

Catalyzing Opportunity for All

LISC Impact Notes

LISC



Disclosures

All information in this presentation is dated as of October 15, 2024 unless otherwise stated. This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current Prospectus (including any applicable Pricing Supplement) for the Local Initiatives Support Corporation Impact Notes (the “Notes”). Such offers may be directed only to investors in jurisdictions in which the Notes are eligible for sale. Investors in such states should obtain a current Prospectus by visiting www.lisc.org/invest. The Notes are subject to risks, including the loss of principal. Investors are urged to review the current Prospectus before making any investment decision. The notes will not be insured or guaranteed by the FDIC, SIPC or other governmental agency.

Disclosures

The Notes are not secured by any assets of LISC and will be subordinated to any existing or future secured indebtedness of LISC.

The interest paid or accrued on the Notes will be taxable as ordinary income to the investor in the earlier of the year it is paid or the year it is accrued, depending on the investor's method of accounting. Investors should consult with their tax advisor regarding any tax treatment of the Notes.

No trust indenture has been or will be established, and no trustee has been or will be appointed.

No public market exists for the Notes, and the transfer of the Notes may be limited and restricted.

LISC depends on the efforts of its senior management and staff, and loss of key personnel could adversely affect its operating performance and ability to pay interest and principal and interest under the Notes when due.

The value of the Notes may be adversely affected by a decrease in the credit ratings assigned to LISC or the Notes.

In furtherance of LISC's charitable purpose, LISC lends money to borrowers that are often unable to obtain financing at competitive market rates from conventional lenders, such as regulated retail or commercial banks. The reasons for this vary, but often relate to the creditworthiness of the borrower and the availability or value of the collateral the borrower is able to offer to support the credit risk represented by a loan to the borrower. As a result, there is a higher risk that LISC's loans may not be repaid.

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

Since 1979

\$32 Billion Invested¹



\$87 Billion Leveraged



506,302 Homes

Affordable homes built and/or preserved including:

- Multifamily rental
- Supportive housing for special populations such as chronically homeless, LGBTQ, seniors and veterans
- Affordable homeownership

We also emphasize sustainability through green, healthy housing and transit-oriented development.

82.5 Million Square Feet

Square feet of commercial, retail and community space built and/or preserved, including:

- Early childhood centers
- Schools
- Fields/recreational spaces
- Healthcare centers
- Grocery stores
- Financial Opportunity Centers

S&P 'AA-' Issuer Rating*

- LISC tapped the public bond market, with a \$100 million issuance in 2017
- LISC has been a certified CDFI since 1996 and an ImpactAssets 50 Fund Manager for nine consecutive years
- In 2020, LISC was named the Social Bond of the Year (corporate category) by Environmental Finance for its Impact Notes issuance

Our Impact

We create opportunities
for people to thrive.*



506,302 affordable homes for
more than a million people



529 schools and early childhood
centers for **125,000+** students



481 fields and recreational
spaces



130 financial opportunity
centers serving **82,000+** people
since 2013



212 food and health-related
projects serving thousands
of families

Plus 100s of other
retail, creative economy
and community projects

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Our Reach

2,400+ Partners

Our national network includes nonprofits, businesses and government agencies in both rural and metropolitan areas.

37 Office Locations

Atlanta, GA
Boston, MA
Buffalo, NY
Charlotte, NC
Chicago, IL
Cincinnati, OH
Cleveland, OH
Detroit, MI
Duluth, MN
Flint, MI
Greenville, SC
Hartford, CT
Honolulu, HI

