Chase Commits $325 Million for Charter School Financing

Chase partners with CDFIs to respond to community needs for Charter Schools

In many communities across the country, the need for expanded access to academic opportunities and the demand, in particular, for charter schools, continues to grow.

But unlike public schools, whose capital expenditures are primarily funded by tax dollars or bond financing, charter schools must arrange their own financing for expanded and new facilities – either out of general operating revenues, private donations, or through partnerships with other organizations. With these challenges, many charter schools struggle to secure adequate financing for their facilities.

Understanding the important role that charter schools provide for students in all types of communities, JPMorgan Chase recently announced a major initiative to support the development of high-performing U.S. charter schools.

Under Chase’s $325 million Charter School Program, the bank will offer a combination of equity, debt, and grants to support the acquisition, construction, and/or renovation of approximately 40 schools across the country. Specifically,

- Chase will issue $50 million in equity grants to community development financial institutions (CDFIs) focused on funding charter schools. These institutions will use the grants as permanent equity, which the CDFIs will leverage to fund some of the top performing charter schools.

- Additionally, the CDFIs will use a combination of approximately $175 million in debt and $100 million in New Markets Tax Credit equity provided by Chase to support the development of charter school facilities. The funding will allow the CDFIs to access the Obama Administration’s financing programs designed to help charter schools meet facility needs.

Initial partners receiving grants and funding include:

The Reinvestment Fund of Philadelphia, Pa., The Low Income Investment Fund of San Francisco, Ca. and NCB Capital Impact of Arlington, Va. All three CDFIs have been successfully supporting charter school lending for many years, focusing on schools that serve low-income disadvantaged and underserved populations and communities. Additional partners will be announced later in the year.

The launch of Chase’s Charter School Program comes at a time when the credit market for these educational institutions remains more challenging than ever.

Continued on Page 2
Feature Story (continued from page 1)

“The Low Income Investment Fund (LIIF) is proud to partner with Chase on this initiative,” noted Nancy O. Andrews, President and CEO of LIIF. “By providing an equity investment, Chase and LIIF will give schools access to affordable capital in a difficult environment.”

The grants to help charter schools are part of JPMorgan Chase's larger $100 million grant initiative for CDFIs that also support small businesses, community healthcare centers, green initiatives and affordable housing. Details on the rest of the initiative will be announced later this year.

Chase sees tremendous potential for improving childhood education and is proud to be partnering with these CDFIs in response to a growing and critical need for access to quality educational resources in the most underserved communities. The equity grants and loans provided by Chase will help fund the development of dozens of charter schools, serving more than 50,000 students.

“Chase has been a committed partner to the CDFI industry by providing access to capital where it otherwise might not exist,” said Terry Simonette, President and CEO of NCB Capital Impact. “This new initiative continues that commitment by providing the critical capital that is required for charter schools to meet the need for access to quality education in low-income and underserved communities.”

CDFIs that fund charter schools and are interested in applying for a grant through this new program should contact Chase at CharterSchools.CDFI@jpmchase.com.

1 JPMorgan Chase refers to JPMorgan Chase & Co. and any of its subsidiaries or affiliates.

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A Message from Bill Daley - Head of Corporate Responsibility, JPMorgan Chase

**Partnering for Success**

At Chase, we recognize and value our partnerships. Strong collaborations like the ones we have with many of you, are what help transform an abandoned lot into affordable rental apartments for families. Or breathe new life into a distressed community. Or provide job training and community centers for underserved populations. Partnerships help build new schools and spur new business development and growth. Partnerships are often the critical links that help the firm expand its reach and resources to struggling homeowners, or to the many food banks in need of fresh produce, or to smaller local charities.

Chase is proud of its commitment and leadership in responding to the needs of its communities. But we recognize that without your partnerships we would not be successful. That means partnering with many of you – the not-for-profits, community development professionals, affordable housing developers and investors, mortgage counselors, community development financial institutions, local officials, planning boards, etc. that are on the front lines helping to deliver the bank’s capital, resources, and expertise to the neighborhoods and families most in need.

We commend and thank all of you with whom we have partnered towards the common goal of bringing about long-term, positive change in the bank’s communities and we look forward to our on-going collaboration.

In this issue, we have profiled several community development programs, investments, initiatives, and projects around the country to illustrate the success of our collective efforts. They reflect what can be achieved through commitment, hard work, dedication, leadership, and teamwork. They are as much your stories as they are ours. We hope you enjoy reading about them.

Additional information and examples on what Chase is doing to help its customers and communities can be found on the firm’s [Way Forward](#) internet site.
Leading the Way in Homeownership Preservation

Meet Steve Stein, Home Lending’s Homeownership Preservation Executive

On a national level, Chase has been a leader in foreclosure prevention. Since 2007, Chase has continued to expand its comprehensive plan to keep families in their homes, and since the beginning of 2009, has offered trial modifications on 750,000 mortgages. Below, Steve Stein talks about the Chase Homeownership Centers (CHOCs) and how he and his team are partnering with not-for-profits to assist homeowners.

