



## Creating Impact through Inclusive Communities

**Strong, vibrant communities need decent, affordable places for people at all income levels to live and thrive.**

Communities that want to sustain a mix of incomes have to proactively set aside and preserve space for lower income residents.

Policy makers, nonprofits, investors, and community leaders all have important roles to play in ensuring that cities develop in a way that is inclusive and not exclusionary. The Cornerstone Partnership – a program of Capital Impact Partners – supports housing practitioners, advocates, and elected officials in strengthening their capacity & impact.

Ultimately, our work aims to scale best practices, increase the number of successful **long-term affordable homeownership** and **inclusionary housing programs** around the country, and **promote social equity**.



## Cornerstone Partnership's Solutions

- ▶ Promote inclusive communities by helping policy makers understand and select appropriate solutions for their markets, development patterns, and housing goals.
- ▶ Provide grants and technical assistance to nonprofit organizations to build strong, sustainable housing programs that provide lower income households a pathway to homeownership.
- ▶ Promote homeownership programs that allow buyers to build wealth, while preserving long-term affordability of those homes to help more deserving families in the future.
- ▶ Develop innovative technology solutions for housing program managers that both increase efficiency and capture important data to demonstrate social impact.

### OUR HOMEKEEPER APP DELIVERS AFFORDABLE HOUSING IMPACT

**75**  
ORGS using  
HomeKeeper



Preserving the  
affordability of  
**8000 HOMES**



**\$1.4**  
**BILLION**  
portfolio value



Serving **20,000**  
Low income people  
across **32 STATES** + DC & Canada



To learn more about how we can help you, please contact  
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# Practical Tools For Building Inclusive Communities



We created HomeKeeper, the first web-based management tool designed to strengthen local affordable homeownership programs. HomeKeeper is a Salesforce.com app that allows individual housing practitioners to replace their spreadsheets and paper files with a user-friendly program that improves efficiency. HomeKeeper's value also lies in its ability to convey the social impact story of the affordable homeownership sector as a whole. HomeKeeper seamlessly rolls data up to a National Data Hub, measuring meaningful outcomes such as homebuyer success rates and portfolio return on investment.



Inclusionary Housing refers to a range of local land use policies meant to ensure that some share of all new housing is priced to be affordable to lower income residents. This is one successful strategy to stabilize communities, preserve economic diversity, and tap into market growth to create a broad range of housing opportunity. We provide technical expertise to cities looking to revise their ordinances for greater effectiveness and impact, support local advocacy efforts related to Inclusionary Housing campaigns, and develop tools, resources, and platforms to engage and enhance the field.



Affordable homeownership is critical to ensuring every community's success. Our Cornerstone Homeownership Innovation Program (CHIP) provides grants and technical assistance to nonprofit organizations that steward affordable homeownership units as a means of preserving affordability for generations. We received a prestigious \$5 million award from the Social Innovation Fund and anticipate leveraging a total investment of \$15 million to build further capacity across the country and help bring this innovative model to scale.

## Inclusive Communities Supports Our Larger Vision

Cornerstone Partnership is a program of Capital Impact Partners, a nonprofit Community Development Financial Institution. Capital Impact builds strong, vibrant communities for underserved people through lending, program incubation and capacity building. This work ensures that low-income individuals have access to quality health care and education, healthy foods, affordable housing and dignified aging options.



**506**

**HEALTH CENTERS**

providing health care to more than 2 million patients



**228k**

**STUDENTS**

in 219 high quality charter schools



**76**

**HEALTHY FOOD**

retailers providing 1 million people access to fresh food



**14k**

**ELDERS**

aging with dignity in 185 communities nationwide



**35k**

**AFFORDABLE HOUSING**

units in 229 communities



**208**

**COOPERATIVE**

businesses serving 850 thousand customers

WE HAVE DEPLOYED OVER **\$2 BILLION** TO SERVE NEARLY **5 MILLION PEOPLE** AND CREATE MORE THAN **32,000 JOBS** IN SECTORS CRITICAL TO VIBRANT COMMUNITIES.



**CAPITAL IMPACT**  
PARTNERS

