

# SCALING IMPACT: Jubilee Fund Lending and Social Investment Reducing Poverty in Manitoba

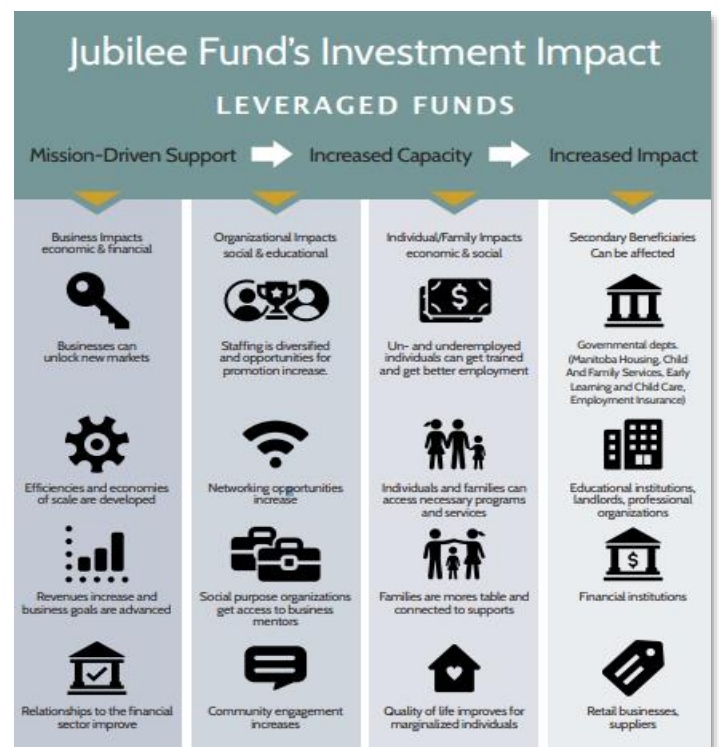
**Manitoba's only designated Social Finance Fund intermediary works to grow its impact**

The Jubilee Fund is an ethical investment fund which provides support to worthy projects that need the flexible financing services the Fund offers, and do not qualify for traditional loan guarantees and/or bridge financing as offered by traditional finance institutions. "Worthy projects" are those whose goals align with the Fund's work in addressing inter-related issues of poverty, lack of financial assets, and limited or lacking access to credit. Social purpose organizations, not-for-profit organizations, and charities often find that their access

to financial services is limited due to their nature. A mixture of limited revenue streams, long histories of lean operations and small teams, among other concerns do not provide financial institutions with the assurances they require. The Jubilee Fund, therefore, serves as a trusted financial intermediary, helping these organizations secure loan guarantees and/or bridge financing to increase their projects' chances of success.

**For every \$1 invested by Jubilee Fund \$12.3 in other financing have been secured for the projects.**

Loan guarantees enable organizations to take on larger projects than they could have otherwise, such as purchasing their own office buildings to build up an asset base, expanding existing operations, or acting on an opportunity for growth. The organizations benefiting from the Jubilee Fund's support were able to create significant value in their communities as a direct result of securing the loan guarantees and/or bridge financing via the Jubilee Fund. Significant **program expansions** have been undertaken, allowing for more members of the supported communities to receive essential services. Respondents from the supported organizations report that **new services** are being offered in the communities they work with, **increasing revenue** and creating new partnerships. **Capacity in the social economic sector** is increasing, and **new academic programs** are being pursued as a direct result of the support provided to these organizations.



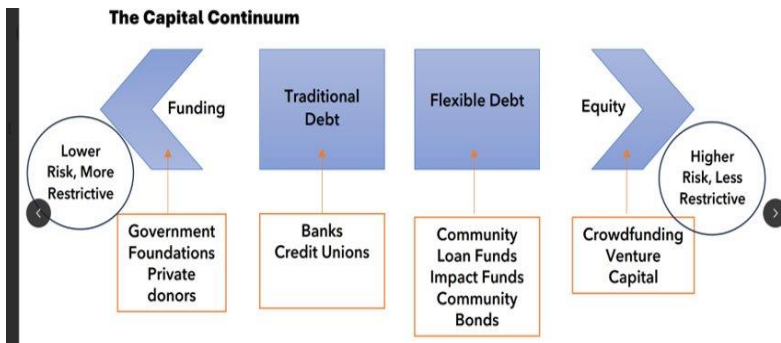
## Jubilee Investments Impacting Manitoba Communities

**Community and Social Projects** are projects focusing on core needs of communities that live within them. This includes funded projects such as childcare, service providers for adults with intellectual disabilities, cultural community centres, community support providers for youth, under-resourced families, and newcomer educational recognition programs.

