



INVESTMENT SPOTLIGHT

Dearfield Fund for Black Wealth

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Investment Spotlight

Dearfield Fund for Black Wealth

Gary Community Ventures seeks to address the disparity in access to capital for Black borrowers through the Dearfield Fund for Black Wealth. The Dearfield Fund aims to generate an average of \$100K in net worth for 500–600 Black families, leading to \$50–\$75M in wealth creation for the Black community in Denver, CO. The Fund provides up to \$40K in down payment assistance to enable Black first-time homebuyers in the Denver metro area to purchase homes and create long-term wealth. The capital investment makes it easier for eligible borrowers to qualify for a primary mortgage, helps lower interest rates and monthly payments, and increases the probability of closing on a home in a competitive market.



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RECAP

Gary Community Ventures invested in the Dearfield Fund to generate an average of \$100K in net worth for 500-600 Black families, leading to \$50-\$75MM in wealth creation for the Black community in Denver, Colorado.

The Need

The racial wealth gap in the US is staggering. The median wealth for a White family is \$130,000 vs. \$13,000 for a Black family, and \$1300 for Black families with children. For most Americans, homeownership is the most accessible path to building wealth, yet only 40% of Black families own a home vs 72% for White families.

The Opportunity

Undoing racism requires race-driven solutions. To meaningfully address the wealth gap we must design and implement solutions specifically for the Black community. The Dearfield Fund has pioneered an innovative down payment product to accelerate Black homeownership and help Black families build wealth. New federal regulations make way for such solutions.

The Impact

The Dearfield Fund aims to generate an average of \$100K in net worth for 500-600 Black families. There are two main goals: **1) Wealth Creation:** increase in property values measured through annual portfolio valuation and adoption of wealth building strategies, and **2) Wellbeing:** health and wellness outcomes measured through 3-year longitudinal surveys.

WHO

The Dearfield Fund is one of the first funds in the country with an explicit focus on serving the Black community through homeownership.

About The Dearfield Fund for Black Wealth

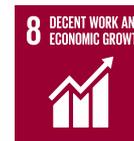
The Dearfield Fund for Black Wealth accelerates homeownership among Black families in the Denver metro area through an innovative down-payment assistance product, structured in the form of shared equity.

The homeowner repays the Fund the down payment amount as a lump sum when they sell or refinance their homes alongside a 5% share of the appreciation of the home's value, allowing Black families to retain the majority of the wealth generated through homeownership.

Geography

The Dearfield Fund is focused on the Denver Metro area, though the model is scalable to cities across the United States.

Sectors & SDGs





“ We’re partnering with homeowners throughout their homeownership journey for wealth creation. We want to see this model replicated nationally in partnership with cities, governments and other entities interested in launching a fund for Black homeownership in their cities. ”

AISHA WEEKS

DEARFIELD FUND FOR BLACK WEALTH

WHAT

Gary Community Ventures has committed \$2.5MM to the Dearfield Fund for Black Wealth alongside the Robert Wood Johnson Foundation, Gates Family Foundation, Denver Foundation, and The Colorado Trust.

Dollars Deployed (Client loans)

\$4.5MM

INVESTOR	TYPE	POOL	DURATION
Gary Community Ventures	Debt	Venture	2020-23
RWJF	Equity	PRI	2020-30
Gates Family Foundation	Equity	PRI	2020-30
Denver Foundation	Equity	PRI	2020-30
The Colorado Trust	Debt	PRI	2020-30