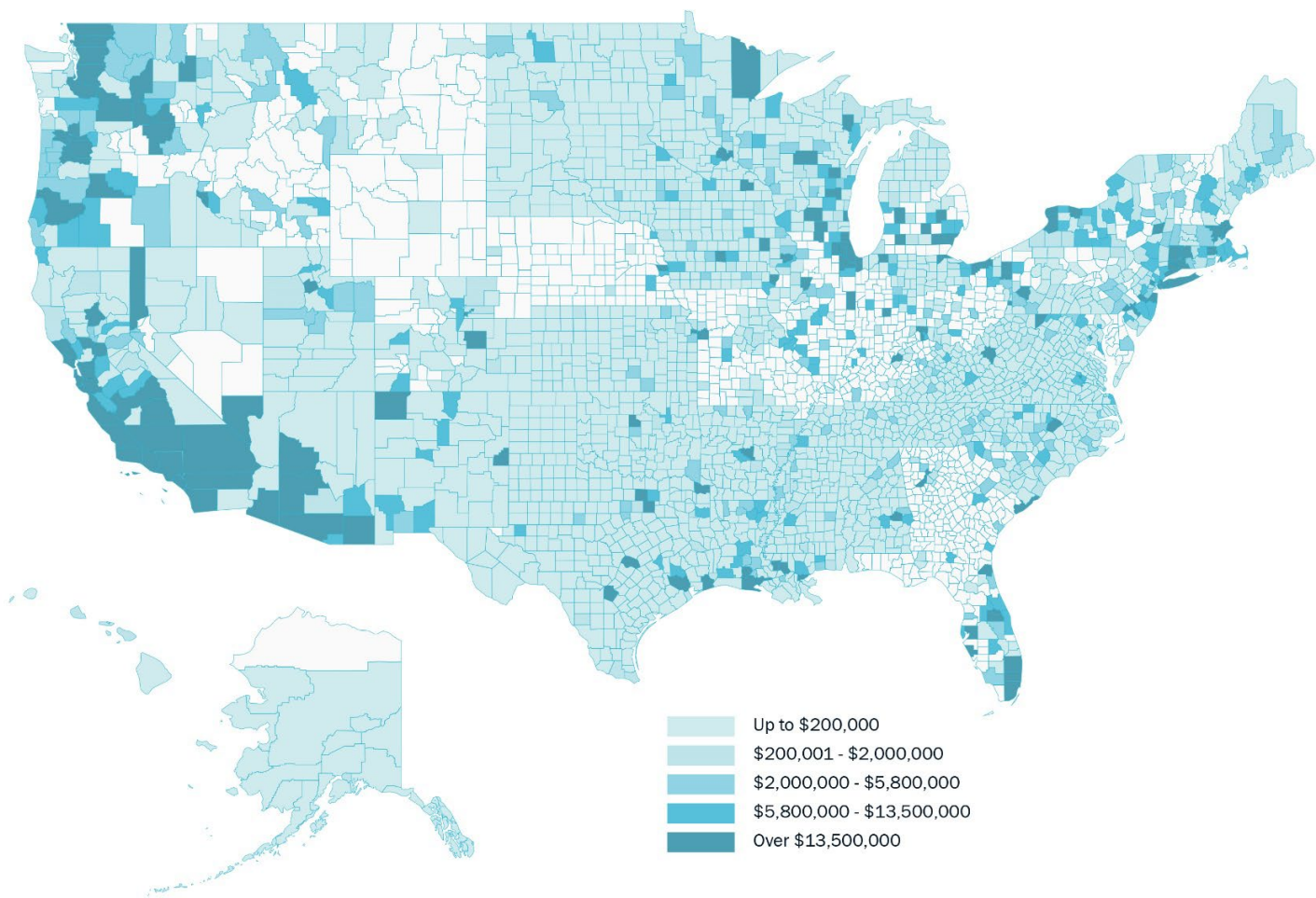
Houston, TX
Indianapolis, IN
Jacksonville, FL
Kalamazoo, MI
Kansas City, MO
Los Angeles, CA
Louisville, KY
Memphis, TN
Milwaukee, WI
Minneapolis/St. Paul, MN
New York, NY
Newark, NJ

Oakland, CA
Peoria, IL
Philadelphia, PA
Phoenix, AZ
Portsmouth, VA
Providence, RI
Richmond, VA
San Antonio, TX
San Diego, CA
Seattle, WA
Toledo, OH
Washington, DC

Our Reach

We have made
loans, grants and tax
credit equity investments
in all 50 states and Puerto Rico

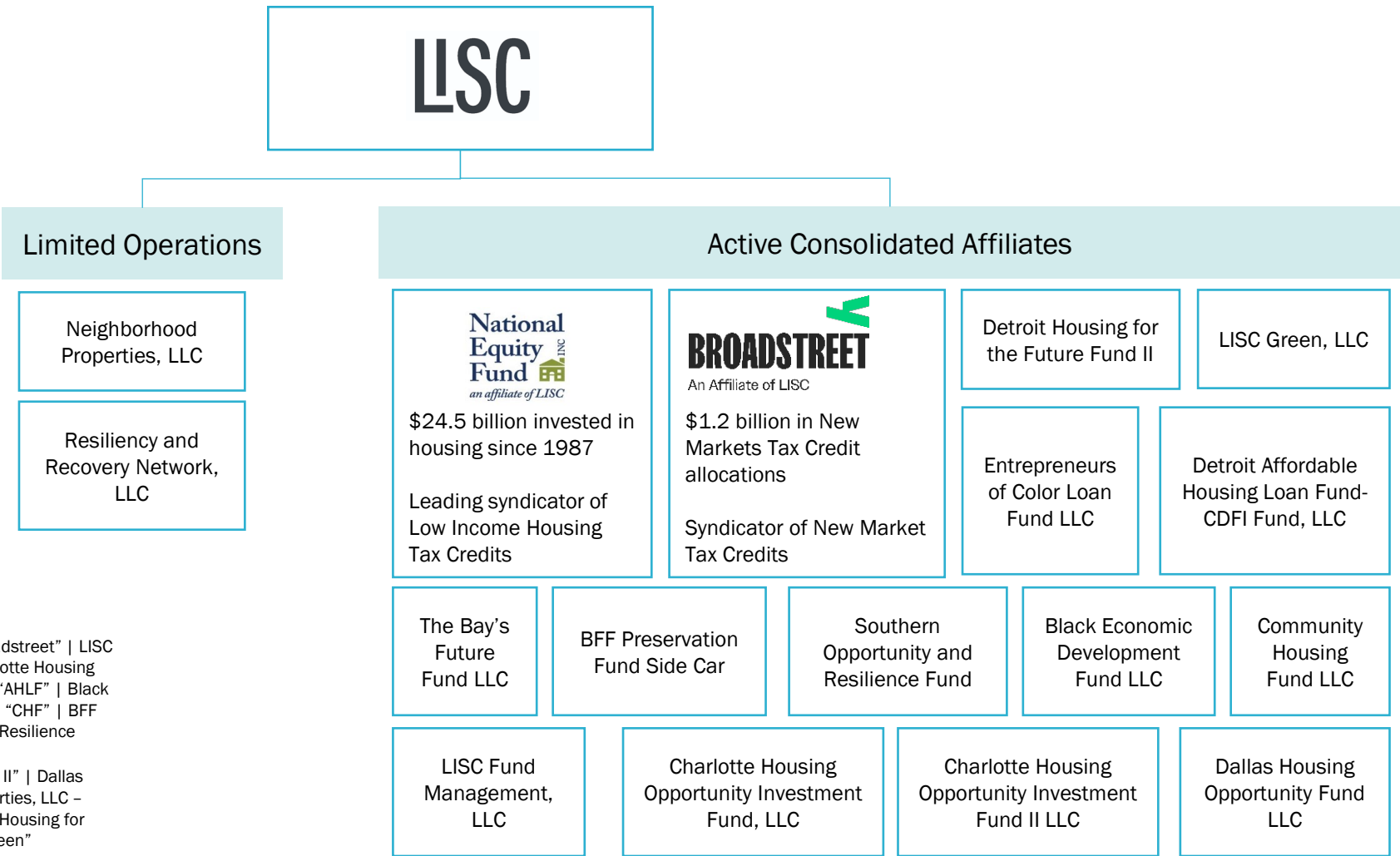
LISC Loans, Grants and Tax Credit Equity Investments by US county



