



JPMorganChase

## Advancing Equitable Development

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JPMorganChase's Partnerships for Raising Opportunity in Neighborhoods (PRO Neighborhoods) Competition awarded collaboratives led by CDFIs multi-year grants totaling more than \$153 million. With the support of PRO Neighborhoods, 36 collaboratives, consisting of 134 partner organizations in 28 states tackled complex challenges in neighborhoods and cities across the country from 2014-2024.

A complete list of the PRO Neighborhoods collaboratives and other reports documenting their accomplishments can be found at [www.AbtGlobal.com/JPMCEvaluation](http://www.AbtGlobal.com/JPMCEvaluation).

PRO Neighborhoods provided grants to help communities advance equitable development. Equitable development is an approach to creating healthy, vibrant communities of opportunity for all, regardless of income and race, ethnicity, or gender. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that everyone can participate in and benefit from decisions that shape their neighborhoods and regions. As Abt detailed in the [PRO Neighborhoods 2021 Annual Progress Report](#), each grantee tailored their approach to their community's unique circumstances and the development environment they faced. Some common approaches included:

**Grantees sought to prevent displacement arising from gentrification and environmental threats.** Some communities faced displacement resulting from investments in new infrastructure projects. Other collaboratives sought to ensure communities remained viable by supporting local environmental sustainability and resilience in response to serious environmental threats related to climate change, from wildfires to sea level rise.

- For example, Equitable Development at the 11th Street Bridge Park (a 2017 grantee working in Washington, DC) sought to ensure the development surrounding a new city-funded bridge across the Anacostia River would benefit existing community residents. Among, other things, the collaborative provided construction job training to 60 neighborhood residents to enable them to gain skills needed to compete for jobs related to the building of the new park.
- The South Florida Housing Link (a 2019 grantee working in Miami, FL) worked with partners to secure sites located near existing and planned mass transit stations that could be used for affordable housing



development. Their site selection process considered flood predictions to ensure that affordable housing would be built away from flood-prone areas.

**Grantees provided funding to advance community-driven priorities, often articulated in a community plan or through a community engagement process.** Multiple collaboratives designed their investment strategies to respond to needs identified by the community. Often, community needs were articulated in a community plan or through community engagement.

- Collaboratives financed priority community projects. For example, The Plank Road collaborative (a 2020 grantee working in Baton Rouge, LA), among other projects, invested in developing a park that will help to mitigate flooding in the area and feature a community garden, art installation, and open space on the site of a former vacant lot. The park was identified as one of the top priority projects in the Imagine Plank Road Master Plan, a 2018 plan developed through an extensive community engagement process.
- Collaboratives engaged residents, business owners, and local officials in developing their investment strategies. For example, Equitable Wilmington (a 2019 grantee working in Wilmington, DE) formed a community advisory committee, comprised of representatives of community-based organizations, city government departments, and local business leaders which convened quarterly to provide input and feedback to the collaborative partners.

**Grantees sought to improve quality of life for long-time neighborhood residents through a comprehensive approach to equitable development that involved funding commercial development, affordable housing, and support for small businesses.** Recognizing the multi-faceted needs in their communities, PRO collaboratives collaborated with non-profit organizations and invested in the development of community facilities, affordable housing, and support for small businesses.

- Collaboratives provided financial support and technical assistance to locally owned small businesses that enhanced quality of life for residents, provided jobs with more stability and higher wages, and helped retain money in the community. For example, Equitable Wilmington (a 2019 grantee working in Wilmington, DE) provided a \$500,000 loan to the ARK Learning Center, enabling this established childcare provider to develop their third location - a 7,500 square foot space that serves 150 children and includes a space for events.
- To address a lack of affordable housing, collaboratives invested in preserving existing affordable housing units, developing new affordable units, and helping residents either buy or rent quality, affordable homes. For example, Small Housing, Big Impact (a 2017 grantee working in Los Angeles and San Jose, California) piloted new loan products that helped homeowners build accessory dwelling units to serve low-income renters. In addition to financing, the collaborative provided technical assistance to over 500 homeowners to help them navigate ADU development.

Investment does not always flow equitably and some places find that it hard to attract the capital needed for affordable housing, jobs, community facilities and other things that residents need. Equitable development approaches, such as the examples provided by PRO Neighborhoods grantees, can step into the gap to invest in a way that responds to communities' needs. Learn more by reading the full report: [PRO Neighborhoods 2021 Annual Progress Report](#).



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This brief is part of a series chronicling the accomplishments of PRO Neighborhoods grantees and sharing lessons learned throughout the ten-year history of the competition. You can find the other briefs in the series, as well as other reports about the competition and its grantees at [www.AbtGlobal.com/JPMCEvaluation](http://www.AbtGlobal.com/JPMCEvaluation).