**Business Projects** are projects that build up community capital through the development of locally owned businesses. This includes worker co-operatives, consumer co-operatives, food service businesses with a focus on local purchasing, small businesses with explicit diversity and inclusion mandates, inner city renovation companies, and community development initiatives.

**Housing Projects** are projects that contribute to improving the quality and/or availability of housing in low-income communities as well as affordable housing stock. This includes nonprofit housing, co-operative housing, student apartments, accessible housing for populations with specific needs, housing revitalization, and community hubs.

**FINANCIAL IMPACT:** From 2014 to 2024, Jubilee Fund has contributed **\$3,367,750** to organizations and projects through either direct lending or loan guarantees. Funded projects have been able to access **\$41,458,679** in financing from other sources. **For every \$1 invested or guaranteed by Jubilee Fund \$12.3 in other financing have been secured for the projects.** This multiplier does not account for any of the financial or social impact outcomes that are created or enabled for organizations after the completion of their projects funded with the Jubilee Fund.



**GROWING VALUE:** Jubilee Fund uses direct investment from individuals and organizations to build up the fund. By using the money in the fund for either direct lending or as collateral for loan guarantees, they assist in the financial viability of projects that can be difficult to fund through traditional financial institutions. Through the introduction of the loan guarantee or direct lending from a patient funding source, organizations and initiatives can access more financial resources for their projects than they would otherwise or get access to bridge financing to be able to finish projects that are near completion but have had financial shortfalls.

### CASE STUDIES: STORIES OF SOCIAL FINANCE SUCCESS

**GARDEN GROVE CHILD CARE:** Childcare has been a long-standing need in Canada and Manitoba. In 2017, Manitoba had a centralized waitlist for childcare spaces, with “well over 14,000” waiting and an average wait time of 14 or 15 months. By 2018 there were 16,605 children on the provincial waiting list, with 12,800 identified as having “immediate need. Access to loan capital allowed the team at Garden Grove Child Care to renovate the vacant community centre building and expand from 63 spots to 94 spots. They were also able to take younger children, dropping their lower age limit from 4 years old to 18 months old by adding 4 infant spots. They had all 31 new spots filled within 6 months, and the only reason it took that long was because they staggered their new intake to keep the work stable for their staff. Because of the expansion, **28 families are currently receiving childcare that wouldn’t have been available otherwise and 8 to 10 full-time jobs have been created.**

**RAINBOW RESOURCE CENTRE:** Before working with Jubilee Fund, Rainbow Resource Centre was previously renting their office spaces at 170 Scott Street, in a hidden corner of Osborne, out of public view. This location wasn’t built to suit Rainbow Resource Centre’s purposes. It had dark hallways and was uncomfortable for both staff and the people coming for care. The building was working against Rainbow Resource Centre’s focus of welcoming people in and helping them thrive. Now, Rainbow Resource Centre is nearing completion of a building being constructed that **will have 21 units with affordable housing for 2SLGBTQ+ older adults and programming space for Rainbow Resource Centre.**

**MERCHANTS CORNER:** The Merchants Hotel is an historic site in Winnipeg. It was known for episodes of violent crime, which had a marked impact on the local community. In the early 2010s, the provincial government stepped in, shutting down the hotel, and buying the building.<sup>1</sup> In 2014 a community-based coalition of 20 North End organizations announced the redevelopment plans focused on affordable housing and improving education outcomes in the neighbourhood. Since the completion of the construction, Merchants Corner has been providing **30 units of affordable rent geared to income housing, rents offices to two anchor tenants:** the University of Winnipeg (U of W), and Community Education Development



Based on - Scaling Impact: A Study on the Social Impact of Jubilee Fund Social Investments and Loan Guarantees prepared by Strategy Made Simple

