



Smith Memorial Playground and Playhouse

RF IMPACT ADVISERS

BY REINVESTMENT FUND

Impact Accelerator Fund I

The **RFIA Impact Accelerator Fund's** investments create new homes, quality jobs, meaningful educational opportunities, and thriving businesses in neighborhoods that need them. These investments strengthen neighborhoods, scale social enterprises and create resilient communities, where everyone can thrive and prosper. The Fund saw ongoing demand – and consistent performance – through all the difficulties of the last year, highlighting both the ongoing need for this kind of capital in our communities as well as the value of bridge financing as an investment.

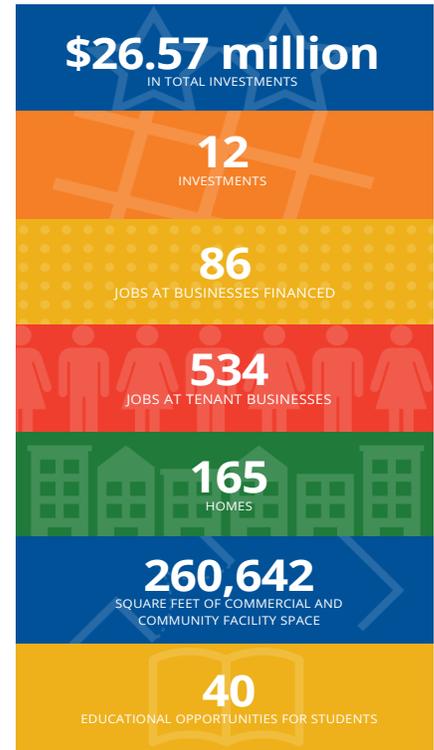
We thank you for your investment and look forward to your partnership.



Sincerely,

Don Hinkle-Brown
President and CEO, Reinvestment Fund
President, RF Impact Advisors (Fund Manager)

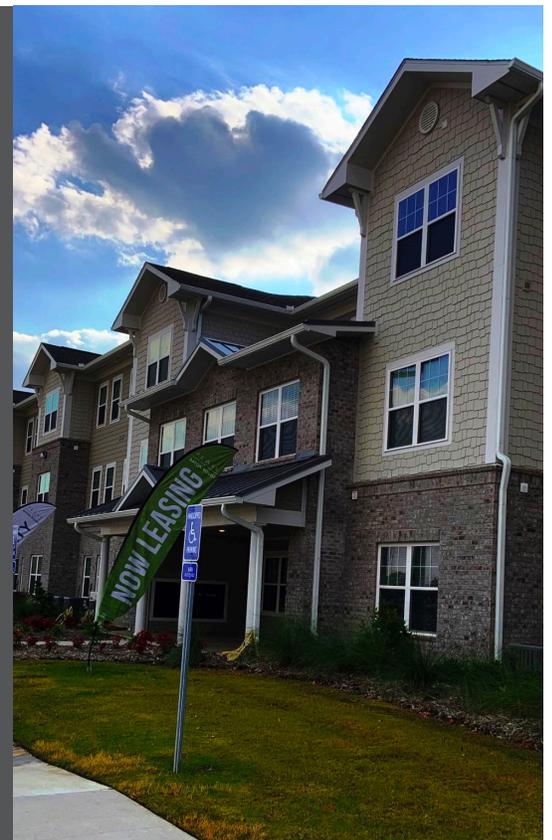
RFIA Impact Accelerator Fund in Numbers



LOUISIANA

Peaks of Ruston

The Fund is providing a \$3.25 million loan to finance the construction of new rental housing for seniors in rural Louisiana. Two longtime affordable housing developers are collaborating on the project that will create 36 rental homes supported by Low Income Housing Tax Credits (LIHTC). The nonprofit Resources Housing Group, Inc. (RHG) and for-profit Landbridge Development, LLC. have worked together for 15 years and are expanding together into Louisiana. The development is in Ruston, a small, non-metro city and the parish seat of Lincoln Parish. Senior housing is in demand in the market, with all existing senior apartments in the city fully occupied and a growing waiting list. The rental apartments will be affordable to those making 60% of the area median income. Half of the units will be affordable to those making 50% of the area median income and below.





PENNSYLVANIA

Smith Memorial Playground

Created over 100 years ago, Smith Memorial Playhouse and Playground is a resource for unstructured creative play for children 10 and younger. Located in Fairmount Park, Smith serves more than 200,000 young people from across the city – though concentrated heavily in the nearby Strawberry Mansion, Brewerytown, Parkside, and Fairmount neighborhoods – with outdoor recreation space and programs. The Fund is providing \$3.8 million in financing to help Smith embark on **comprehensive renovation of the historic playhouse and its grounds, including health and safety enhancements to the building and the creation of space for Smith to launch its own small early childhood education center.**

The early childhood education program will offer 40 seats, at least half of which will be reserved for students from low-income households. The development encompasses a series of interior and exterior improvements and is also helping restore the building's crumbling and dangerous balconies and add a new event space. The loan is bridging proceeds of Federal Historic Tax Credits, a state Redevelopment Assistance Capital Program grant, as well as both pledged and to-be-raised funds from a capital campaign.



PENNSYLVANIA

Berks Investments

The Fund is providing a \$1.5 million loan to help **renovate and repurpose a former bank building and accompanying five-story office building in downtown Reading.** The development will stabilize a large, iconic property that has been vacant for a decade in the heart of the community's downtown. The developer, Shuman Development Group, plans to transform the bank building itself into a multi-tenant food hall showcasing local food entrepreneurs and serving the downtown business community (the building is a short walk from several large city and county office buildings and courthouses, as well as the local arena) and the office tower into a multi-tenant office space. The projects will also include a partnership with a culinary management program at a local college to utilize the food hall as a training program for their students.

SOUTH CAROLINA

Mount Zion Institute

In downtown Winnsboro, the Fund is helping **repurpose the historic Mount Zion Institute, a former school building, to house Fairfield County offices**. The renovated 48,352 square foot facility will enhance services to the community by consolidating all the County's offices, meeting and recreation space, and community services into one new facility. The resulting community space will be the only large public meeting space in the County. The project will also expand emergency services and county services to both the youth and elderly population in their county. The school building was built in the 1930s and has been largely vacant for the last 30 years. The building sits on a campus at the heart of Winnsboro that has served as an educational center since 1777. The restoration and renovation of the historic Mt. Zion building aligns with the County's new strategic plan to spur growth throughout the County and in Winnsboro. The Fund is providing a \$1.7 million bridge loan towards the historic and abandoned building tax credits for the project.



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