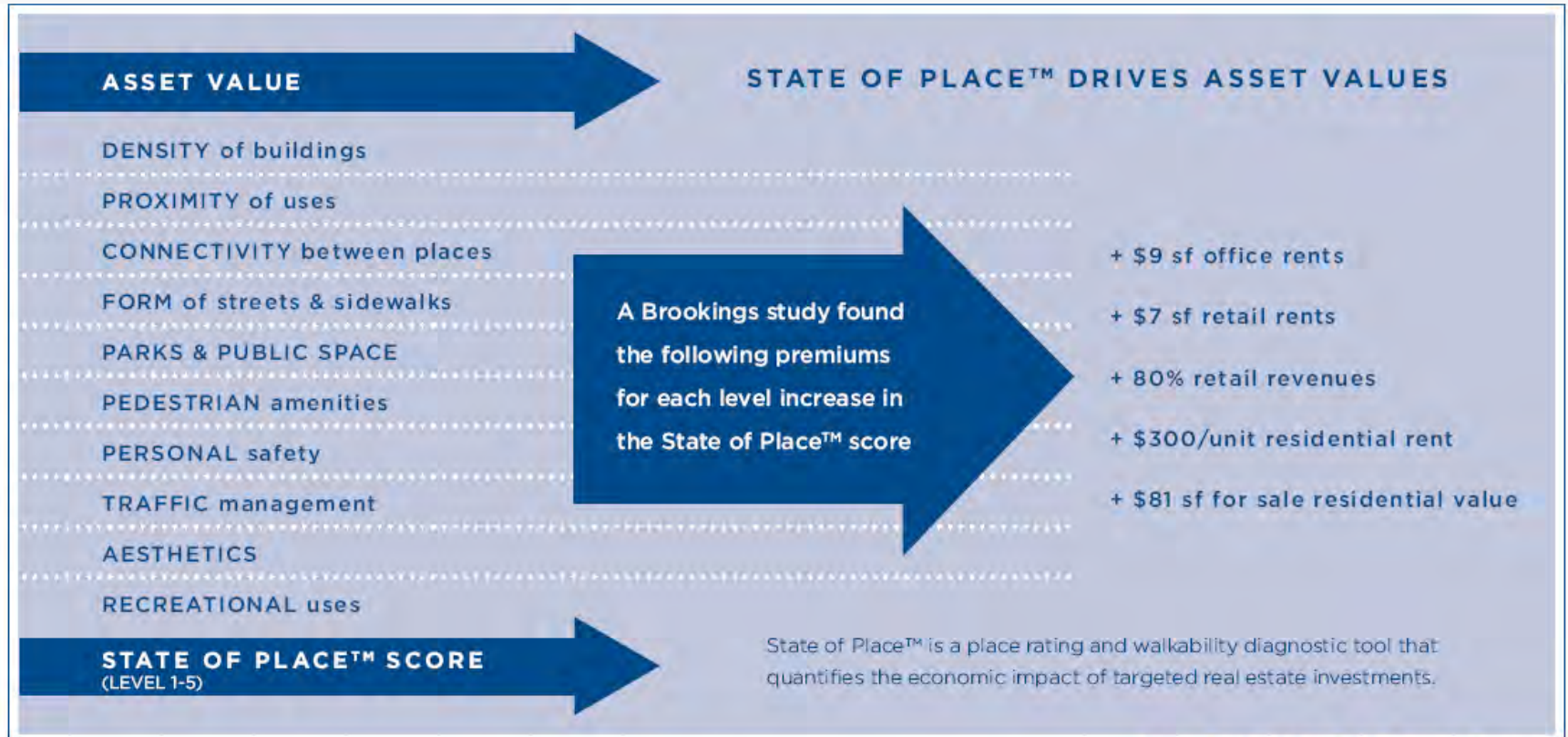


**+6 points (18%)**

## Proposed TOD Developments

- current conditions
- One Roxbury Crossing (?)
- Bartlett Place (?)
- Parcel 10 / Tropical Foods (?)
- all projects

# Walkability = Market Value



Source: Walk this Way 2012, Brookings Institution

# Conclusion

- HNEF will provide capital for high-impact projects with demonstrated potential to:
  - **drive** neighborhood transformation
  - **improve** health outcomes
  - **reduce** the burden of health care costs
- HNEF is a nation-leading effort to use **health metrics** to support impact investing.



# Disclaimer

The information contained herein is confidential and should not be reproduced or disclosed.

This document does not constitute an offer to sell or a solicitation of an offer to buy any interests in the Healthy Neighborhoods Equity Fund I Limited Partnership (the “Fund”). Any such offering will occur only in accordance with the terms and conditions set forth in the confidential private placement memorandum of the Fund (the “PPM”). This information is being provided to you for informational purposes only, does not contain any investment advice, should not be relied upon by you and is subject to change or supplement without notice to you. The information contained herein is confidential and is not to be disclosed, reproduced or redistributed, in whole or in part, to any other person. This document is qualified in its entirety by reference to the PPM and the Fund’s organizational documents, each of which should be carefully reviewed by prospective investors. To the extent that the information set forth herein is inconsistent with any of such documents, such documents will control.

The information provided herein is based upon matters as they existed as of the date of preparation and not as of any future date, and will not be updated or otherwise revised to reflect information that subsequently becomes available or circumstances or changes occurring after the date of preparation. Neither the subsequent delivery of this document nor any sale of interests in the Fund shall be deemed a representation that there has been no change in the information provided herein. Certain information contained in this presentation constitutes “forward-looking statements,” which can be identified by the use of forward-looking terminology such as “may,” “will,” “should,” “expect,” “anticipate,” “target,” “project,” “estimate,” “intend,” “continue” or “believe,” or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of the Fund may differ materially from those reflected or contemplated in such forward-looking statements. All duties to update this information are hereby disclaimed. Nothing contained herein is, or should be relied upon as, a promise or representation as to the external conditions and circumstances under which the Fund or any other person or entity will operate. No representation is made as to the accuracy of any statements, estimates or projections contained herein.





**HEALTHY  
NEIGHBORHOODS**  
EQUITY FUND I LP

## CONTACT

Joe Flatley, MHIC  
617.850.1028  
flatley@mhic.com

Bill Coleman, CLF  
617.850.1775  
bcoleman@clf.org

[clf.org/hnef](http://clf.org/hnef)