What is your role as Home Lending’s Homeownership Preservation Executive?
I’m responsible for a number of homeownership preservation initiatives – opening and running Chase’s Homeownership Centers (CHOCs), as well as the firm’s Homeownership Preservation Office (HPO) platform that interfaces with a number of national non-profits, the independent foreclosure review process, and Chase’s Community Revitalization effort – the program that donates or sells at a discount Real Estate Owned properties (REOs) to nonprofits around the country. My team also provides counseling at events organized by Hope Now and other sponsors to meet with homeowners who need help paying their mortgage.

What are some of your biggest challenges regarding homeownership preservation?
One of the biggest challenges in homeownership preservation is contact. Almost half of all foreclosures occur without the servicer ever successfully reaching the borrower. The other big challenge is successful resolution of the borrower’s ability to repay his or her mortgage on time – particularly around completing the paperwork needed to be approved for a modification. Recognizing these facts, Chase has opened regional CHOCs across the U.S. in areas hardest hit by foreclosures.

Tell us about the Chase Homeownership Centers.
Chase is the only major mortgage servicer that has opened a large network of dedicated walk-in centers around the country. At the CHOCs, customers and/or their counselors can discuss options for getting their mortgage payments back on track, or apply for a trial modification under the government-sponsored Home Affordable Mortgage Plan (HAMP). Borrowers can schedule appointments or simply walk in six days a week. To meet the needs of non-English speaking homeowners, our locations are staffed with advisors who speak a variety of languages.

Can you tell us how you are partnering with others to reach borrowers?
In an effort to help as many at-risk homeowners as possible, Chase actively partners with many local not-for-profits, who help to expand Chase’s outreach efforts and who refer struggling homeowners directly to a nearby CHOC for assistance. Chase has dedicated CHOC staff to assist nonprofit organization counselors in working with homeowners.

Chase Homeownership Center Locations:
• **Arizona:** Phoenix and Tempe
• **Northern California:** Oakland, Sacramento, Santa Clara, Walnut Creek, and Stockton
• **Southern California:** Downey, Crenshaw, Long Beach, Northridge, Glendale, Los Angeles, San Diego/La Mesa, Riverside, San Bernardino, National City, Rancho Cucamonga, and Santa Ana
• **Florida:** Miami/Aventura, Ft. Myers/Cape Coral, Kissimmee, Miami, Orlando, Tampa, Palm Beach, Sunrise, Hialeah, and Boynton Beach
• **Illinois:** Chicago and Melrose Park
• **Michigan:** Detroit and Troy
• **New Jersey:** Jersey City and Paramus
• **New York:** NYC – Manhattan, Flushing, Brooklyn, and Bronx
• **Texas:** Houston and Dallas
• **Other Areas:** Denver/Westminster, CO; Washington D.C.; Atlanta, GA; Las Vegas, NV; Philadelphia/Media, PA; Cleveland, OH; Seattle, WA

Find a Chase Homeownership Center location nearest you.
Meet Steve Stein (continued from page 3)

CHOC for assistance. Chase has dedicated CHOC staff to assist nonprofit organization counselors in working with Chase borrowers, and who participate in and sponsor outreach events and workshops focused on sustaining homeownership and foreclosure prevention.

In late February, for example, Chase sponsored a five-day outreach event in South Florida where the CHOC representatives and other Chase Homeownership Preservation Office staff reached out to over 1,700 borrowers in the target area. At this event and others, Chase staff counseled struggling homeowners on their options, helped them complete their mortgage documentation packages, and worked with them to achieve the best outcome for their particular circumstances.

Chase has also worked closely with the HOPE NOW Alliance to adopt innovative ways to reach borrowers, including an industry-sponsored direct mail campaign that reaches over 250,000 families monthly, and face-to-face outreach events that have reached over 50,000 families in 2 years. Chase is working to expand its outreach to non-English speaking borrowers as well. For example, Chase is working with Korean Church for Community Development and Mabuhay Alliance, two organizations focused primarily on Asian borrowers in the southern California market.

These are just a few examples, among others, where we have successful collaborations with non profits in a number of CHOC market locations.

What has been the impact of this initiative on communities?
The CHOCs have been an effective vehicle for reaching families who are experiencing financial hardship and have fallen behind on their mortgages. The specialists at the CHOCs help struggling homeowners understand their options, and among other things, help pull together all the necessary paperwork to provide payment relief. Since the opening of the CHOCs in January 2009, more than 75,000 borrowers have met with counselors at the centers.

What’s next?
Given the success and effectiveness of the CHOCs so far, Chase is continuing to add more locations, expanding its outreach and partnerships in the communities hardest hit by foreclosures. There are 51 CHOCs now in 14 states and Washington, D.C. With the most recent openings, Chase has expanded its presence into new markets (Dallas, Houston, Fort Lauderdale, West Palm Beach, and Seattle), and deepened the bank’s penetration into existing markets within states of greatest need (e.g., Arizona, California, Florida, Illinois, Michigan, Nevada, and New York).

We are also expanding services in the CHOCs to better meet the needs of struggling homeowners. In particular, we are working towards performing forbearance and repayment plans on-site for customers who are experiencing hardships or have fallen behind on their payments, but do not qualify for a loan modification.

In addition, we are taking a more proactive approach – working with borrowers to collect most of the necessary documentation up front – enabling us to qualify more customers for HAMP modifications and more quickly deliver responses to the borrowers on final loan modifications.

