



PRO Neighborhoods Program 2023 Annual Report

December 2023

The PRO Neighborhoods Competition took place from 2014 through 2020 through an annual public competition and awarded collaboratives multi-year grants. Through the PRO Neighborhoods competition, JPMorgan Chase invested more than \$153 million to support local action to tackle complex challenges in neighborhoods and cities across the country. This grant funding has been awarded to 36 collaboratives, consisting of 134 partner organizations in 28 states. Their initiatives span small business expansion, affordable housing, real estate development, financial health, jobs and skills, and other focus areas. With PRO Neighborhoods funding, they have been able to build and strengthen unlikely partnerships, develop new financing products, and pair capital with meaningful technical assistance, to drive equitable development.

Through year-end 2022 the PRO collaboratives together made over \$37k loans and other investments, totaling more than \$678M. Collaboratives also raised additional funds, totaling over \$1.3B. Due to their work, PRO collaboratives created or preserved over 15K jobs and 6K housing units.

Photo source: Brew City Match (above)

Exhibit 1: Cumulative Accomplishments of PRO Neighborhoods Grantees, 2014-2022

Total JPMorgan Chase investment (committed)	\$153,042,000
Total JPMorgan Chase investment deployed to date	\$145,970,333
Number of collaboratives	36
Number of partner organizations	134
Additional capital raised by collaboratives	\$1,357,533,907
Leverage ratio*	9.30:1
Total loans + other investments made (#)	37,395
Total loans + other investments made (\$)	\$678,643,778
Total jobs created or preserved	15,623
Total housing units created or preserved	6,306

*Leverage ratio calculated as additional capital raised by collaboratives divided by the total JPMorgan Chase investment deployed to date.

For more information: A complete list of the PRO Neighborhoods collaboratives and other reports documenting their accomplishments can be found at <https://www.abtassociates.com/projects/evaluating-jpmorgan-chase-cos-advancingcities-challenge-and-pro-neighborhoods-competition>

Background

To respond to inequities in neighborhood investment across the country, particularly in many communities of color, JPMorgan Chase created the Partnerships for Raising Opportunity in Neighborhoods (PRO Neighborhoods) Competition in 2014. PRO Neighborhoods supports cross-cutting collaborations that implement creative, sustainable solutions to local challenges.¹

In the program, community development financial institutions (CDFIs) partner together alongside community-based organizations (CBOs), city offices, and other key stakeholders to collectively meet the needs of underserved communities. Each collaborative addresses local needs by aligning partnering organizations' talent, technology, and balance sheets to design implementation strategies. PRO Neighborhoods collaboratives have worked on key issues such as developing or preserving affordable housing, providing affordable and accessible loans to minority and woman-owned businesses, or supporting community services such as clinics and childcare centers in distressed neighborhoods. Their investments span multiple focus areas, including small business expansion, affordable housing, real estate development, financial health, and jobs and skills.

Program Accomplishments

Of the 36 collaboratives that received PRO Neighborhoods funding, 22 completed their programmatic activities before 2022 while the other 14 collaboratives were actively delivering programs and services in 2022. In total, these 14 active collaboratives made 1,332 loans, grants, and other investments, totaling \$118,995,796 between the time they started their projects through the end of 2022. The largest share of these funds was invested in small business loans (33% of total investments).

Collaboratives' investments generated wealth for low- and moderate-income individuals and BIPOC (Black, Indigenous, People of Color) communities, promoted the development of safe and affordable

