STRONGER TOGETHER

THE $12 BILLION IMPACT of Community Development Corporations in New Jersey

Twenty Five Years OF SUCCESS

Housing and Community Development Network of New Jersey
The Housing and Community Development Network of New Jersey

is the statewide association of more than 250 community development corporations, individuals and other organizations that support the creation of affordable homes, economic opportunities, and strong communities. Founded in 1989, HCDNNJ partners with and amplifies the work of the state’s non-profit community development corporations.

What are CDCs?

New Jersey CDCs are non-profit organizations that bring critical resources to communities, create jobs and build affordable homes. New Jersey CDCs are both place and people-based and share a mission to create more opportunities for low- and moderate-income people and communities. CDCs in New Jersey build affordable homes and small business commercial space, create jobs, support resident-driven community planning processes, and provide services needed by community members from job training to housing counseling.

“New Jersey needs investment. The state’s community development corporations have been investing billions in New Jersey for a quarter century now, building and rehabilitating affordable homes and revitalizing communities. Working together, they help communities navigate the tough times and make the good times work better for everyone.”

- Bill Best, Senior Vice President, Community Development Banking, PNC Bank
New Jersey has over 250 community development corporations that make our communities better and grow our state and local economy.

- **CDCs ARE A $12 BILLION ECONOMIC ENGINE FOR NEW JERSEY**
  CDCs make New Jersey’s economy stronger. In the past twenty-five years, New Jersey CDCs created 82,000 jobs; added $12 billion of economic impact; and generated $320 million in state tax revenues. CDCs have achieved this multi-billion dollar impact while working every day to improve and revitalize the state’s low- and moderate-income people and communities.

- **CDCs ARE JOB CREATORS.**
  **DURING THE PAST TWENTY-FIVE YEARS, NEW JERSEY CDCs:**

  - **ADDED 82,000 JOBS**
    through investments in real estate rehabilitation and new construction.¹
  - **CONTRIBUTED $5.5 BILLION**
    in worker wages and in contracts with New Jersey businesses.
  - **Provided job training TO MORE THAN 10,500 LOCAL RESIDENTS²**
  - **Employed 10,000 PERMANENT STAFF MEMBERS³**

- **CDCs ARE A $500 MILLION DOLLAR A YEAR INDUSTRY.⁴**
  Over the past twenty-five years, New Jersey CDCs contributed $12 Billion to the State Economy. CDCs directly invested $6.5 billion in New Jersey neighborhoods, and these investments rippled throughout the economy creating another $5.7 billion of economic activity.

- **CDCs ADDED $320 MILLION TO STATE TAX ROLLS.**
  Even though CDCs are exempt from some taxes as non-profits, CDC activities generated hundreds of millions of tax revenue dollars from worker wages, contracts and purchases.

- **CDCs BUILT AND REHABILITATED OVER 21,000 AFFORDABLE HOMES FOR NEW JERSEY RESIDENTS.**

- **CDCs BUILT OVER 2.5 MILLION SQUARE FEET OF COMMERCIAL SPACE FOR NEW AND EXPANDING SMALL BUSINESSES.**

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¹ CDCs created 44,000 of these jobs directly and supported the remaining full-time equivalent jobs through contracts with area businesses.
³ Id.
⁴ $12 billion of economic activity over 25 years is roughly $500 million of economic activity in an average year.
CDCs Made Investments in Every Region in New Jersey

1,500+ DEVELOPMENTS WERE UNDERTAKEN BY CDCs IN NJ GENERATING A TOTAL ECONOMIC IMPACT OF $12 BILLION.

REGIONS:
- NORTH JERSEY
- CENTRAL JERSEY
- SOUTH JERSEY

650 DEVELOPMENTS
$4.2 BILLION

460 DEVELOPMENTS
$3 BILLION

390 DEVELOPMENTS
$4.8 BILLION
THE $12 BILLION IMPACT of Community Development Corporations in New Jersey

TOTAL ECONOMIC IMPACT OVER PAST 25 YEARS:

$12 BILLION

DIRECT: $6.5 BILLION

INDIRECT: $5.7 BILLION

JOBS CREATED: 82,000

TAX REVENUE GENERATED: $320 MILLION
“CDCs provide a significant bang for the buck here in New Jersey. Non-profit developers have shown time and time again they can make a huge economic impact as they improve the lives and opportunities of our residents.”