With the expanded CHOC locations and services, we are continuing to improve Chase's ability to reach families who are struggling with their mortgage payments, and are better equipped to help them secure the best possible outcome in a more timely and effective way.
INVESTING IN COMMUNITIES, YOUTH, AND JOBS

Across its bank footprint, Chase is investing in local communities, whether through its New Markets Tax Credit (NMTC) program to support investment in schools, youth, community centers, or cultural institutions, or through grants to fund job training, entrepreneurship, and neighborhood stabilization programs. These investments are helping to bring new opportunities to families, businesses and neighborhoods as well as to address some of the most immediate needs, like hunger and foreclosure prevention. With all of these investments, Chase has collaborated with a number of partners to make the program or project a reality.

Financing a New YWCA for Greater Los Angeles, California

In Los Angeles, California, Chase was a leader in providing financing for the funding of a new YWCA facility, which will help meet many community needs, and which will also be home to a thriving jobs training program that helps over 1,300 young Angelinos annually.

The project involves the construction of a 170,000 square foot facility that will serve as the new YWCA headquarters. The new space will include educational facilities and provide short-term housing for up to 400 student participants in the U.S. Department of Labor’s Job Corps program, which is locally managed by the YWCA of Greater Los Angeles.

The December 2009 financing was made possible through a complex partnership with multiple community development entities, including Enterprise Community Investment, Inc., the Los Angeles Development Fund, a subsidiary of the city of Los Angeles, and the National Equity Fund, an affiliate of the Local Initiatives Support Corporation.

Chase worked with these community development partners to provide over $14 million in equity for the project. Additional funding is being provided by government loans, multiple grants, capital campaign proceeds, and other sources.

In addition to providing equity for this project, Chase provided a bridge loan of over $12 million for construction expenses. With equity and debt from Chase and another financial institution, total financing was more than $50 million.

Renovating a Historic Theater in Rochester, New York

In December 2009, Chase was the sole equity investor in the renovation and expansion of a historic theater building in Rochester, New York. The building is owned by the University of Rochester, and is home to the Rochester Philharmonic Orchestra.

The renovation is designed to provide a modern, world class concert hall, while honoring the historic importance of the building. In addition to building improvements, a new wing will be added adjacent to the existing building to house rehearsal and teaching facilities. Construction is expected to be completed in December 2010.

Project financing includes an equity investment of over $11 million from Chase’s New Markets Tax Credit Group, as part of the project’s $39 million in overall financing.

Many partners helped make this project financing a reality: the University of Rochester, Chase Middle Market Group (GNPH), the National Development Council (NDC), the Empowerment Reinvestment Fund, a subsidiary of SEEDCO Financial (SEEDCO), and the Community Reinvestment Fund (CRF). NDC, SEEDCO, and CRF provided New Markets Tax Credit allocations, as well as expertise and ongoing asset management services for the project.
Funding a New State-of-the-Art School in Chicago, Illinois

More than 160 high school students from Chicago’s west side neighborhoods are excited to be learning in a new $28 million state-of-the-art school building, which Chase helped to finance.

Christ the King Jesuit Preparatory School is a unique Chicago college preparatory school providing affordable, quality education to students from families who would not otherwise have access to a private secondary education. Students are drawn predominately from the Austin and Lawndale neighborhoods of Chicago.

The project involved the ground-up construction of a 100,000 square foot high school campus, designed to accommodate up to 600 high school students in grades 9 through 12. The building includes approximately 30 modern and technologically-equipped classrooms, including science labs.

For this project, Chase partnered with the Chicago Development Fund, the development affiliate of the City of Chicago, and the National Equity Fund, a subsidiary of the Local Initiatives Support Corporation, to provide funding. In addition to a $9.5 million equity investment provided by Chase, these community development entities also provided New Markets Tax Credit allocations, as well as financial structuring expertise.

Conducting “Lunch and Learn” Financial Education Sessions in Dallas, Texas

When it comes to investing in the educational future of our nation’s youth, Chase goes beyond investing in the brick and mortar of schools and programmatic funding. Chase volunteers also invest their personal time.

All across the bank footprint, Chase employees are volunteering in classrooms and with community-based organizations to mentor and tutor youth, as well as deliver financial education workshops.

In Dallas, Texas, for example, several Chase employees have been partnering with Education is Freedom to teach students about budgeting, savings, and basic investments during the Financial Literacy “Lunch and Learn” sessions at several underserved high schools in the area. Education is Freedom supports a comprehensive college readiness program geared towards disadvantaged students.

The lunch and learn sessions play an important role in enhancing students’ financial understanding and awareness, helping to promote positive financial behavior and encourage long-term asset building.

Since Fall 2009, Chase employees have delivered more than a dozen workshops in three local schools, reaching more than 60 freshmen and sophomore students.

Chase volunteers are pleased to have the opportunity to support Education is Freedom’s financial education program and its overall mission to provide underserved students with some of the basic tools necessary to help secure long-term economic and financial stability.

“Spending time in the classrooms and listening to the students share their ideas about preparing for their financial futures has been a very rewarding experience,” says Kaneisha Nash-Boone, Volunteer Leadership Group, Project Leader.
**Building a New Library Near Salt Lake City, Utah**

Due to increasing patronage and book circulation, the public library in Magna, Utah, a suburb outside of Salt Lake City, has outgrown its 10,000 square foot strip-mall space. A new location for the facility has been a priority for several years. Fortunately, the local residents, library staff, and patrons will soon have an expanded, attractive new facility to enjoy.