LISC and Our Affiliates

LISC has seventeen consolidated affiliates, fifteen of which are actively involved in community development efforts and help carry out LISC's mission to serve low-income and disinvested communities.

- LISC is the sole owner of each consolidated affiliate with the exception of BFF, BFF Side Car, BEDF, CHOIF, CHOIF II, and DHOF. As such, the LISC Board of Directors (the "Board") elects members of the board of directors or board of managers of each solely-owned consolidated affiliate
- Oversight of each entity rests with its respective board of directors or board of managers, which includes representatives of LISC management
- LISC management reports to the Board on the active affiliates
- No recourse exists between LISC and affiliates, but LISC has the ability to guarantee up to \$15 million in affiliate indebtedness



Affiliate Abbreviations:

National Equity Fund, Inc. – “NEF” | Broadstreet Impact Services, LLC – “Broadstreet” | LISC Fund Management, LLC – “LFM” | The Bay’s Future Fund LLC – “BFF” | Charlotte Housing Opportunity Investment Fund LLC – “CHOIF” | Detroit AHLF-CDFI Fund, LLC – “AHLF” | Black Economic Development Fund LLC – “BEDF” | Community Housing Fund LLC – “CHF” | BFF Preservation Fund Side Car LLC – “BFF Side Car” | Southern Opportunity and Resilience Fund LLC – “SOAR” | Entrepreneurs of Color Loan Fund LLC – “EOCLF” |



Charlotte Housing Opportunity Investment Fund II LLC – “CHOIF II” | Dallas Housing Opportunity Fund LLC – “DHOFF” | Neighborhood Properties, LLC – “NP” | Resiliency and Recovery Network, LLC – “RRN” | Detroit Housing for the Future Fund II LLC – “DHFF II” | LISC Green, LLC – “LISC Green”

LISC Board of Directors

The Board is responsible for oversight of the day-to-day management of LISC and consists of 21 directors made up of representatives from the private and public sectors, including some of LISC's major partners and stakeholders. Board members represent a variety of business sectors and geographic locations, and contribute a wide range of knowledge, skills and experience to LISC's operations.

Name	Business Title	Business Affiliation	Original Election	Term End	Committees
Robert Rubin (Board Chair)	Chairman; Former Secretary; Co-Chairman Emeritus	LISC; U.S. Treasury; Council on Foreign Relations	9/15/1999	3/31/2026	All (ex officio)
Lisa Cashin (Board Vice Chair)	Vice Chair	LISC	9/1/2007	3/31/2025	T&C
Sally Durdan	Former Executive Vice President and Head of Strategy, Consumer and Community Banking	JPMorgan Chase	3/28/2013	3/31/2026	Aud (Chair), Exec
David Hess	Partner	Centerview Partners	1/17/2019	3/31/2027	F&I (Chair), Exec, G&N
Nilda Ruiz	President and CEO	Asociación Puertorriqueños en Marcha	9/20/2012	3/31/2025	PPR (Chair), Exec, G&N
Nicole Arnaboldi	Partner	Oak Hill Capital	6/18/2020	3/31/2026	F&I
Greg Belinfanti	Senior Managing Director	One Equity Partners	1/14/2010	3/31/2027	F&I
Zack Boyers	Chairman and CEO	U.S. Bancorp Impact Finance	6/18/2020	3/31/2026	PPR
Roland V. Anglin	Professor	Cleveland State University	7/1/2024	3/31/2025	NA**
Michelle de la Uz	Executive Director	Fifth Avenue Committee	3/17/2011	3/31/2027	Aud, PPR
Gregory Fairchild	Isidore Horween Research Associate Professor of Business	University of Virginia Darden School of Business	6/21/2018	3/31/2027	G&N
Ellen Gilligan	President and CEO	Greater Milwaukee Foundation	9/12/2013	3/31/2026	PPR, T&C
Michael Pugh	President and CEO	LISC	10/2/2023	3/31/2025	All (except Aud) (ex officio)
Lisa Hasegawa	Regional Vice President, Western Region	NeighborWorks America	1/22/2015	3/31/2025	Aud, PPR
Alisahah Jackson	President	Lloyd H. Dean Institute for Humankindness & Health and Justice	9/17/2020	3/31/2025	T&C (Chair), Exec, G&N
Kathryn Merchant	Principal	Kathy Merchant LLC	9/20/2012	3/31/2025	G&N (Co-Chair), Exec, T&C
Rey Ramsey	President and CEO	Nathan Cummings Foundation	12/5/2002	3/31/2026	G&N (Co-Chair), Exec
Curtis Reed, Jr.	Managing Director & Region Manager - Chicago	JPMorgan Chase	1/27/2022	3/31/2027	Aud
Jerry Rickett	President and CEO	Kentucky Highlands Investment Corporation	6/16/2016	3/31/2025	PPR
Charles Smith	Chief Risk Office	Morgan Stanley	3/23/2023	3/31/2026	F&I
Antonio Manning	President and CEO	Affordable Living for the Aging	7/1/2024	3/31/2025	NA**



