



in
2015

10 loans closed

\$ 2,499,000 in loans

Housing loans: \$967,000
 Mixed-use loans: \$800,000
 Business loans: \$732,000

229 units

Housing units: 72
 Mixed-use units: 157

274 jobs

Mixed-use jobs: 208
 Business jobs: 66

Total assets



\$ 20 million

Total net assets



\$ 6.3 million

Average Loan Size by Type

| | |
|----------------------------|--------|
| Affordable Rental Housing | \$165k |
| Commercial Real Estate | \$309k |
| Mixed-Use | \$382k |
| Brownfields | \$630k |
| Nonprofit | \$96k |
| Small Business (all types) | \$96k |

Upcoming in 2016

In 2016, CommCap, Connecticut Housing Investment Fund, and Greater New Haven Community Loan Fund will become one new Community Development Financial Institution (CDFI). The reason for the merger is to create Connecticut's premier CDFI offering capital solutions that make and sustain lasting positive change.

Our new organization (name coming soon!) will continue to provide flexible, creative and responsive financial products in Greater Bridgeport. With combined financial and human resources we look forward to bringing additional products and services to the City - more housing, more jobs, more resources for nonprofits and more savings through energy efficiency opportunities.

THE LINK

In March 2015, CommCap received an additional \$35k from Citi for continued expansion of the LINK program with a focus on technology and marketing. This small business services program provides coordinated support, information and one-on-one marketing and financial technical assistance to small businesses throughout Bridgeport and hosts a business resource website and e-newsletter. Since May 2011, the LINK program has assisted over 50 small businesses and provided business information via :

www.thelinkgreaterbridgeport.org

15

small business partners, including SCORE, SBA, SBDC, AARP, Chambers of Commerce



10

small businesses
assisted in 2015



270

technical assistance
hours in 2015

OUR BORROWERS

El Coquito

For three decades, Eddie Reyes has served Puerto Rican food and tropical ices in Bridgeport's East Side. His restaurant, El Coquito, succeeded, but working in only 1700 square feet with no parking space, growth proved difficult. In April 2016, Reyes will nearly double his space in a brand new building constructed in an adjacent empty lot. A CommCap loan is funding nearly half of the \$800,000 project - a project which will open new doors for El Coquito, transform a vacant lot, create 22 parking spaces and provide 18 jobs, including 5 new hires.

Integrated Wellness Group

In 2015, CommCap provided its first loan in New Haven to the Integrated Wellness Group, a family counseling service that provides individuals, couples and group therapy. The \$50,000 loan will help the firm expand its services, including 5 new hires.



Photo: Courtesy of Connecticut Department of Economic and Community Development

Cherry Street Redevelopment

Once used by the American Gramophone company, but long since abandoned and an eyesore, a 5-acre industrial property in Bridgeport's West End will soon play a new song. Assisted by a CommCap mixed-use loan of \$800,000, the \$130 million Cherry Street Redevelopment project will clean-up and re-adapt the site into 157 mixed income housing units and retail, a new 6 – 12th grade charter school and 40,000 square feet of recreational space.



Community Capital Fund plays an important role in fostering economic growth in and around the Greater Bridgeport area by pooling capital from a variety of public and private sources to address the unmet financing needs of small businesses, nonprofits, affordable housing developers and economic revitalization projects.