Construction is currently underway to build a new 20,000 square foot public library in Magna. The new library will allow for an expansion of the library’s collections, including a significant increase in the Spanish language materials, to cater to Magna’s nearly 30% Spanish-speaking population. The expanded space will also double the number of internet stations, and provide community meeting areas and after-school program space for young children and teens.

The new library will be located in the center of the Main Street neighborhood that is the focus of the entire community’s revitalization efforts and will serve as an anchor to a nearby retail district.

Chase is pleased to play a pivotal role in funding the construction of this new space. This project was made possible through nearly $2.5MM of equity investment from Chase, combined with nearly $6MM in funds the library raised through its capital campaign efforts. Additional capital was provided through a New Markets Tax Credit allocation from the National Development Council (NDC), with whom Chase has partnered to fund a number of community development projects.

**Supporting Revitalization Efforts in an Atlanta, Georgia Neighborhood**

In recent years, the Pittsburgh neighborhood in Atlanta, Georgia has suffered one of the highest rates of foreclosures in the region. Combined with high levels of vacancy and property abandonment, the housing collapse has had a devastating impact on the neighborhood which has historically provided affordable housing opportunities for working class families. Pittsburgh continues to experience a low rate of homeownership, and the demand for safe, affordable housing continues to be a significant need in the community.

Fortunately, efforts are underway to reverse this downward spiral.

Sustainable Neighborhood Development Strategies, Inc. (SNDSI) – an independent not-for-profit launched by the Annie E. Casey Foundation, and the Pittsburgh Community Improvement Association, Inc. (PCIA), a well-established community development corporation, are collaborating in the Partnership for the Preservation of Pittsburgh (PPOP), a comprehensive plan to revitalize the area and spur positive economic growth and job creation.

In support of these efforts, Chase provided a $45,000 grant to PCIA for its contribution. PCIA is a community-based organization founded in 1999 with the mission of revitalizing and redeveloping the Pittsburgh community, while avoiding displacement of current neighborhood residents.

*Continued on Page 8*
Supporting Revitalization Efforts (continued from page 7)

The grant will enable PCIA to significantly advance neighborhood revitalization and renewal in this community by targeting 300-400 foreclosed and abandoned homes for acquisition and returning them to the market as affordable residences for working families. PPOP will work with neighborhood residents and stakeholders on a master plan to market and reposition the neighborhood.

“The grant funds and donated property provided by Chase to the Partnership for the Preservation of Pittsburgh (PPOP) are a tremendous vote of confidence in our efforts to revitalize the Pittsburgh neighborhood,” says Mtamanika Youngblood, Director of Neighborhood Transformation for the Annie E. Casey Foundation. “Chase’s early support leverages the opportunity to attract additional resources to this project, which we anticipate will become a national model.”

Revitalizing New Jersey Communities

Chase is investing $1 million in two distressed New Jersey communities through a public-private partnership called the New Jersey Neighborhood Revitalization Tax Credit (NRTC) program. The funds will help build a performing arts center in West Orange and support a new preschool center in Newark.

“As one of the largest banks in New Jersey, we strive to help the people in the communities we serve,” said Ann Borowiec, head of J.P. Morgan Private Banking in New Jersey. “By partnering with the NJ Department of Community Affairs and community organizations, we can give back to New Jersey communities that need it the most while helping children and artists thrive.”

Chase’s investment will target the community development efforts of two nonprofit organizations. Housing and Neighborhood Development Services (HANDS) received $825,000 to help complete the renovation of the Art Garage Performance Center in the Valley Arts District of Orange and West Orange. The performance center will be another anchor in the emerging Valley Arts District, which already consists of affordable housing, work space for artists and restaurants—thanks in part to NRTC funds provided by JPMorgan Chase in 2007.

Unified Vailsburg Services Organization (UVSO) received $175,000 to lower its cost of financing the recently completed Ivy Hill Preschool Center in Newark, the only center-based childcare program in the densely populated Vailsburg neighborhood. Two years ago, Chase provided NRTC funds to help UVSO expand residential housing and open its Neighborhood Services Campus.
Helping Young Children Get a Head Start in Oklahoma City, Oklahoma

With a $25,000 grant from Chase, the Latino Community Development Agency (LCDA) is helping to enhance the educational and learning opportunities of very young children in Oklahoma City.

LCDA works to enhance the quality of life for the community through education, leadership, services, and advocacy.

The grant will support programming at the Tony Reyes Bilingual Child Development Center, which is housed within LCDA. The Center, which serves 42 children from birth to age three, provides a comprehensive program of developmentally, culturally and linguistically appropriate care with enhanced Early Head Start education services to economically disadvantaged families.

The Center also provides additional services such as an on-site clinic, transitional housing services, and an adult education program in partnership with Oklahoma City Community College.

Sponsoring a Multi-Year Revitalization Effort in Louisville, Kentucky

With a $130,000 grant from Chase, New Directions Housing Corporation, in partnership with the Presbyterian Community Center, is working with two neighborhoods to create a dynamic Quality of Life Action Plan (QLAP). The process engages residents and community stakeholders in identifying neighborhood priorities which will guide the Smoketown and Shelby Park revitalization efforts in Louisville, Kentucky.