Committee Abbreviations:

*Aud = Audit, Exec = Executive, F&I = Finance & Investment, PPR = Program & Portfolio Review, G&N = Governance & Nominating, T&C = Talent & Compensation

** This director is not currently appointed to a committee.

LISC Management*



Michael Pugh – CEO and President

Michael Pugh has served as LISC's Chief Executive Officer since October 2023. Prior to joining LISC, Mr. Pugh served as President and CEO of Carver Bancorp, one of the nation's largest publicly traded African- and Caribbean-American-operated banks. Mr. Pugh's executive leadership expertise includes commercial and retail banking, technology integrations, strategic and capital planning, and regulatory risk management. He is an active leader in both community and industry groups, serving on the boards of Pursuit Lending, The Society for Financial Education and Professional Development, and The Greater Harlem Chamber of Commerce. Mr. Pugh holds a Bachelor of Science in Health Administration from Eastern Michigan University and received executive leadership certifications from Babson College and The Wharton School of the University of Pennsylvania.



Christina Travers – Executive Vice President and Chief Financial Officer

Christina Travers has served as LISC's EVP & CFO since November 2021. Ms. Travers previously spent more than a decade at LISC designing innovative financial management and investment strategies. Prior to her return to LISC, Ms. Travers was the CFO of Working Solutions, a CDFI micro-lender, and Vice President for Finance & Capital Strategies at Low Income Investment Fund, a CDFI loan fund. Ms. Travers serves on the board of the Opportunity Finance Network and the Brooklyn YWCA. Ms. Travers holds a BS and an MS in Urban Policy and Management, with a concentration in Community Development Finance.



Dr. Ruth Jones Nichols – Executive Vice President, Programs, LISC

Ruth Jones Nichols is the Executive Vice President of Programs at LISC and brings over 25 years of experience in designing and implementing programs, strategic initiatives, and advocacy efforts across various communities. Prior to joining LISC, Dr. Jones Nichols served as Senior Advisor for Strategic Engagement to the Secretary of the U.S. Department of Housing and Urban Development (HUD) and as Deputy Assistant Secretary for Public Engagement at HUD. Her leadership roles also include serving as Chief Movement Officer at Feeding America and President and CEO of the Foodbank of Southeastern Virginia and the Eastern Shore. Additionally, she served as Executive Director of the YWCA South Hampton Roads and has been an active leader on the boards of several community organizations. Dr. Jones Nichols holds a Bachelor of Arts in Sociology from the College of William and Mary, a Master of Social Work from the University of Pennsylvania, and a Ph.D. in Social Work from the Catholic University of America.

LISC Financials*

(Parent Only)



*This presentation includes certain financial and statistical information derived from the Prospectus and LISC's financial statements and should be read in conjunction with those documents, including LISC's annual audited financial statements and unaudited interim financial statements that are attached as appendices to the Prospectus.

