



READ LEVITICUS FUND'S 2016 ANNUAL REPORT



FROM OUR DIRECTOR

Dear Friends,

This past January our Board finalized our 2017-2019 Strategic Plan. The document is a roadmap for our creation and preservation of more high-quality housing, education, health services, and healthy food access for low-income families across the Northeast.

As we planned a future of increasing impact and growth, we also revisited our roots and reaffirmed the values on which we were founded. These values are reflected in our updated mission statement and goals: that our stewardship of economic resources must always be guided by social justice; that we must regard human dignity as a fundamental right; that our investments must provide opportunities for homes, schools, jobs, and capital that uphold this sense of dignity and justice.

We are moving forward with Leviticus' next chapter with optimism and faith. As always, we welcome your input and participation.

Sincerely,
Greg Maher

REBUILDING VACANT APARTMENTS IN ELIZABETH

Since launching in 2008, [Community Asset Preservation Corporation \(CAPC\)](#) has grown from a new concept for foreclosure recovery

into one of the most impactful nonprofit affordable housing producers in New Jersey. Using a collaborative model, CAPC has now acquired and rebuilt over 600 vacant scattered-site housing units into affordable homes. Since 2014, Leviticus has been one of CAPC's primary lenders: our loans have financed CAPC's acquisition of 87 of their housing units, helping it grow and bring its neighborhood stabilization tools to more distressed communities across the state.



This year, CAPC had an opportunity to attain two vacant 12-unit apartment buildings near the Elizabeth, NJ waterfront, a long-underserved historic urban district experiencing a quiet wave of new affordable housing and small business. CAPC once again turned to us for capital, and we provided the \$1.35 million acquisition, rehab, and mini-permanent loan facility it needed. Once completed, the project will provide quality affordable homes to homeless families with children, those in temporary and transitional housing, and other very-low-income people, meeting local needs while advancing the community's resurgence.

A GATEWAY TO VALUES-BASED INVESTMENT

When Westchester County resident Brian Kaminer made the choice to align his money with his values, one of his first acts was becoming an individual investor in Leviticus. Then he decided to do more. On his own, he created [Invest with Values](#), a resource directory of CDFIs,



community banks, social entrepreneurs, and green companies with investment options that reflect causes people believe in. The site also includes a news center that highlights articles on the growth of impact investing, sustainable and responsible investing, and

IN THE NEWS

[A Shelterforce Roundtable on Regulation and Housing Supply](#)

(Mar. 30, 2017) Leviticus' Greg Maher joined this discussion with other housing experts.

[BBVA Compass, Opportunity Finance Network welcome first class of Opportunity Fellows](#)

(Mar. 7, 2017) Greg Maher is one of seven executive leaders selected as inaugural class participant.

[\\$15M Southside Housing Project to Start Next 6 Weeks](#)

(Jun. 6, 2017) On Chemung Crossing, an eight-building project in Elmira, NY financed by Leviticus.

[Leviticus Presents 2017 Cornerstone Award to Neighbors Link](#)

INVEST

Leviticus' investors enjoy a financial return on their investment while supporting high-impact projects in low-income areas. To learn more about investing, click [here](#).

DONATE

Leviticus welcomes donations of any size, which increase our lending capacity and allow our donors to give back to the communities where they live and work. Please consider [donating today](#).

local banking.

In March, Brian organized a [workshop](#) to promote this approach, where Leviticus' Maryann Soresse presented CDFIs as a values-driven investment opportunity. Beyond promoting individual options, Brian hopes Invest with Values will play a role in connecting CDFIs to a greater purpose shared by social enterprises, sustainable businesses, and others: a shift in culture, in which more people and causes are connecting and supporting one another. We share this hope, and we encourage you to visit Invest with Values to learn more about this effort.

INTRODUCING OUR NEWEST PRO BONO COUNSEL

As a lender for a range of real estate projects in low-income areas, our work is reliant on access to legal expertise and advice on real estate acquisitions, financing, and partnerships. This year, we were fortunate to welcome Michael McCarthy of [Haynes and Boone](#) as our newest pro bono legal counsel.



Working from Haynes and Boone's New York City office, Michael brings over a decade of experience in real estate law, including real estate finance for lenders and borrowers, real estate purchases and sales, joint venture formation, and real estate capital markets. We value his commitment to join our team and to help us carry out our mission.

"I am truly honored to play a part in Leviticus Fund's work of providing financing to borrowers that improve the lives of others."

*Michael McCarthy
Haynes and Boone*

WELCOMING SISTERS OF SAINT JOSEPH OF BRENTWOOD

Driven to meet the greatest needs of their time, the [Sisters of Saint Joseph of Brentwood](#) have been committed to direct service and education for centuries. Today, they continue to run six high schools for girls, a literacy program for immigrant women, and a skilled nursing facility in New York City, Long Island, and Puerto Rico. They also use their land for sustainable farming. However, as their congregation and their society have evolved, they have sought new ways to use their influence and resources to create social change.

"Using our resources to effect positive change is life-giving. Leviticus creates this change by meeting the needs of the neighborhood, both in the areas we serve and on a more global scale. We are happy to see our funds being put to work to benefit the projects they are funding."

*Sister Helen Kearney
Sisters of Saint Joseph of Brentwood*

In April, the Sisters decided to move a portion of their resources into Leviticus as another pathway to meeting needs. We are proud to welcome them as our newest Member Investor, and we thank them for believing in our stewardship of their resources as a service to the greater good.