New Directions, whose mission it is to develop and maintain affordable housing, and the Presbyterian Community Center are working with Chase, Making Connections Network, nonprofits, local foundations and corporations to bring a wide array of resources and expertise to the planning process. The 18-month process includes resident interviews, study circles and neighborhood ‘visioning sessions’ in the creation of a five-year implementation plan.

The completed QLAP will help unite neighborhood residents and local leadership in providing a focused approach to stimulate innovative academic programs, job training and affordable housing development.

This collaborative effort will enable civic, nonprofit and public leadership to achieve long-term positive growth and change in the neighborhoods.
Supporting Job Readiness Training for Unemployed Women in Denver, Colorado

Since 1989, the Women’s Bean Project (WBP) has been dedicated to helping women break the cycle of poverty and unemployment by providing stepping stones to self-sufficiency through social enterprise.

In recognition of the important work and mission of this organization, Chase provided a $10,000 grant in support of WBP’s Transitional Employment Program. Participants are provided with structured job skills training within an on-site business owned and managed by the organization.

The Employment Program offers transitional jobs in gourmet food manufacturing designed to provide immediate income. In addition, the program arranges support services to overcome barriers to employment, by teaching the job readiness skills needed to get and keep a job, and placing women in entry-level employment.

While in the program, participants earn a steady paycheck, develop solid, transferable work skills, and strengthen their sense of self-confidence and responsibility – all critical components to achieving long-term economic independence and self-sufficiency. Chase has been a long time supporter of WBP. In addition to philanthropic support, Chase Commercial Banker Steve Driscoll is a member of the Board of Directors.

“We truly value the partnership we have with Chase,” says Tamra Ryan, CEO of the Women’s Bean Project. The financial and technical support has contributed to our 300% growth in product sales over the past several years. This has allowed us to increase the number of women we employ commensurately.”

Helping to Rebuild Seattle, Washington through Entrepreneurship

Throughout history, small business entrepreneurship has often been an important catalyst for fueling a community’s long-term economic growth, revitalization, and development. Particularly in distressed communities with limited economic or job opportunities, entrepreneurship has been an effective way to help lift families out of poverty and help put them on a path towards self-sufficiency.

Thanks to a $30,000 grant from Chase, Community Capital Development (CCD) is supporting economic development in the Seattle Central District through entrepreneurship initiatives. The communities within this district suffer some of the highest levels of distress in the city of Seattle.

CCD and its affiliates are providing entrepreneurs, most of whom are lower-income, the opportunity to start a business from scratch by attending workshops that teach them relevant business skills, including: how to build a business plan, research a business market, operate necessary business software, build and maintain a website, manage employees effectively, etc.

CCD and its affiliates also provide access to capital. Together, these services are helping to meet the needs of small businesses from start-up, to sustainability, to expansion - and Chase is happy to be supporting these efforts.
Restoring the Housing Stock in Monroe, Louisiana

Habitat for Humanity International is using a $20,000 grant from Chase in conjunction with a Louisiana Housing Trust Fund grant to help build 12 new homes as part of its Ouachita Affordable Housing project in Monroe, Louisiana. In addition, Chase is providing a $400,000 line of credit to the local Habitat affiliate, Habitat for Humanity of Ouachita, to fund upfront expenses related to the construction of the homes.

Habitat for Humanity builds affordable housing in partnership with people in need of adequate shelter. The homes are then sold back to the families at no profit.

The new homes will help fill the need for affordable housing stock and help revitalize surrounding neighborhoods. Equally important, the homes will create an environment for success for the families served and give the homeowners an opportunity to build long-term wealth.

“When we see a family walk inside a Habitat for Humanity home they helped build with their own hands, it is a powerful experience. The smiles, tears and the pride are almost indescribable,” said Susan Hoffmann, Senior Banker for Chase in Monroe. “Chase has long distinguished itself through its commitment to helping others, and we’re proud to support Habitat for Humanity as it makes a difference in people’s lives in the Northeast.

Driving Out Hunger Across the Country

A $5 million grant from Chase to Feeding America helped to purchase refrigerated trucks so the rising numbers of U.S. citizens who rely on food banks can have access to fresh, wholesome food.

The grant was used for the purchase and operation of 34 refrigerated trucks, including 13 mobile pantries, which will pick up and deliver fresh food in 19 cities and local communities nationwide. The largest hunger-relief organization in the country, Feeding America has reported a 30% increase in demand for food assistance, largely from new clients.

The refrigerated trucks provided by Chase will “help our highest-need communities harvest nutritious food that might otherwise simply go to waste,” says Kim Davis, President of the JPMorgan Chase Foundation.

Chase is also providing UPS routing software to each food bank that receives a truck, which will make their entire fleet more efficient, cut costs and reduce their environmental impact.

The company’s $5 million grant is the largest one-time corporate gift the non-profit has received to date, bringing to nearly $14 million the amount Chase has given to help food banks and hunger-related programs over the past 10 years.