LISC Portfolio

Parent Only – December 31, 2023

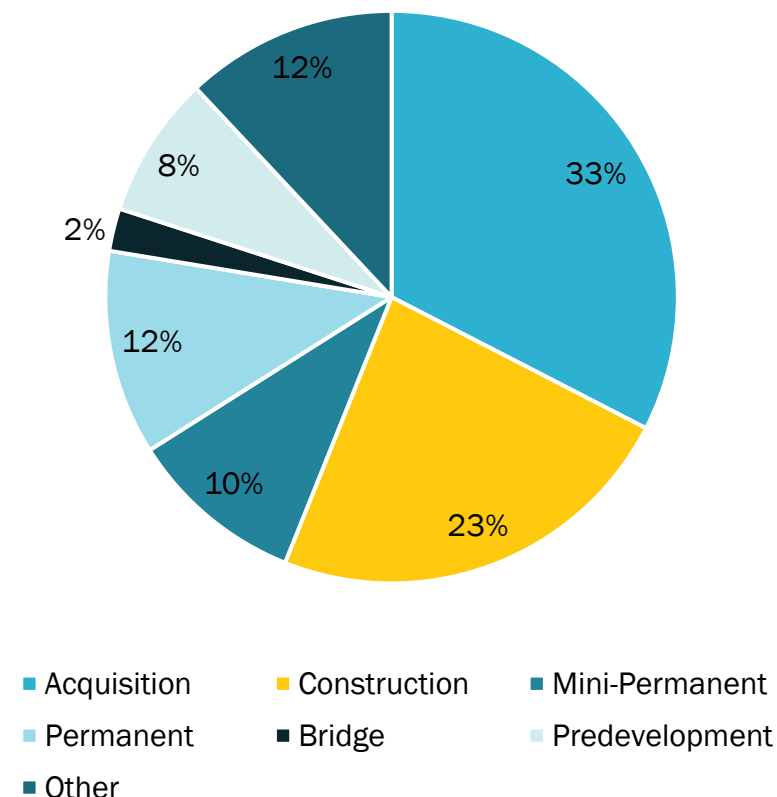
Portfolio by Product Type

LISC’s loan portfolio is diverse in loan product composition with more than 6 product types with no one product accounting for over one-third of the portfolio.

The portfolio has grown over the past several years, and its composition has evolved.

While traditionally an early-stage, short-term lender, LISC has increased the share of longer-term mini-permanent and permanent loans as the organization gained access to longer-term capital through the CDFI Bond Guarantee Program and its 2017 public Bond issuance.

2023 Loan Portfolio by Product Type (\$688.6 million)

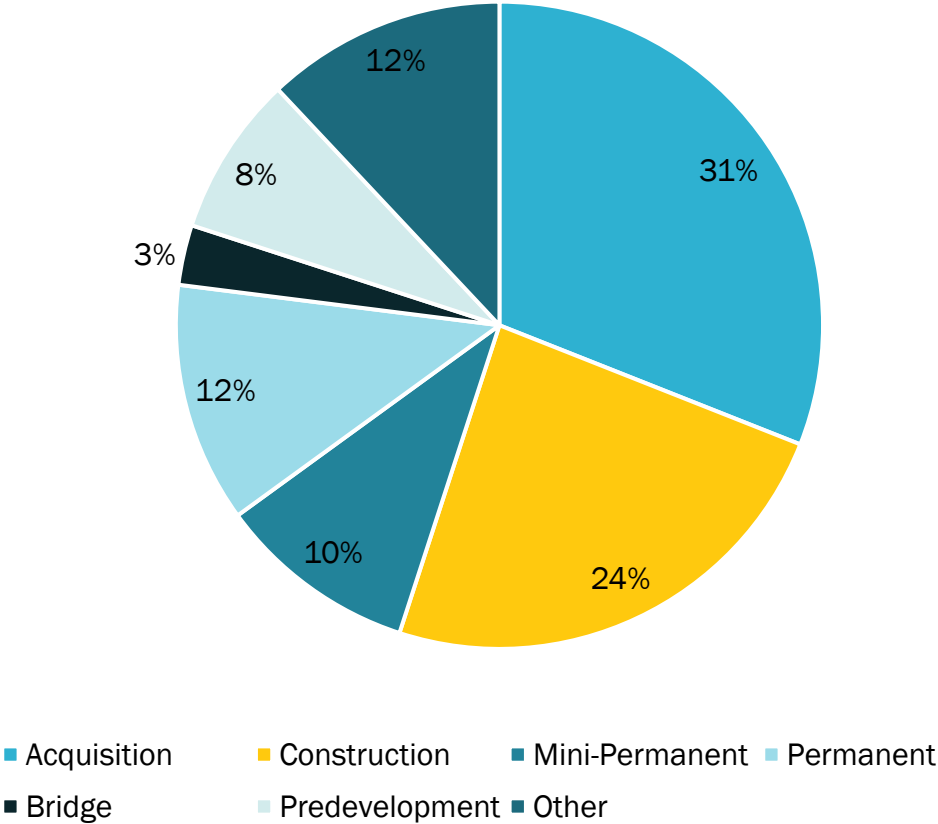


LISC Portfolio

Parent Only – June 30, 2024

Portfolio by Product Type

June 30, 2024 Loan Portfolio by Product Type
(\$739.4 million)



LISC Portfolio

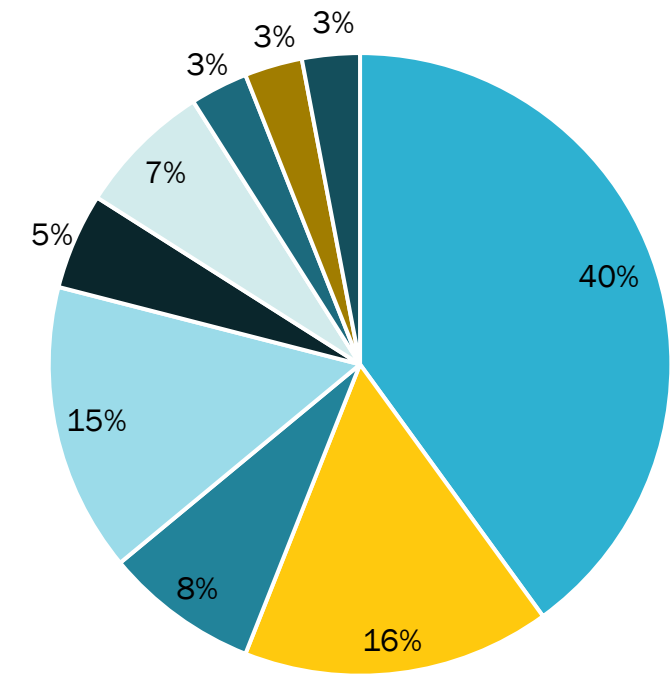
Parent Only – December 31, 2023

Portfolio by Asset Class

LISC’s loan portfolio is diverse by asset class composition with more than 8 distinct asset classes.

