Our November focus: Join us on November 3 for "Investing in Health: A New Frontier of Health and Housing Partnerships." Registration ends today.

CLIMATE - Our recent white paper, “Sustainable Affordable Housing: Strategies for Financing an Inclusive Energy Transition,” recommends policy and business changes to expand the private funding available for New York’s affordable housing.

The deadline for New York City buildings to cut their greenhouse gas emissions begins in 2024, however financing to pay for the transition to cleaner energy is lacking, especially for affordable housing. Proposals in the white paper, which followed a series of roundtables held in partnership with the New York State Energy Research and Development Authority and the Community Preservation Corporation, include property tax abatements for electrified buildings and longer amortization for loans used to decarbonize buildings.

Ideas: A new white paper from the Environmental Defense Fund proposes that insurance for small businesses in low- and moderate-income communities should be tied to CDFI loans to help both businesses and neighborhood economies recover after disasters caused by floods, fires, and high winds.

HOUSEHOLD FINANCIAL WELL-BEING: The recently announced Renter Wealth Creation Fund, run by an affiliate of Enterprise Community Partners, aims to take roughly half the housing appreciation on up to $1 billion of affordable rental property and give it to long-term renters.

The fund is designed so investors receive a fixed percentage of returns, Axios reports. Renters will get cash back when they pay rent on time. Additionally, long-term renters, both current and former, have a chance to share in the appreciation of the property where they live when it is sold or refinanced. Enterprise says that renters will gain a new track toward upward mobility, while landlords will gain higher and more stable occupancy.

Actions: The newly opened 148-unit El Borinquen Residence apartments in The Bronx includes 90 apartments reserved for youth and young adults aging out of foster care as well as formerly homeless adults. According to New York City’s Department of Housing Preservation & Development, the building’s supportive services, from developer and services provider Comunilife, include individual case management, mental health referrals, job readiness training, and financial literacy workshops.

Health: A recently released infographic from the National Institute for Health Care Management Foundation illustrates hunger in the U.S., as well as ideas for improving access to food, such as universal free school meals for all children and pulling down administrative hurdles for people trying to access food programs.

Ideas: NeighborWorks America’s recently released toolkit aims to be a roadmap for building new partnerships between housing developers and health institutions. It offers examples of past investments and financing options, as well as links to resources from people who have worked on affordable housing partnerships between developers and health institutions.

Health: Speaking at the recent International Conference on Urban Health, David Erickson, head of Outreach and Education at the New York Fed, said, "Your postal code is more important than your genetic code in terms of health outcomes.”

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