Communities benefiting from Chase’s $5 million grant to Feeding America include:
Atlanta, Dallas, Detroit, Denver, Ft. Worth, Houston, Indianapolis, Jacksonville, Los Angeles, Mesa, Miami, Milwaukee, New Orleans, Newark, Orlando, Phoenix, Seattle, Tampa, and Wilmington.
FINANCING AFFORDABLE HOUSING

Chase is an industry leader in supporting affordable housing developments of various sizes and complexity. Chase provides extensive lending and investment expertise and leadership in tax credit projects and specialization in multifamily rental housing. Across the country, Chase is partnering with both public and private stakeholders whose collaborative efforts help make the dream of affordable housing a reality for many lower-income families. Below are a few examples of how Chase, in partnership with other community development related professionals, is working to meet the demands for affordable housing.

Via Verde - Bronx, New York
A visionary housing project is underway in the South Bronx.

The South Bronx is soon to be the home of Via Verde, or The Green Way – a new, innovative, sustainable affordable housing project, collaboratively planned and designed by an expert team of community and housing development architects and professionals.

Via Verde, the model for the next generation of green affordable housing was the winning proposal in the New Housing New York Legacy Competition, sponsored by the City of New York and the American Institute of Architects. The winning architect-developer team comprised of Phipps Houses, Dattner Architects, Jonathan Rose Companies and Grimshaw, designed a visionary housing community that can be a replicable model for sustainable, affordable housing in New York City and other urban communities.

Located on a 60,000 square-foot vacant lot in the South Bronx, Via Verde will consist of 222 residential units, in addition to retail and community spaces and parking. The project features a broad mix of rental and for-sale units at a mix of household income levels and is organized around a central garden, which will begin at ground level as a courtyard and spiral up through a series of south-facing roof gardens, creating a roof-top promenade. Via Verde is being designed to exceed LEED Gold standards for environmentally responsible and energy efficient design.

The Via Verde development, a collaborative effort of multiple agencies and partners, is part of Mayor Bloomberg’s $7.5 billion New Housing Marketplace Plan to build or preserve 165,000 units of affordable housing over ten years, the largest municipal affordable housing plan in the nation’s history.

The rental units are being funded through a combination of the Housing Development Corporation’s (HDC) New Housing Opportunity Program, NYC Housing Preservation Department (HPD), and Low Income Housing Tax Credits, while the homeownership units are being funded by the HDC’s Affordable Co-op Program, HPD, and NYS Affordable Housing Corporation.

Chase is proud to be providing both debt and equity financing for this affordable and sustainable housing project. In March of this year, Chase provided two construction letters of credit totaling more than $41 million to finance the construction of the co-op and rental housing units. In December, Chase also committed $35 million in low income housing tax credit equity for this project.

Via Verde’s project sponsors include Phipps Houses and Jonathan Rose Companies, both of whom have long-term relationships with Chase.
Brookwood Terrace Family Apartments - San Jose, California

Chase is supporting multifamily housing that is both easy on residents’ budgets and environmentally friendly.

Chase is partnering with ROEM Development Corp. and Eden Housing Inc., to finance the construction of multi-family affordable rental housing in San Jose, California.

In December 2009, Chase provided a $13.6 million loan for the construction of Brookwood Terrace Family Apartments, a three-story, 84-unit affordable housing project offering one-, two- and three-bedroom rental units. The ROEM Development Corporation and Eden Housing Inc. are two California-based housing developers committed to the production of high quality affordable housing projects that are designed to improve residents’ quality of life.

The construction of this project is helping to revitalize the surrounding area – it will be a catalyst for additional neighborhood improvements and further residential development, particularly given its convenient proximity to downtown San Jose.

Sabal Ridge Apartments - Tampa, Florida

The supply of affordable housing in Tampa, Florida is getting a boost from Chase and The Richman Group.

In Tampa, Florida, many families are eagerly awaiting the completion of Sabal Ridge Apartments, a multi-family apartment complex on Clewis Avenue that will fill a much needed gap for attractive, affordable family rentals in a market where rent-restricted properties are in high demand.

Thanks to financing provided by Chase, this project is well underway. In October 2009, Chase provided a $7.2 million loan for the construction of the Sabal Ridge Apartments, a 108-unit, low-income housing tax credit housing development.

The complex consists of five family-oriented, garden style, buildings, with units ranging from two-to four bedrooms.

The Richman Group, the developers and sponsors, as well as the low-income housing tax credit syndicators for this project, have worked with Chase on this and many other affordable housing projects in Florida and across the country, helping to meet the housing needs of many families.
Bradford Park Apartments - Brownsburg, Indiana
Chase is financing the development of affordable housing rentals in central Indiana.

Responding to the need for more affordable housing in central Indiana, Chase provided a $6.3 million construction and low-income housing tax credit equity bridge loan to Pedcor Investments to finance the building of the Bradford Park Apartments in Brownsburg, Indiana. Chase also invested $8.8 million of tax credit equity in this project. Pedcor Investments is a large developer of affordable housing throughout the Midwestern and Western United States.

The funds are being used to construct nine two-story buildings with 96 mixed-income, garden style apartment units, including 81 low-income housing units. The development will offer many attractive amenities, including a clubhouse, pool, playground, and on-site laundry facility.

In addition to Chase’s equity investment and financing, the Indiana Housing & Community Development authority is providing $2.2 million in grant funds awarded under the Treasury Departments Tax Credit Exchange program.

Chase is pleased to be partnering with the Indiana Housing & Community Development authority and Pedcor Investments in the financing and development of this multi-family affordable housing project.

