Healthy Neighborhoods Equity Fund I LP

Investing in the building blocks of healthy communities in Massachusetts

www.hnefund.org
HNEF: More than Financial Returns

- Quality housing for all income levels
- Safer, more walkable neighborhoods
- Access to jobs and economic mobility
- Improved health and well-being
- Increased real estate values
- Improved tax base
- Lower healthcare costs
- Increased transit ridership
- Reduced Greenhouse Gas Emissions
- Reduced Vehicle Miles Traveled (VMTs)

+ Economic
+ Environmental
+ Community Returns = Healthy Communities
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.

# HNEF Health Impact Assessment: Neighborhood Health Determinants

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

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

**HNEF HEALTHSCORE**

- Community Support and Growth Potential
- Opportunity to Reduce Health Disparities
- Transportation Access and Utilization
- Opportunity to Advance Regional Equity

**NEIGHBORHOOD**

- 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**

- Community Support and Growth Potential
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- Opportunity to Advance Regional Equity

**NEIGHBORHOOD**

- Walkability and Community Safety
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- 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
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