Target Client Return

100K

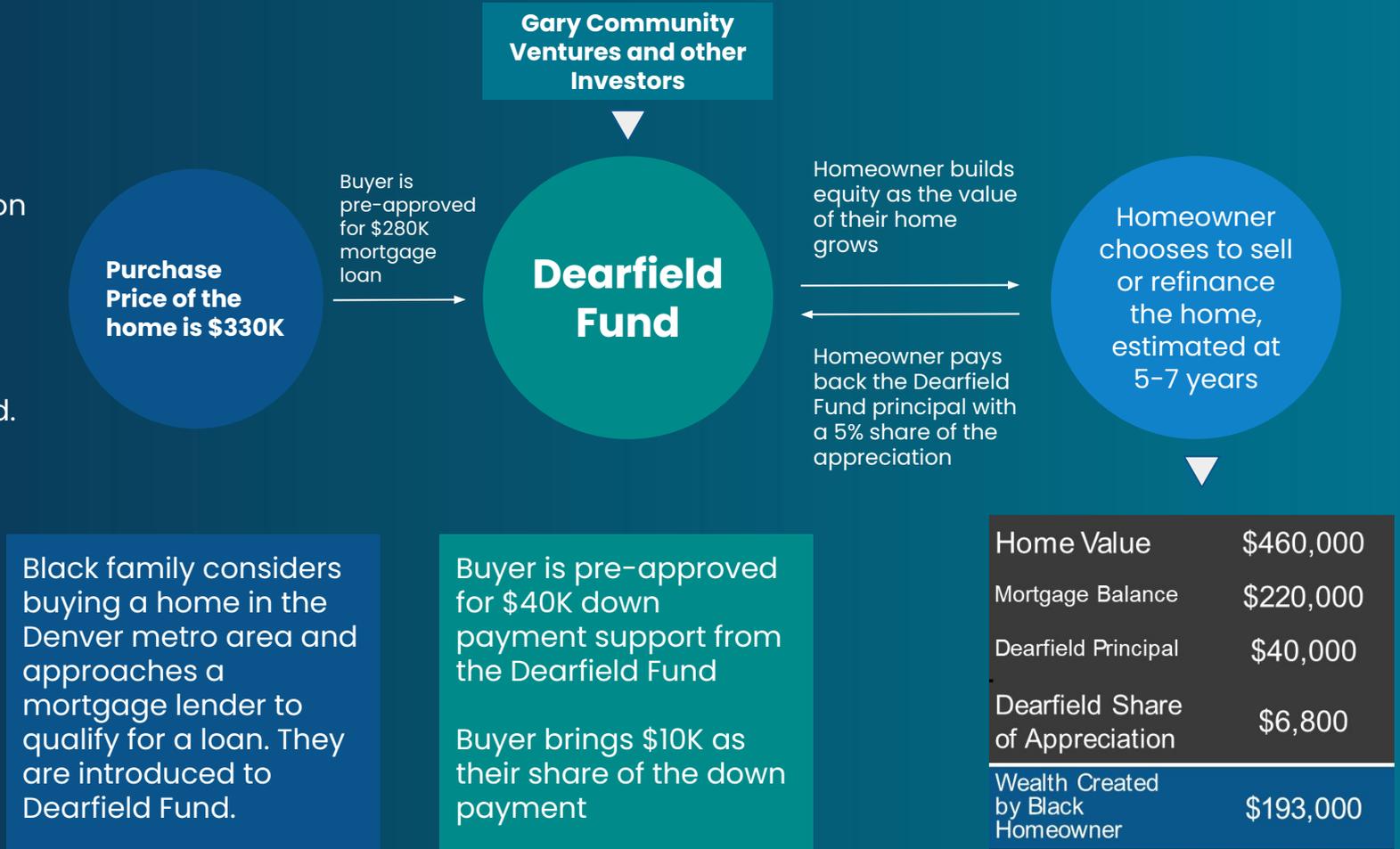
Net worth created for Black homeowners

Investment Structure

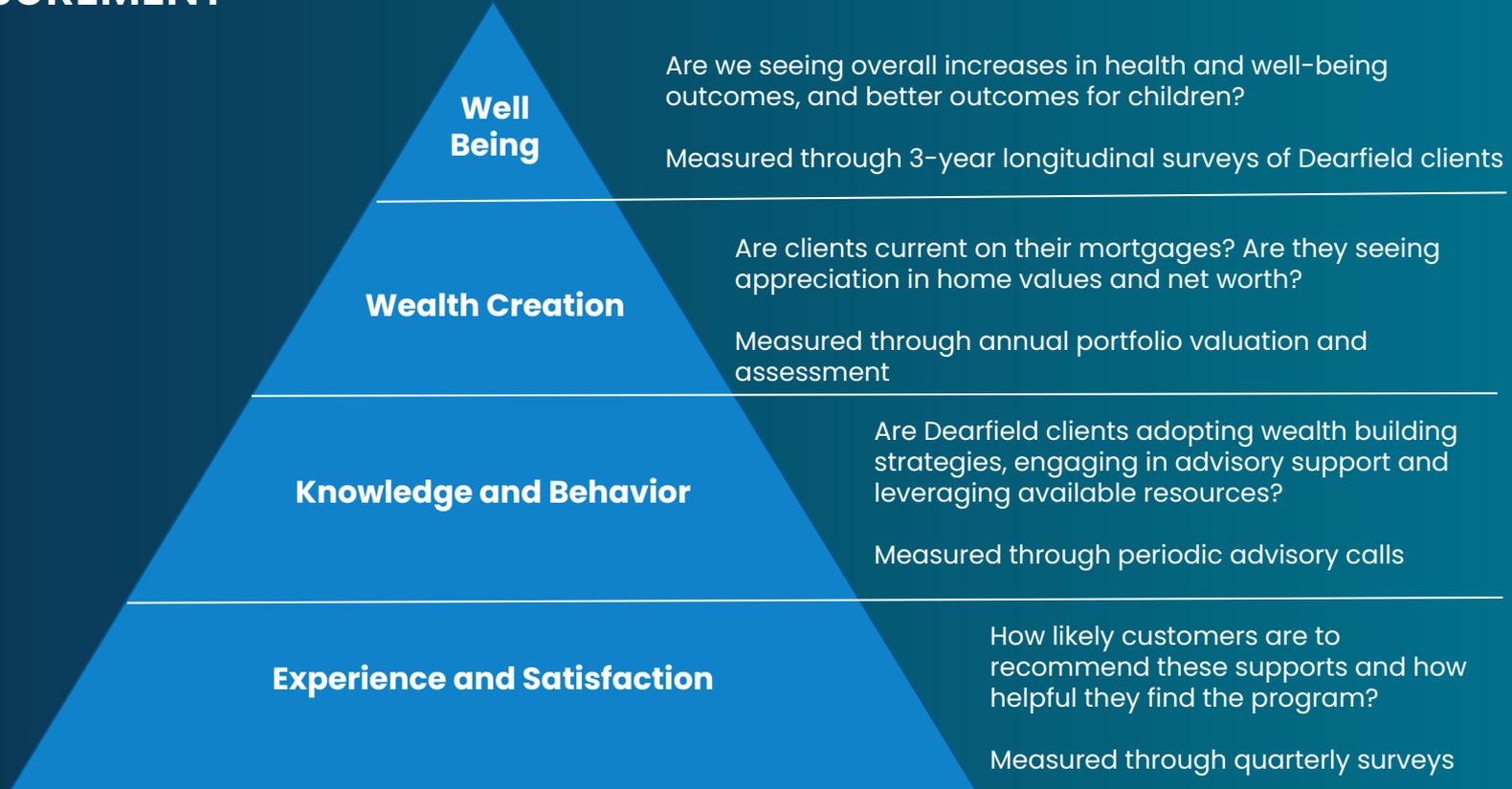
Gary Community Ventures invested in the fund as a debt investor. This investment seeded the fund. In the first year, the investment has resulted in \$4.5MM deployed to over 100 families in the form of non-interest down payment assistance loans. The Fund aims to serve 500 families and create \$50M in net worth for the Black community in Denver, CO.

HOW

Tangible and measurable wealth creation leads to long-term community resilience through the Dearfield Fund.



IMPACT & MEASUREMENT





“ Stability through homeownership enables better health and well-being, but the history of our country has led to uneven access for families to affordably purchase a home. RWJF is proud to be an early investor in the Dearfield Fund’s vision to expand Black homeownership in Denver to help these families build wealth, thrive, and ultimately live their healthiest lives possible. ”

AKOBE SANDY

ROBERT WOOD JOHNSON FOUNDATION

IMPACT & MEASUREMENT



“Most times when you use programs for assistance there is a lot of red tape and endless forms to complete. Once credit approved, I was able to apply for this Dearfield fund and was able to close on my condo within 30 days.”



Demetria Haughton

“The Dearfield Fund changed the whole game. We ended up being able to put a larger down payment on a home better than what we would be able to do on our own in a couple of years.”



Shakura Wallen

“Owning real estate in the Black community is super important as it helps to generate wealth and equity. The Dearfield fund is doing an amazing job at helping people acquire such wealth and I’m really grateful for it.”



Justin Murchison

Lessons Learned

While there is a breadth of opportunity with debt PRIs, we still have a significant opportunity to improve foundations' comfort level with equity PRIs; there will be up-front costs to gaining comfort, but it will ultimately lead to scale

Advice to Fellow Practitioners

It takes time to bring investment committees and Boards along in this journey, but it's worthwhile given the potential to support innovative models and the impact impact they create

Additional Organizations Committed to Dearfield



Robert Wood Johnson Foundation



GATES FAMILY FOUNDATION



THE
COLORADO
TRUST

A Health Equity Foundation



The Denver
Foundation



“ Addressing this racial wealth gap requires us to dismantle the structural inequities that have been imposed upon Black communities, especially when it comes to ownership and asset building. The Dearfield Fund is part of a movement to create restorative capital tools that can help Black families build wealth and achieve financial mobility. ”

SANTHOSH RAMDOSS
GARY COMMUNITY VENTURES