Coral Pointe Apartments - Phoenix, Arizona
Construction of a new affordable housing project is now underway with equity and debt financing provided by Chase.

In December 2009, Chase invested $8.6 million of tax credit equity with the Arizona Department of Housing to help finance the development of Coral Pointe Apartments. Chase also provided construction debt financing of $7.8 million for this project, demonstrating its continued commitment to provide affordable housing for lower-income families.

Coral Pointe will provide 68 much needed affordable rental units in Phoenix, Arizona consisting of nine two-story buildings with rental units of two- to three- bedrooms. This project is among 30 stalled affordable housing projects that the state of Arizona plans to revive with $66 million received in federal stimulus funds. The developments are expected to create at least 1,000 homes and help fill a significant gap in the affordable rental housing market.
Restoring Urban Neighborhoods REO Program - New York, New York

Chase partners to revitalize homes in distressed New York City neighborhoods.

In neighborhoods all across New York City, Chase is collaborating with Restoring Urban Neighborhoods LLC (RUN) and the New York City Department of Housing Preservation and Development (HPD) to transform vacant properties into decent, affordable homes for sale to low and moderate-income families.

Chase leads a $32 million syndicated transaction for the acquisition, rehabilitation, and sale of up to 95 foreclosed one-, two-, and three-family houses in targeted low- and moderate-income neighborhoods in New York City. This major housing initiative was created by New York City and supports RUN’s Real Estate Owned Program (REO Program).

To support this initiative, New York City, through the HPD, is leveraging private funds in addition to federal Neighborhood Stabilization Program (NSP) funds made available to the City through the Emergency Economic Stabilization Act of 2008. Along with the syndicated loan facility, the NSP funds are being used to help acquire and rehabilitate the houses as well as capitalize a guarantee reserve fund. To make some of the homes more affordable, New York State Affordable Housing Cooperation (AHC) funds are also being used to reduce selling prices.

The loan facility is providing RUN with funds to acquire and rehabilitate vacant and blighted homes within targeted communities in Brooklyn, the Bronx, Staten Island, and Queens and sold to low - and moderate - income families. When complete, the homes will be priced at levels affordable to families averaging 105 percent of the area median income.

The REO program, which was created to respond to New York City’s foreclosure problems and ongoing shortage of affordable housing, promotes several important objectives, including increasing homeownership for lower- income people and stabilizing distressed neighborhoods. Chase, with an $11.5 million share of the loan facility, played the lead role in structuring a financing package that creatively used public and private sector funds to recycle bank foreclosed houses.
Midtown Place and City Row Apartments - Madison, Wisconsin

Chase is responding to the growing need for quality, affordable and green family housing in Madison, Wisconsin.

One might expect to pay premium for a two- or three-bedroom rental unit located in a brand new, attractively designed apartment complex that is not only certified green, but also offers plenty of amenities and is close to restaurants and shopping.

But Midtown Place Apartments, located west of downtown Madison, Wisconsin, and City Row Apartments on Madison’s east side, are offering all of these features at affordable rents. Given the growing need for affordable housing in Madison, all of the Midtown Place and City Row units - currently under construction - will be restricted to lower-income families.

For both of these projects, Chase played a key role:

• Midtown Place: In December 2009, Chase provided a $7.3 million construction and low income housing tax credit equity bridge loan to Stone House Development, and invested $11.5 million in tax credit equity to finance the construction of Midtown Place Apartments - two midrise buildings containing 88 one- to three-bedroom apartments. The building is due to open in late Fall 2010.

• City Row: In November 2009, Chase provided a $10.5 million construction and low-income housing tax credit equity bridge loan to Stone House Development, and invested $10.4 million in tax credit equity to finance the new construction of City Row Apartments – consisting of 83 units ranging in size from studio- to three- bedrooms. The building will be open in late Summer 2010.

Other sources of capital for both of these project included Tax Credit Assistance Program (TCAP) federal stimulus proceeds, energy grants from Focus on Energy, and a permanent loan from the Wisconsin Housing and Economic Development Authority. The energy grant will fund solar electric and solar hot water systems.

Stone House Development has completed numerous historic renovation and new construction affordable housing projects totaling over 700 units throughout Wisconsin.

Chase’s partnership with Stone House is helping to increase the affordable housing stock in the downtown Wisconsin area, and Chase is proud to have provided debt and equity financing for the construction of both of these projects.
**Expansion Plans for Florida**

With 14,000 employees, JPMorgan Chase is now one of Florida's largest employers. And thanks to the WaMu acquisition, it is also one of the biggest banks in the state, with 237 branches and 1,023 ATMs—primarily in south and central Florida. Last year alone, Chase invested more than $90 million in its Florida branches.

But this is just the beginning of Chase's commitment to Florida. Earlier this year, Chase unveiled ambitious plans for expansion in Florida, including the addition of 600 new employees in branches, business and middle market banking, and in wealth management throughout the state.

The bank has also opened 6 additional Chase Homeownership Centers in Florida this year, bringing its statewide total to 11.

And starting in 2011, Chase plans to add 25 to 30 new branches annually in its Florida markets, helping to fill the gaps and adding to its already dominant retail banking presence.

