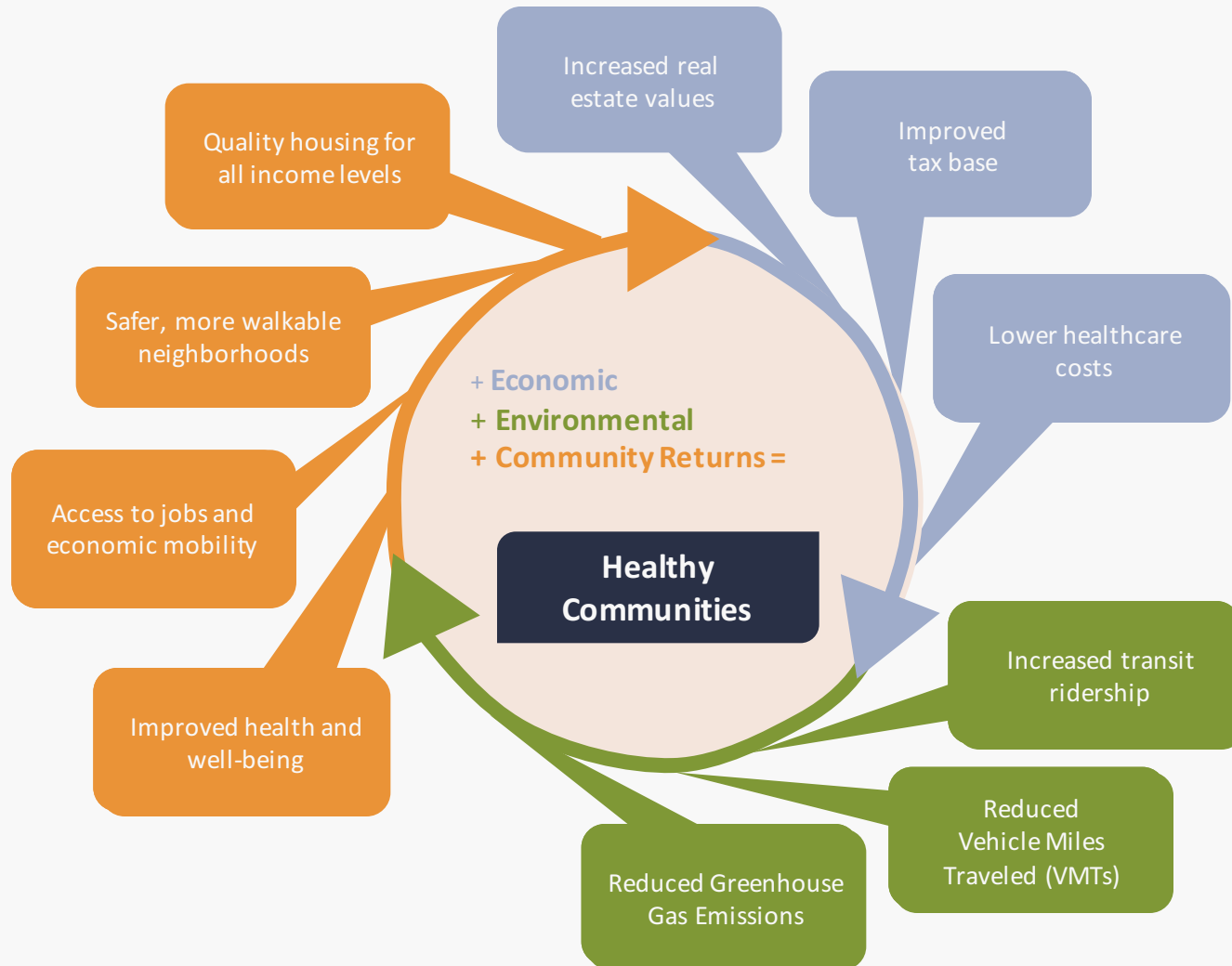




**HEALTHY
NEIGHBORHOODS**
EQUITY FUND I LP

Investing in the building blocks of
healthy communities in Massachusetts

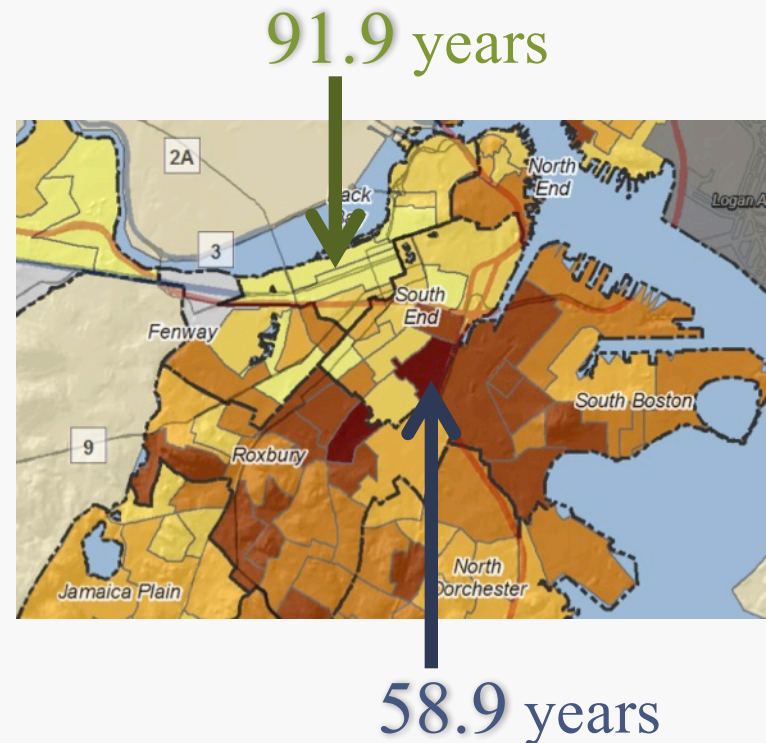
HNEF: More than Financial Returns



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



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

HNEF Health Impact Assessment: 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*

Bartlett Station

HNEF HEALTHSCORE

NEIGHBORHOOD

Community Support and Growth Potential



Opportunity to Reduce Health Disparities



Transportation Access and Utilization



Opportunity to Advance Regional Equity



PROJECT

Walkability and Community Safety



Economic Opportunity and Transformative Impact



Housing



Green Space



Healthy Food Access



Transportation, Energy, and Environmental Performance



HEALTH SCORE: 90.63

RATING: VERY HIGH IMPACT

Chelsea Flats

HNEF HEALTHSCORE

NEIGHBORHOOD

Community Support and Growth Potential



Opportunity to Reduce Health Disparities



Transportation Access and Utilization



Opportunity to Advance Regional Equity



PROJECT

Walkability and Community Safety



Economic Opportunity and Transformative Impact



Housing



Green Space



Healthy Food Access



Transportation, Energy, and Environmental Performance



HEALTH SCORE: 70.3

RATING: HIGH IMPACT

HNEF Capital Stack Mitigates Risk

CAPITAL STRUCTURE

senior return

CLASS A

Private Investors (banks, hospitals, high net worth individuals)

69%

CLASS B

Foundations

22%

CLASS C

Public
Funds

9%

subordinate return

100% repaid prior to
any distributions to
Class B or Class C

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

Maggie Super Church, CLF
978.697.3550
mpschurch@clf.org

December 2017