



Clearing the Way:

Mapping the Present & Future of NJ's Financing Landscape

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Housing as a Human Right: Access, Stability, & Production

September 23, 2026



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LSCNJ

Fall 2026

9/18/2026



Mission & Vision - LISC

Mission

Together with residents and partners, LISC helps forge resilient and inclusive communities of opportunity across America – great places to live, work, visit, do business and raise families.

Vision

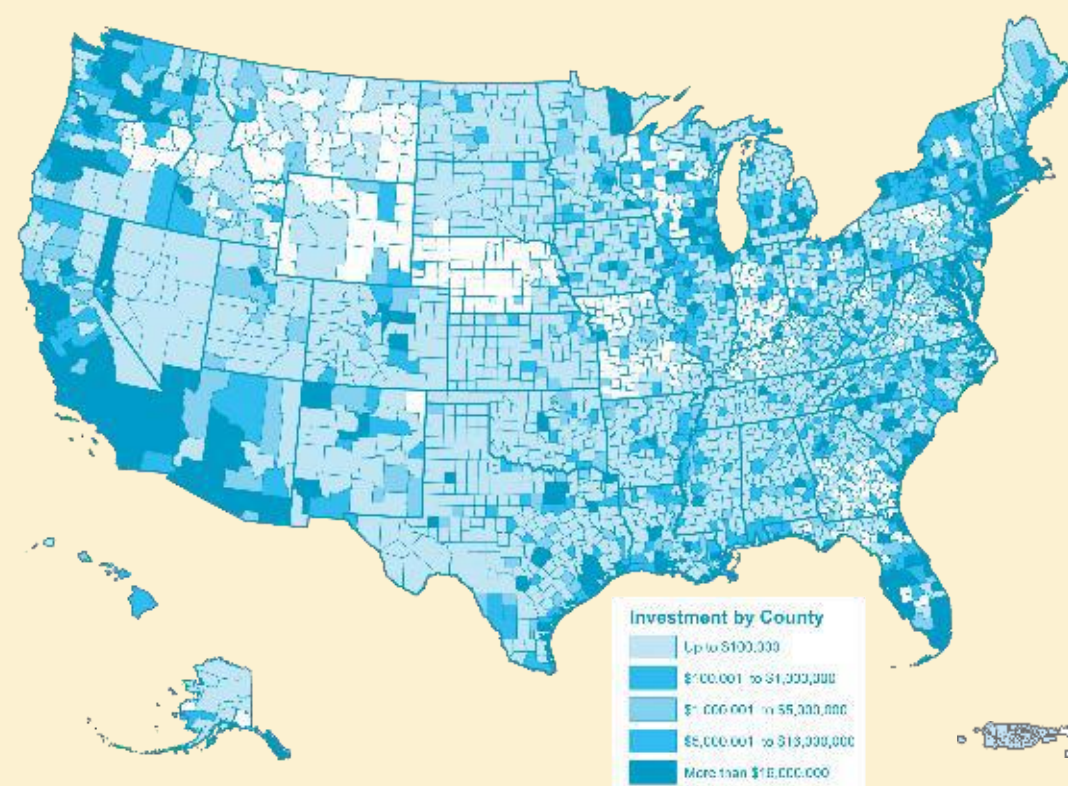
Communities of opportunity for all



How LISC Works

We do this through:

Our network of
34 local markets and
nationwide rural program



Our four fund-management
and tax credit
syndication affiliates



10 program areas that
address all the building blocks
of community wellbeing



LISC New Jersey

Since 1986

LISC New Jersey invests in our state’s most economically distressed neighborhoods. We focus on small to mid-scale building projects, along with asset building for families and small businesses, throughout New Jersey. We strive to strengthen New Jersey’s community development ecosystem by convening partners and empowering residents.

Impact

\$478M
invested

\$1.5B
leveraged

5,684
affordable homes
& apartments

671,431
square feet of
commercial space

FEATURED PROGRAMS

AFFORDABLE HOUSING ECOSYSTEM BUILDING FUND (AHEB)

The AHEB Fund provides flexible early-stage financing to support mission-driven affordable housing developers, particularly smaller-scale projects serving underserved communities and populations. Through recoverable grants and predevelopment loans, AHEB helps developers move projects from feasibility toward construction.

HOUSING DEVELOPMENT TRAINING INSTITUTE (HDTI)

HDTI strengthens the capacity of emerging and mission-driven developers through training, technical assistance, and coaching designed to help participants advance affordable housing projects. The upcoming fourth cohort will continue building a pipeline of developers positioned to access tools such as the AHEB Fund, while a growing community of practice will sustain engagement, collaboration, and peer learning among HDTI participants and alumni.

LSC



Purpose

The “New Jersey Alliance to Build Communities” program is a state initiative based on the powerful proof of concept that it is not only support, but also “who” we support.