- Al Koeppe, chairman, New Jersey Economic Development Authority

NEW JERSEY CDCs ARE ONE OF THE GREAT AMERICAN SUCCESS STORIES:
INTREPID NON-PROFITS FIGHTING TO IMPROVE OUR COMMUNITIES WHILE CREATING BILLIONS OF DOLLARS OF ECONOMIC BENEFIT AND THOUSANDS OF JOBS THROUGHOUT THE STATE.

While the dollars CDCs generate are the focus for this report, we should not forget the extraordinary contributions CDCs make that cannot be quantified. CDCs provide food for New Jersey residents who are hungry, emergency shelter for those who are homeless, job training for those who need employment, and childcare for pre-school children.

NEW JERSEY CDCs SUPPORT JOBS IN A RANGE OF INDUSTRIES.

CDCs created 82,000 jobs in New Jersey over the past twenty-five years. Just over half of these jobs were in construction industries. The other half of the jobs was in a range of other industries from health care to food services supporting the CDCs and their workers.

CDCs ARE SIGNIFICANT AND CONSISTENT INVESTORS IN NEW JERSEY’S ECONOMY
CDCs CONSISTENTLY INVEST IN NEW JERSEY NEIGHBORHOODS, IN GOOD TIMES AND BAD.

CDCs continued to invest in New Jersey throughout the Great Recession. While private market developers retreated, CDCs completed roughly the same number of developments as they did every year since 2000. Each year from 2008 to 2014, CDCs brought more than $180 million of economic value to New Jersey neighborhoods. CDCs are able to continue to invest in neighborhoods, even during the tough times, because they have strong leadership, established operating systems, and support from the state’s philanthropic, government and corporate communities.

To understand just how CDCs make such an extraordinary economic impact, let’s look at how they have effectively used a single state program to revitalize low- and moderate-income neighborhoods.

The Neighborhood Revitalization Tax Credit program (NRTC) was created by the State of New Jersey in 2002 to offer business entities that invest in the revitalization of eligible low- and moderate-income neighborhoods a 100 percent tax credit against various state taxes. Program-wide, a total of $10 million per year is available in tax credits, with a maximum of $1 million available per neighborhood. To date, twenty-four corporations have invested $48 million in NRTC dollars. For every dollar in NRTC investment, CDCs have leveraged an additional $7.30.

CDCs DURING THE FIRST TEN YEARS OF THE NRTC PROGRAM:

- 830 jobs created
- 30 businesses created
- 1,321 homes created
- 111 properties put back on tax rolls
- $4 MILLION in property tax revenue generated

“CDCs provide a significant bang for the buck here in New Jersey. Non-profit developers that have shown time and time again they can make a huge economic impact as they improve the lives and opportunities of our residents.”

- Al Koeppe, chairman, New Jersey Economic Development Authority
NEW JERSEY CDCs HAVE A PROVEN ABILITY TO BRING MILLIONS OF DOLLARS OF RESOURCES INTO THE STATE AND ITS NEIGHBORHOODS.

CDCs help neighborhoods access capital from government, foundations, corporations and individuals that they could not obtain on their own. The key funding sources of income for New Jersey CDCs include earned income; donations from foundations, corporations, individuals; and federal, state and local government funding. A 2012 analysis of one important New Jersey program, the Neighborhood Revitalization Tax Credit (NRTC) program found that CDCs leveraged $7.30 in private, public and foundation dollars for every government dollar.

WHO ARE NEW JERSEY CDCs?

New Jersey CDCs are non-profit organizations that work daily with communities to bring critical resources to revitalize New Jersey’s older communities, create jobs and build affordable homes.

WHAT DO CDCs DO?

In addition to the construction and rehabilitation of housing and commercial properties that play a pivotal role in the future of its communities, CDCs create gardens, demolish unsafe properties, create neighborhood revitalization plans, and provide job training.

CDCs WORK IN EVERY REGION IN NEW JERSEY.

CDCs made direct investments in neighborhoods in every region in the State. See regional map on page 2.

CDC INVESTMENTS REMOVE BLIGHT AND INCREASE WEALTH FOR SURROUNDING PROPERTY OWNERS.

