

Nehemiah Impact Fund



Corporation to Develop
Communities of Tampa, Inc.



\$6 MILLION TARGET CAPITAL RAISE

*THE CDC NEHEMIAH FUND WILL LEVERAGE
\$6 MILLION TO BUILD 1,000 UNITS OF WORKFORCE
HOUSING OVER THE NEXT FIVE YEARS!*

The Problem

Tampa Bay's rising cost of living is driving away the essential workers who make our city unique. Teachers, first responders, nurses and hospitality workers are being priced out of the real estate market, threatening the city's vibrant culture and workforce stability.

The Solution: CDC Nehemiah Impact Fund

A private, market-based fund addressing the affordability crisis by leveraging capital to build affordable housing. Our approach is:

- ▶ Socially conscious & market driven
- ▶ Full support services for residents
- ▶ Fast, agile, and flexible
- ▶ Low-risk, low-volatility returns
- ▶ Proven concept ready to scale

Opportunities to Invest:

We're launching a **\$6 million capital** raise to develop affordable housing and protect Tampa Bay's cost of living. This is your chance to:

- ▶ Preserve Tampa's unique culture
- ▶ Foster economic growth
- ▶ Earn a return while making a difference

Our Track Record:

CDC of Tampa has been revitalizing neighborhoods since 1992. Developing over **123+ housing units** and **187,098 sq. ft.** of commercial space while providing homeownership counseling to **1,042 families**. As a HUD-Certified Housing Counseling Agency and Community Development Entity, we have strong partnerships with major financial institutions.

Upcoming Developments:

29th Street & Lake Ave Mixed-Use:

Residential apartments with ground-floor office & retail space.

Veterans Village:

A 16-unit, tiny house village for homeless veterans with wraparound services.

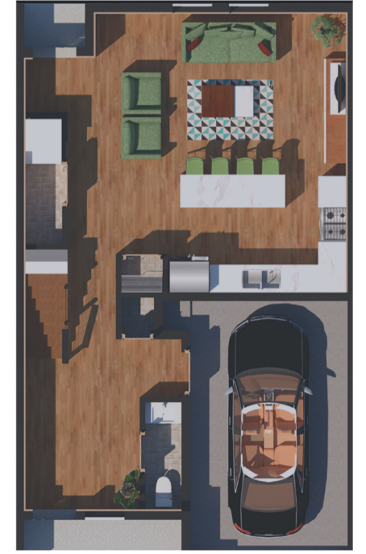
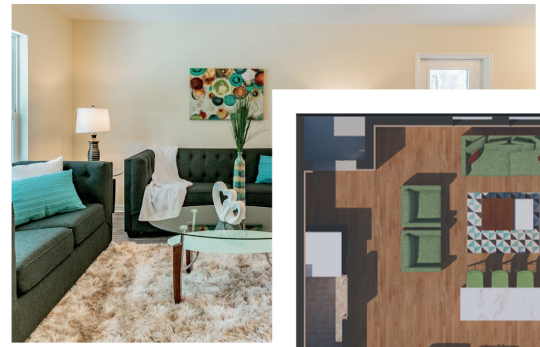
New Home Construction:

70 homes in Hillsborough, Pinellas, and Sarasota counties.



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Thank you to our funders!



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