Investing and building in the capacity of mission-driven practitioners and developers not only lifts up the capacity but also has meaningful market and housing production/preservation impact. In this context, ‘success’ will be largely defined by the growth of values-driven developers while increasing housing production & affordability impacted by NJ-ABC’s

The Toolkit

EQUIPPING DEVELOPERS. STRENGTHENING COMMUNITIES.



The NJ-ABC is a comprehensive *5-legged stool* ...

01



Resource Directory

1. Design and management of a web-based, interactive directory of relevant affordable housing financing programs and specific supports accessible from a dedicated weblink for target developers.



02



Capacity Building

2. Capacity building grants to build the organizational infrastructures and sustainability of our community development partners.



03



Education

3. Group training, business development supports and one-on-one coaching to build the aptitude & resiliency of participating developers.



04



Investment

4. Statewide Co-Equity Vehicle
5. ABC Fund



Investment: Statewide Co-Equity Vehicle

EARLY CAPITAL. STRONGER DEVELOPERS. MORE AFFORDABLE HOMES.

\$10 MILLION

STATEWIDE
CO-EQUITY FUND

This \$10 million equity fund will run side-by-side with the NJ-ABC Fund and be owned & operated by Ellavoz Impact Capital (EIC), in partnership with Brick By Brick Training and Development. While this will run entirely separate legally and operationally from the larger fund, it is a crucial response to the rapidly growing (and largely unmet) need for first-in, pre-acquisition capital in our market while concurrently affording our purpose-driven developers with the dire need for real estate/project-level equity.



MISSION-DRIVEN DEVELOPER

Values-driven developers
with strong community roots



CO-EQUITY VEHICLE

Owned & Operated by
Ellavoz Impact Capital



PROJECT INVESTMENT

Real estate equity for
affordable housing projects



ACQUISITION & DEVELOPMENT PROGRAM GUIDE

In tandem with EIC, we will form and distribute an **Acquisition and Development Program Guide** that, at minimum, includes the following core elements:



Acquisition
Buy Box



Investment Strategy
& Project Capitalization



Implementation
& Operating Plan

Investment: The NJ-ABC Fund

FLEXIBLE CAPITAL. STRONGER DEVELOPERS. THRIVING COMMUNITIES.

**\$30
MILLION
NJ-ABC FUND**

A combined **\$30 million** program providing flexible capital across the development continuum—from pre-acquisition and predevelopment through bridge, construction, and permanent financing. The Fund will also address certain underwriting and review factors that can impede the funding of our target projects, and will be subject to and in full compliance with federal and state income requirements.



CAPITAL PRODUCTS

RIGHT TOOLS. RIGHT SIZE. REAL IMPACT.



01

RECOVERABLE GRANTS

Offering quick-strike pre-acquisition capital of an average of **\$50,000 per site** to cover due diligence expenses (site control and/or take-out financing NOT required).



02

DEVELOPMENT CAPITAL

Project-level acquisition to construction development capital to support the full development continuum.



03

FLEXIBLE & PATIENT CAPITAL

Flexibility and patience to bridge and/or leverage against virtually all of the most common forms of housing/community development funding.

HOW WE DEFINE SUCCESS

NJ-ABC is an integrative platform comprised of financial and intellectual tools to build the organizational infrastructures and sustainability of our target developers while offering quick-strike, project-level capital that addresses market conditions. Our metrics are:



PROJECT-LEVEL IMPACT

In the delivery of new and preserved affordable housing units, with the majority as income-restricted and affordable.



DEPLOYMENT OBJECTIVES

Significant capital investments to support the full development continuum and capital stacks of our developers' projects.



MARKET-LEVEL IMPACT

To include, but not limited to, the number of jobs created/retained, increased economic activity as a result of program investments, and total development costs (along with ancillary economic benefits).



ABC Focus



Target Developers

- 1 values-aligned
- 2 for-profit developers and/or nonprofit organizations
- 3 demonstrated commitment, capacity and/or track record to enter into or remain in the housing and community development space



plus

Focus on equipping faith-based organizations



Eligible Communities & Populations

- 1 state-level footprint
- 2 focus on low- to moderate-income communities / populations
- 3 hyperlocal focus



additional key considerations

- 1 equal attention to smaller to mid-size communities (inclusive of rural communities)
- 2 minimizing displacement of existing LMI households
- 3 serving more vulnerable, higher-risk and/or special needs populations, including greater priority for housing projects that are 100% affordable.

**BUILDING
STRONGER
COMMUNITIES
TOGETHER**

Springfield Commons

521 Springfield Avenue
Newark, NJ

Quality housing.
Vibrant communities.
Stronger Newark.



Project Snapshot



45
residential units
(28) 3-bedroom &
(17) 2-bedroom



13
affordable units
(29%)
• 3 at 40% of AMI
• 3 at 60% of AMI
• 7 at 80% of AMI



7
commercial
spaces



\$11.79M
total project cost
(projected)



\$1,367,727
LISC Predevelopment Loan



Developer Spotlight

Siree Morris

MCI Collective /
Ascension Capital Partners

Siree Morris is a Rutgers Grad and Civil Engineer/Construction Manager with a successful track record of completed projects. Through Ascension Capital Partners, he takes a 'Block by Block' approach to revitalizing Newark, acquiring, developing and actively managing distressed multifamily properties to create greater impact.