New construction and major rehabilitation of blighted or underused properties raises the value of nearby properties.5

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25 YEARS OF SUCCESS
The Network Thanks These Member Organizations Who Provided Data For This Report

Advance Housing, Inc.  Habitat for Humanity - Bergen County  Ocean Community Economic Action Now (OCean)
Affordable Homes Group  Habitat for Humanity - Monmouth County  Parkside Business and Community in Partnership (PBCIP)
Affordable Homes of Millville  Habitat for Humanity - Newark  Paterson Habitat for Humanity
Ecumenical (AHOME), Inc.  Habitat for Humanity - Trenton  Paterson Housing Authority
Affordable Housing Alliance  HANDS, Inc.  Paulsboro CDC
Alliance Against Homelessness  Heart of Camden, Inc.  PENWAL Affordable Housing Corp.
AIDS Resource Foundation for Children Allies, Inc.  Homefront  Plainfield Community Development Corporation
Alternatives, Inc.  Homeless Solutions, Inc.  Plainsboro Nonprofit Housing Corp.
ARC Of Middlesex County  Homes of Montclair Ecumenical Corporation (HOMECORP)  Princeton Community Housing, Inc.
United Way of Bergen County  Homes For All  PROCEED, Inc.
Brand New Day  Homes Now  Project Freedom, Inc.
Brunswick and Raratin Housing Corp.  Housing and Economic Opportunities  Project Live, Inc.
Burlington County Community Action Association  Housing Partnership for Morris County  Puertorriquenos Associados for Community Organization
Camden County Council on Economic Opportunity  Hudson County Housing Corp  Region Nine Housing Corp.
Camden Lutheran Housing  Interfaith Council for the Homeless of Union County  Rom International, Inc.
Catholic Charities, Diocese of Trenton  Interfaith Neighbors, Inc.  Rose House
Church Coalition for New Providence  Ironbound Community Corporation  Rural Opportunites, Inc.
CityWorks  Isles, Inc.  Saint Joseph’s Carpenter Society
Coastal Habitat for Humanity  Jersey City Housing Authority  Saint Matthew Neighborhood Improvement Development Assn.
Collaborative Support Programs of NJ  Jersey Counseling and Housing Development, Inc.  Saint Paul’s CDC
Community Access Unlimited, Inc.  Jewish Community Housing Corporation  Salem Habitat for Humanity
Community Hope, Inc.  Jewish Renaissance Foundation  Somerset Home for the Temporarily Displaced Children
Cooper’s Ferry Development Corp.  La Casa de Don Pedro  SonRise Development Corp.
Cramer Hill CDC  Jersey City Housing Authority  Stand Up for Salem
Cumberland Empowerment Zone Corporation  Jersey Counseling and Housing Development, Inc.  State Street Housing Corporation/Respond Inc.
Diocesan Housing Services Corporation of the Diocese of Camden  Metropolitan Camden Habitat for Humanity  Synergy Housing Development Corporation
Domus Corporation  Metuchen Community Services Corporation  Urban League of Essex County
East Brunswick Community Housing Corporation  Monarch Housing Associates  Tri-City Peoples Corporation
Elizabeth Development Company  Moorstown Ecumenical Neighborhood Development, Inc. (MEND)  Triple C Housing
Episcopal Community Development, Inc.  Morris Habitat for Humanity, Inc.  UMMATT Developers Inc.
Essex County Land Trust  New Bridge Services, Inc.  United Celebral Palsy of Northern, Central, and Southern NJ
Essex Properties Urban Renewal, Inc.  New Community Corporation  United Vailsburg Services Organization
Fair Share Housing Development, Inc.  New Jersey Community Capital  University Heights Neighborhood Urban Renewal Non-Profit Corp.
Fairmount Housing Corporation  New Jersey Connect  Urban League Affordable Housing and CDC
Faith, Bricks & Mortar  NJ Community Development Corporation (NJCDC)  Volunteers of America - Greater New York
Family Services  North Hudson Community Action Corporation  Volunteers of America - Delaware Valley
Garden State Episcopal CDC  Northwest NJ Community Action Program (NORWESCAP)  Wellspring, Inc
Gateway CDC  Oasis Development Corp.
Gloucester Township Housing Authority  Paulsboro CDC
Greater Plainfield Habitat for Humanity  PENWAL Affordable Housing Corp.
Greenville Steering Committee  Plainsboro Nonprofit Housing Corp.
Urban Renewal Non Profit Affordable Housing Corp.  Princeton Community Housing, Inc.
HABcore, Inc.  PROCEED, Inc.  Puertorriquenos Associados for Community Organization