In 2021, LISC added Small Business as an asset class. Multifamily rental, charter school, mixed-use and commercial/industrial lending comprise the largest proportion of the portfolio by dollar volume.

2023 Loan Portfolio by Asset Class
(\$688.6 million)



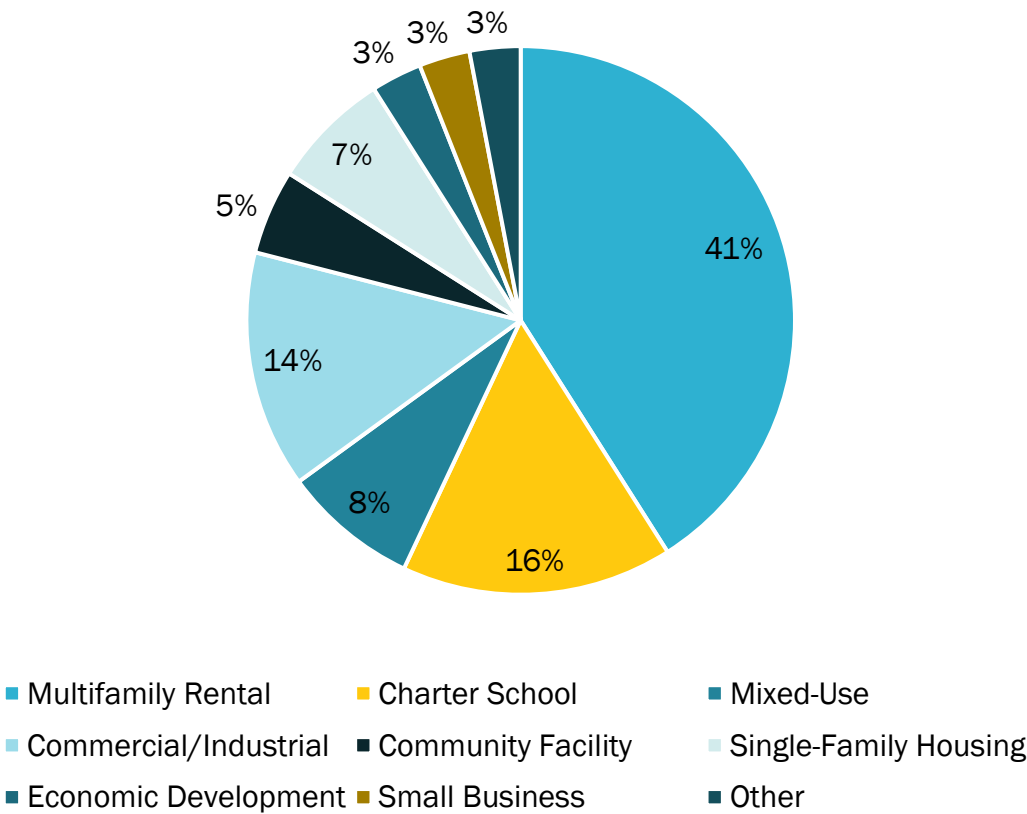
- Multifamily Rental
- Charter School
- Mixed-Use
- Commercial/Industrial
- Community Facility
- Single-Family Housing
- Economic Development
- Small Business
- Other

LISC Portfolio

Parent Only – June 30, 2024

Portfolio by Asset Class

June 30, 2024 Loan Portfolio by Asset Class
(\$739.4 million)