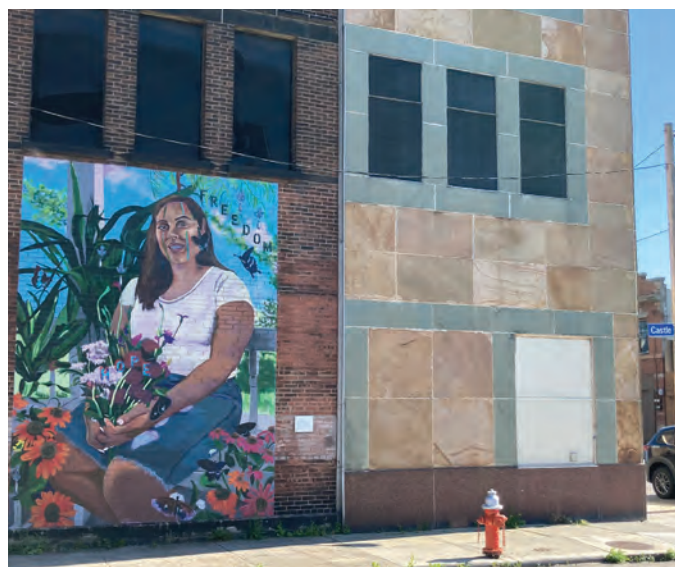
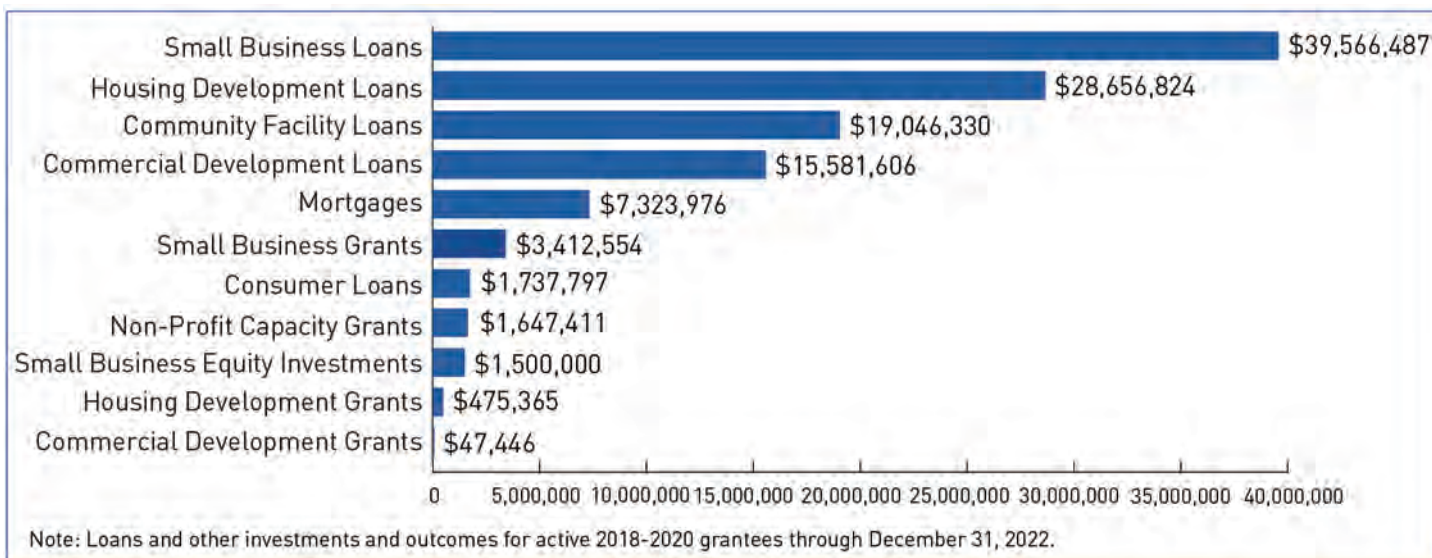


Photo source: Opportunity CLE

¹ In 2020 the PRO Neighborhoods Initiative was combined with JPMorgan Chase's AdvancingCities Challenge. This report includes data on collaboratives that received awards in 2020 through the AdvancingCities Challenge "Place-based" track.

Exhibit 2: Loans, Grants, and Other Investments by Active Grantees

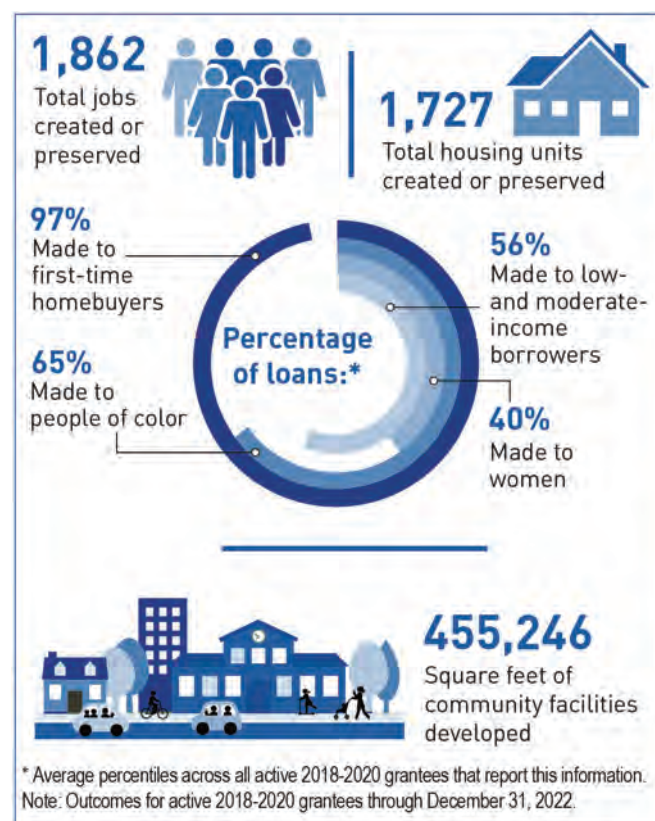


housing options, and developed and tested innovative financing approaches. The investments of the 14 active collaboratives have supported 1,862 jobs and the creation or preservation of 1,727 housing units. Most of the funds supported women, BIPOC communities, or low- or moderate-income borrowers.