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**Chase Community Giving Rewards Local Charities**

Chase Community Giving, a grassroots campaign launched in Fall 2009 to inspire a new way of corporate philanthropy, allowed Facebook’s 350 million users to choose from more than 500,000 of their favorite small and local charities and to vote for them to win their share of $5 million.

Tens of thousands of charities rallied supporters through online videos, mass e-mails, and other grassroots efforts to promote their Big Ideas for making a significant local impact in their communities. The top 100 eligible vote-getters were announced to receive $25,000 each, and moved on to Round Two to submit a million-dollar grant proposal to Facebook users.

Facebook fans selected Invisible Children, based in San Diego, California to receive a $1 million grant from Chase in the final round of Chase Community Giving. The charity works through the support of U.S. high school and college students to advocate for the rescue of children in central Africa who have been kidnapped from their homes and forced to serve as soldiers in a civil war in Uganda.

Five more charities were selected as runners-up by Facebook users and will receive $100,000 each. Included among those five are the Isha Foundation of McMinnville, Tennessee, which offers healthcare and wellness programs to rural populations in America and India, and Friendship Circle of West Bloomfield, Michigan, which provides community support to families with special-needs children.

Additionally, the Chase Community Giving Advisory Board selected 17 charities from Round Two to share $1 million of grants. Some of those charities included Teen Living Program of Chicago, which offers assistance for homeless children and young adults; the East Harlem Tutorial Program of New York City, a child tutoring program in East Harlem; Mosaic Youth Theater, a children’s theatre in Detroit; and The St. Bernard Project of Chalmette, Louisiana, which aides New Orleans families moving back to the 9th Ward.

“We think this program resonated with individuals and entire communities because it allowed them to show their support for local needs in a way they never could before,” said Kim Davis, President of the JPMorgan Chase Foundation.

Stay tuned - based on the public's overwhelming response and passion for local charities, Chase has announced plans to continue its online charity program.
$800 Billion Public Commitment Results
January 2004 - December 2009

In 2004, expanding their proud traditions of civic leadership and support, Chase committed to investing $800 billion in communities across the country over the next 10 years. The pledge focused on three areas crucial to American families and cities: mortgages, small business lending, and community development lending.

Through the first six years of its 10-year, $800 Billion public commitment, Chase has invested $573 billion (71% of the 10-year goal) in both minority and lower income families, communities, and small businesses across the country.

Specifically:
- Mortgage Lending is at $438 Billion (65% of goal)
- Small Business Lending is at $94 Billion (105% of goal)
- Community Development Lending and Investing results are at $41 Billion (119% of goal)

### Need Assistance?
Quick Guide to Chase Foreclosure Prevention Resources For Non-Profits and Community Groups

<table>
<thead>
<tr>
<th>Type of Inquiry</th>
<th>Contact</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Mortgage Payment Help</td>
<td>1-866-550-5705 or chase.com/myhome</td>
<td>Assistance for Chase, WaMu, and EMC customers who are concerned about their mortgage payments</td>
</tr>
<tr>
<td>HPO Loss Mitigation</td>
<td>1-866-345-4676</td>
<td>1-614-961-3936 (fax) email: <a href="mailto:hpo.chase@chase.com">hpo.chase@chase.com</a> Hours: 8 am to 7 pm EST (English and Spanish)</td>
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<tr>
<td>REO</td>
<td>1-866-803-9844 or Website address: reo.chase.com</td>
<td>Inquires about the Chase’s REO Gifting Program Listing of REO properties</td>
</tr>
<tr>
<td>Property Preservation</td>
<td>email: <a href="mailto:Property.preservation@chase.com">Property.preservation@chase.com</a> email: <a href="mailto:High.Risk.Violations@chase.com">High.Risk.Violations@chase.com</a></td>
<td>Property preservation inquiries/violations</td>
</tr>
</tbody>
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### Contact Information:
Community Relations Regional Managers

<table>
<thead>
<tr>
<th>Region</th>
<th>Name</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central</td>
<td>Jeff Lyttle</td>
<td>614-248-9079</td>
<td><a href="mailto:jeffrey.r.lyttle@chase.com">jeffrey.r.lyttle@chase.com</a></td>
</tr>
<tr>
<td>Illinois</td>
<td>Francee Harrington</td>
<td>312-732-8190</td>
<td><a href="mailto:francia.harrington@jpmorgan.com">francia.harrington@jpmorgan.com</a></td>
</tr>
<tr>
<td>Mid-Atlantic/Southeast</td>
<td>Helen Stewart</td>
<td>302-634-1099</td>
<td><a href="mailto:helen.m.stewart@chase.com">helen.m.stewart@chase.com</a></td>
</tr>
<tr>
<td>Northeast</td>
<td>Kim Jasmin</td>
<td>212-270-4889</td>
<td><a href="mailto:kim.l.jasmin@chase.com">kim.l.jasmin@chase.com</a></td>
</tr>
<tr>
<td>West/Southwest</td>
<td>Antonio Manning</td>
<td>323-860-2001</td>
<td><a href="mailto:antonio.manning@jpmchase.com">antonio.manning@jpmchase.com</a></td>
</tr>
<tr>
<td>Northwest/Intermountain</td>
<td>Cree Zischke</td>
<td>206-500-2477</td>
<td><a href="mailto:cree.zischke@jpmchase.com">cree.zischke@jpmchase.com</a></td>
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