LISC Portfolio

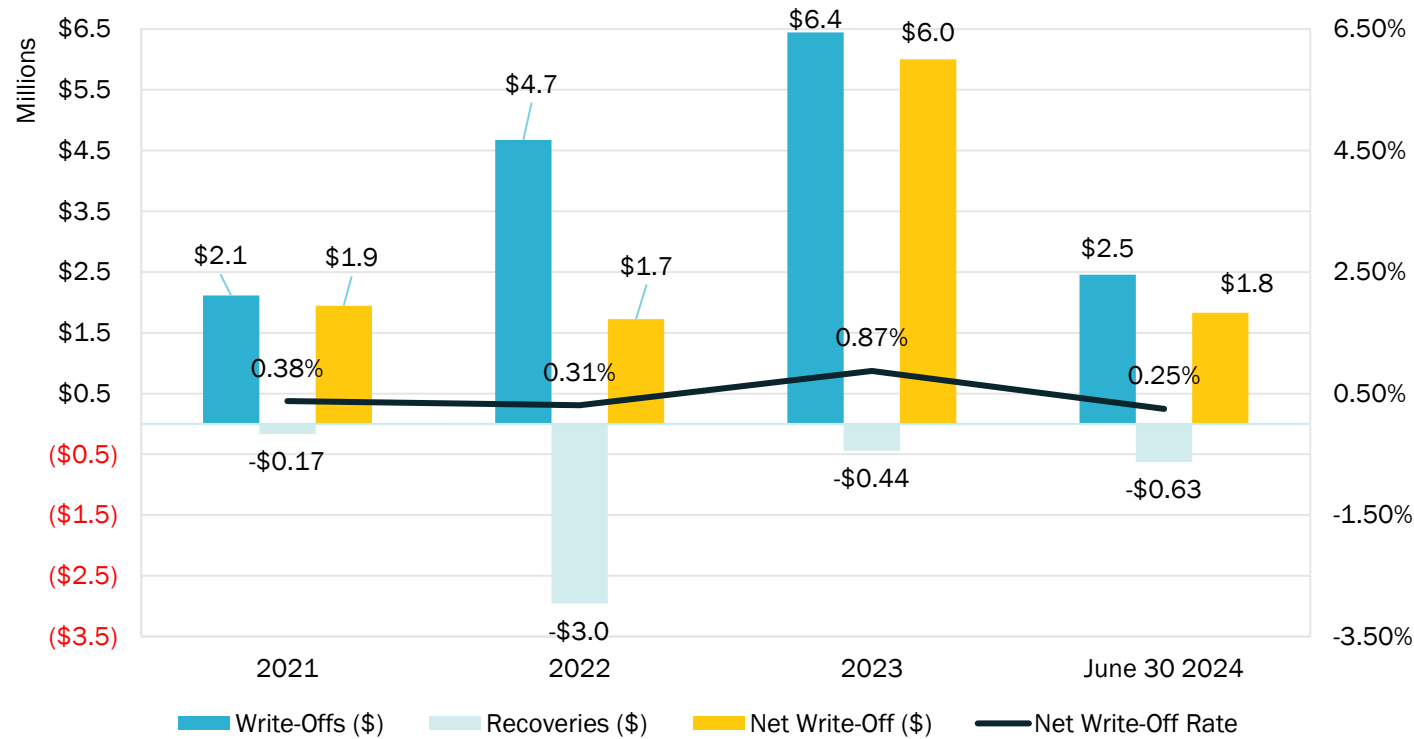
Parent Only

Risk Management

LISC strives to mitigate its financial and programmatic risks in a number of ways. At the organizational level, LISC maintains a strong net asset position with minimal leveraging. On the project level, in addition to the approval of the local advisory committee of a local program, loans are subject to additional review by our Chief Credit Officer, Credit Committee, or Program and Portfolio Review Committee of the Board, depending on dollar threshold.

Loans to individual projects are limited to 5% of adjusted net assets, and loans to individual sponsors are limited to 10% of adjusted net assets. LISC also has portfolio-level concentration limits for geographic/program area exposure, unsecured lending, and the homeownership and small business asset classes. Loans are monitored and risk-rated at least annually.

Net Write-offs (\$ millions) & Net Write-off Rate (%)



LISC Cash and Investments

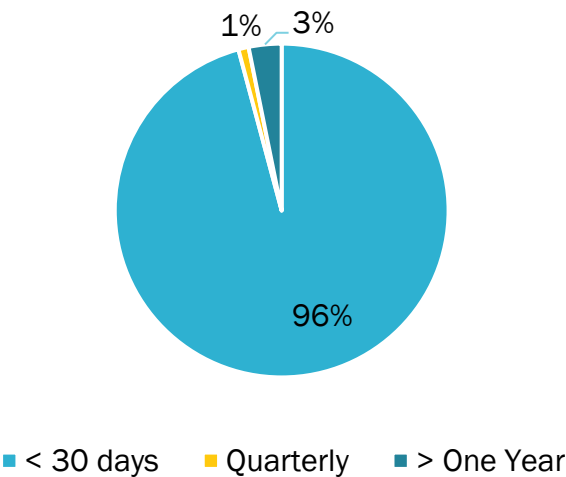
Parent Only – December 31, 2023

Cash and Investments

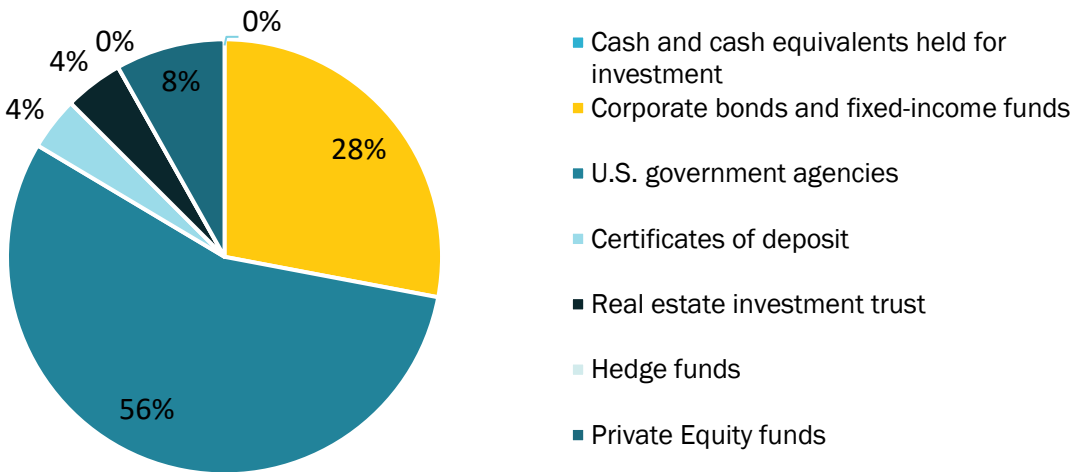
Cash and Investments totaled \$424.4 million as of December 31, 2023. 96% had liquidity of 30 days or less.