Not all of these organizations are still in existence or engaged in housing production, but their accomplishments do make up the fabric of the last 25 years.
ECONSULT SOLUTIONS, INC. (ESI) PROVIDED ANALYSIS OF THE DATA. ESI’s analysis explores the economic outcomes generated by the work of community development corporations (CDCs) in New Jersey. The Housing and Community Development Network of New Jersey (HCDNNJ) provided data for ESI’s analysis. HCDNNJ surveyed its member CDCs. One hundred twenty three respondents provided detailed information on construction and rehabilitation developments they have undertaken over the past 25 years. Given that estimates were calculated to supplement developments with incomplete information and that there are other CDCs within New Jersey besides the ones for which data were collected, the actual aggregate amounts and impacts associated with CDCs within New Jersey may be larger than what is depicted in this report.

MAY 8 CONSULTING provides public policy analysis and research to propel high impact change. May 8 communicates complex ideas to ordinary people and builds alliances between non-profit organizations based upon shared interests.

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### Board of Directors

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<th>Name</th>
<th>Organization/Role</th>
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<tbody>
<tr>
<td>Donna Blaze</td>
<td>Affordable Housing Alliance</td>
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<tr>
<td>Paige Carlson-Heim</td>
<td>TD Bank</td>
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<td>Thomas Clark</td>
<td>Landmark Developers</td>
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<td>Rhonda Coe</td>
<td>RB Coe Consulting, LLC</td>
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<td>Joseph Della Fave</td>
<td>Ironbound Community Corporation</td>
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<td>Etta Denk</td>
<td>Bank of America</td>
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<tr>
<td>Pilar Hogan Closkey</td>
<td>Saint Joseph’s Carpenter Society</td>
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<tr>
<td>Lewis Hurd</td>
<td>Housing Authority of Plainfield &amp; Plainfield Community Development Corporation</td>
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<td>Curtis Johnson</td>
<td>Diocesan Housing Services Corporation of the Diocese of Camden</td>
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<tr>
<td>Connie Mercer</td>
<td>HomeFront</td>
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<tr>
<td>Bridget Phifer</td>
<td>Parkside Business &amp; Community in Partnership</td>
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<td>Fatimah Raymond</td>
<td>Elizabeth Development Company</td>
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<tr>
<td>Matthew Reilly</td>
<td>MEND, Inc. (Moorестown Ecumenical Neighborhood Development)</td>
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<td>John Restrepo</td>
<td>Garden State Episcopal CDC</td>
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<td>Blair Schleicher Bravo</td>
<td>Morris Habitat for Humanity, Inc.</td>
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<td>Helen Steblecki</td>
<td>Citi/Citi Bank</td>
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<tr>
<td>Leslie Stivale</td>
<td>Triple C Housing, Inc.</td>
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**Incoming Board Members:**
- Roland V. Anglin, Ph. D. Joseph C. Cornwall Center for Metropolitan Studies
- Bob Guarasci New Jersey Community Development Corporation (NJCDC)
- Dr. Elizabeth S. Hall Homeless Solutions

**Emeritus Members:**
- Martha Lewin
- Alan Mallach
- Rev. Bruce H. Davidson

### Staff

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<tbody>
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<td>Staci Berger</td>
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<tr>
<td>Brianna Boyd</td>
<td>Outreach and Data Coordinator</td>
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<td>Gloria Davis</td>
<td>Office and Membership Manager</td>
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<tr>
<td>Sharon Barker</td>
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<td>Senior Accountant</td>
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<td>Sarah-Beth D’Ippolito</td>
<td>Community Program Specialist</td>
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<tr>
<td>Raphael Kasen</td>
<td>Community Building Specialist</td>
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<tr>
<td>Nina Arce</td>
<td>Media Coordinator</td>
</tr>
<tr>
<td>Arnold Cohen</td>
<td>Senior Policy Coordinator</td>
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<tr>
<td>Janelle Greene</td>
<td>Technical Assistance &amp; Training Coordinator</td>
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<tr>
<td>Terry Lisk</td>
<td>Development Specialist</td>
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