MCI Collective CEO, Siree Morris (pictured right) with Newark Mayor Ras J. Baraka.

Cross-sector, Collaborative Construct

NJ-ABC has originated from and will continue to work within a **collective impact lens** that currently engages government, philanthropy, impact investors, CDFIs/community development lenders, housing policy advocates and practitioners.

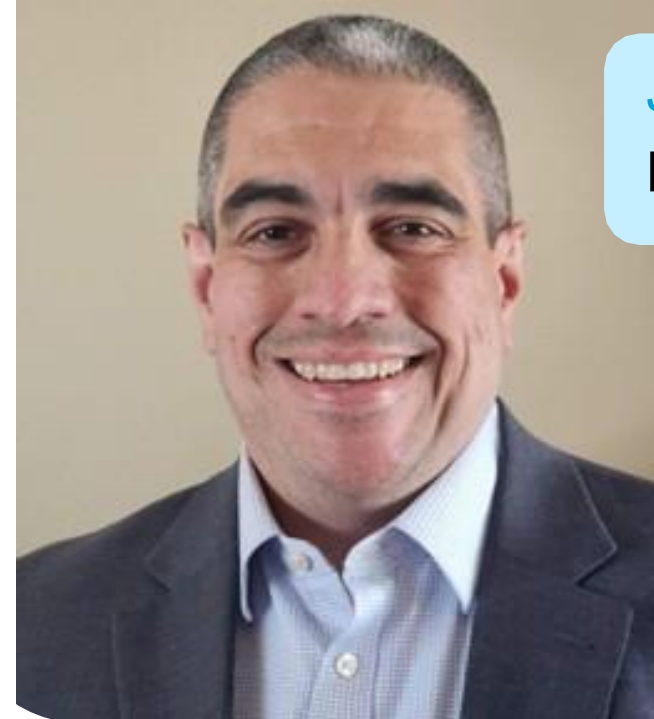


NJ-ABC THOUGHT LEADERS AND PARTNERS

- NJ Department of Community Affairs
- NJ Economic Development Authority
- NJ Faith Action Center
- NJ Redevelopment Authority
- NJ Housing & Mortgage Finance Agency
- Geraldine R. Dodge Foundation
- Prudential Foundation
- Victoria Foundation
- Robert Wood Johnson Foundation
- Ellavoz Impact Capital
- Monarch Housing Associates
- Monge Capital
- Newark Alliance
- United Black Agenda
- Essex County Land Trust
- Supportive Housing Association of NJ
- MCI Property Construction
- Nonprofit Finance Program
- Housing & Community Development Network of New Jersey
- Faith-Based Alliance of NJ

LISC NJ

Team Members



Jorge Sam Cruz
Executive Director

Since 1986, LISC New Jersey has worked to create communities of opportunity in the greater region.

Judith Thompson-Morris
Deputy Executive Director



Elijah Dixon
Senior Program Officer,
Economic Development



Leonard Robbins
Senior Program Officer,
Lending



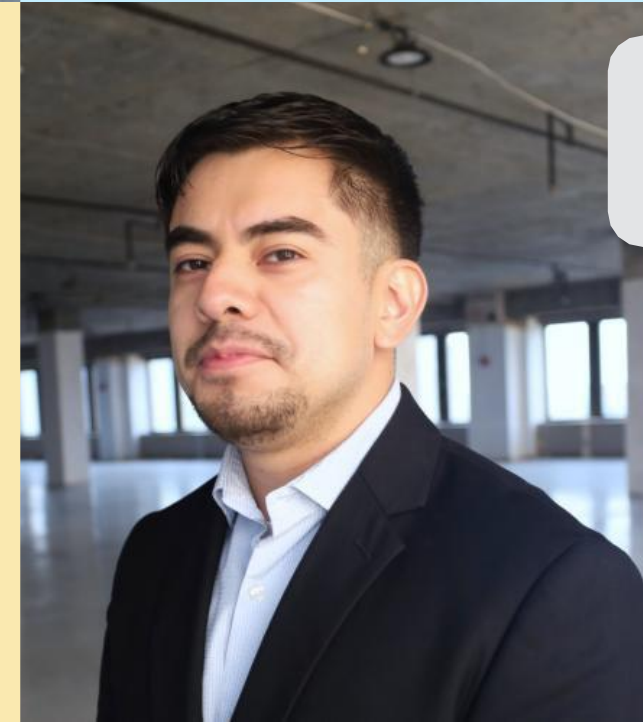
Amaris Mitchell
Senior Program Officer,
Community Engagement



Simon Bruhn
Assistant Program Officer



Chris Cordero
Assistant Program Officer





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Thank you to our Speakers!

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