In 2022, many PRO Neighborhoods collaboratives were able to hit a new stride after having shifted their work and their approaches the last few years to respond to the COVID-19 pandemic. Collaboratives continued deepening their work to meet the needs of their target populations through lending, technical assistance, and other key activities. Examples of collaboratives' recent efforts include:

- The **Building Equity collaborative** (Minneapolis, Minnesota, 2020 grantee) is committed to advancing racial equity and reducing racial wealth disparities by increasing wealth for BIPOC households. One way the collaborative is making this goal a reality is by helping people purchase small multi-unit homes through the collaborative's new Down

Exhibit 3. Outcomes of Active Grantee Activities



Payment Assistance Program. To qualify, participants must complete an owner-occupant training, plan to purchase properties with two to four units, and have low to moderate incomes at or below 115% area median income (AMI). The collaborative prioritized working with borrowers earning 60-80% AMI and first-generation and/or first-time homebuyers. The loans have a below-market 0% interest rate and can be forgiven by 20% per year over five years; they also can be braided with other forms of financial assistance. As of November 2022, the collaborative had helped 19 households purchase small multi-unit homes through the Down Payment Assistance Program, the majority of whom were BIPOC buyers (89%) and first-time homebuyers (95%). The average loan amount was \$21,395. One buyer praised the program, saying that purchasing a multi-unit home “financially makes more sense. My current house rental income is paying half to the full mortgage. I’m significantly more financially secure than I was prior to buying it. For the first time I’ve got a healthy savings.”

- The **614 for Linden collaborative** (Columbus, Ohio, 2019 grantee) demonstrated the benefit of building a cross-sector collaborative. The collaborative sought to help residents maintain a thriving neighborhood by supporting affordable housing, small business development, community infrastructure, and resident health. The collaborative partners included Ohio Capital Finance Corporation, Affordable Housing Trust of Columbus and Franklin County, Finance Fund Capital Corporation, Economic Development Institute and Nationwide Children’s Hospital (NCH). Four of the partners provided financing and technical assistance and NCH provided key wraparound services to support residents and amplify the impact of the capital investment. NCH ran 15 programs for neighborhood residents to provide support in workforce activities, family stabilization, child safety and health, and other areas. For instance, NCH operated a Workforce Development Program through which residents participate in various jobs skills trainings, such as resume building, interview education, and job fairs. NCH has hired more than 200 Linden residents who graduated from this program. Other programs include Home Visiting, a program in which specially trained nurses visit homes to provide support to women and families from pregnancy until the child is two years old. NCH has proved to be a vital partner to the success of the collaborative in supporting Linden residents.



Photo sources: 614 for Linden (top), Dallas Collaborative for Equitable Development (bottom)

- With a team of five core partners from CDFIs and CBOs and critical support from City departments and Business Improvement Districts, the **Brew City Match collaborative** (Milwaukee, WI, 2018 grantee) strategically paired financing and technical assistance to support 262 entrepreneurs of color and commercial real estate owners of color throughout Milwaukee. As part of the PRO Neighborhoods grant, the collaborative developed and launched five rounds of an open-call competition to identify investment-ready entrepreneurs, small business owners, and small building owners in four of Milwaukee's Business Improvement Districts. One of the Black women entrepreneurs Brew City Match supported wanted to turn her bookshop-on-wheels into a brick-and-mortar bookstore where families can gather together to read children's books, "that look like them...that don't come from a place of trauma," and to have space for birthday parties and other fun celebrations. Through Brew City Match's business planning track, she participated in business classes, received planning assistance, and has expert review of her business plan to help make her business plans concrete and lay the important groundwork to bring her bookstore dream to fruition. Among all of the small businesses and entrepreneurs Brew City Match aided over the life of their grant, 68 businesses received grants, made loans to 47 small businesses received loans, and provided technical assistance to 208 businesses received technical assistance.



Photo source: Equitable Wilmington

This report was prepared by Abt Associates as part of its evaluation of the PRO Neighborhoods Competition.

Abt Associates is an international policy and research organization with a 50-year history of conducting rigorous evaluations and supporting implementation of housing and community development initiatives. In 2018, JPMorgan Chase selected Abt Associates to be the national evaluator of PRO Neighborhoods.

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JPMorgan Chase is one of the oldest financial institutions in the United States. JPMorgan Chase invests millions of dollars each year to enable more people to contribute to and share in the rewards of a growing economy. PRO Neighborhoods is an initiative designed to support communities with the capital and tools they need to drive local solutions to address key drivers of inequality.

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