LISC investments are well diversified across asset classes.

Liquidity of Cash & Investments



2023 Investments (Fair Value: \$108.5 million)

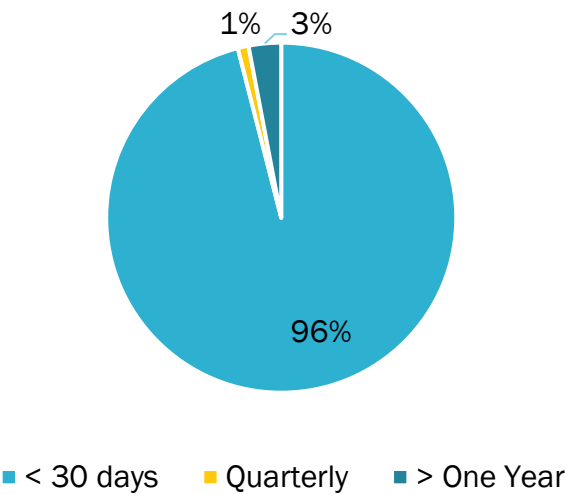


LISC Cash and Investments

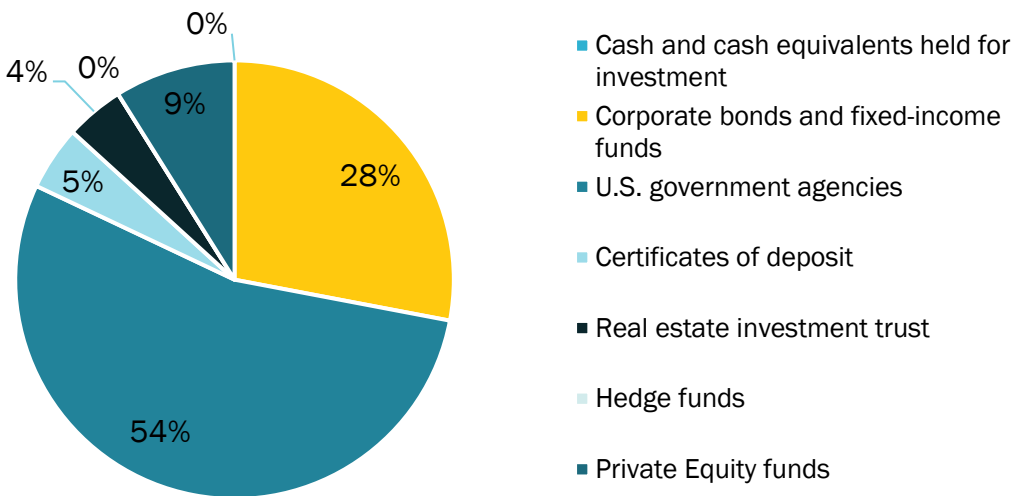
Parent Only – June 30, 2024

Cash and Investments

Liquidity of Cash & Investments



June 30, 2024 Investments (Fair Value: \$111.2 million)



LISC Capitalization

Parent Only – December 31, 2023

Debt Management & Capitalization

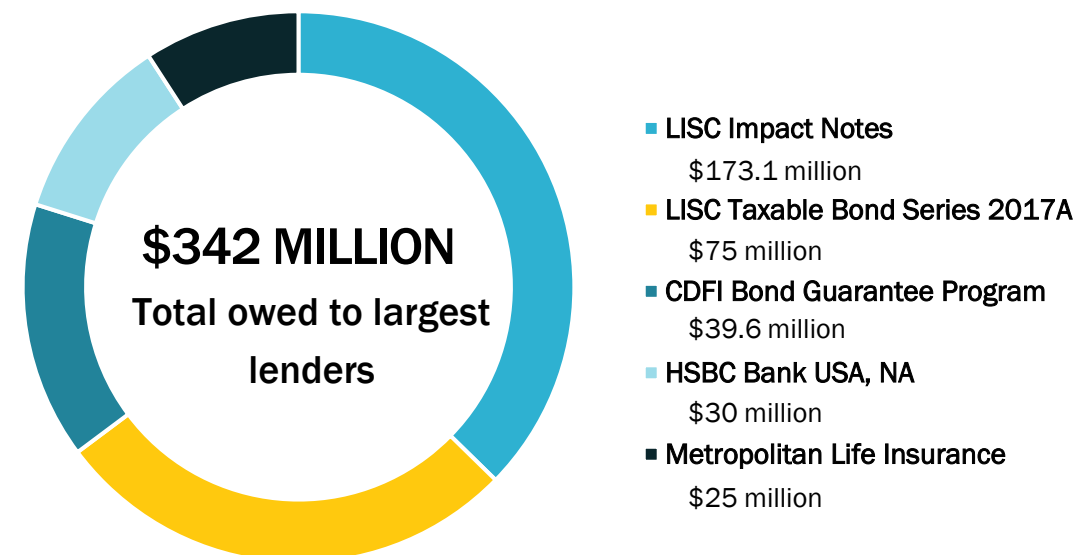
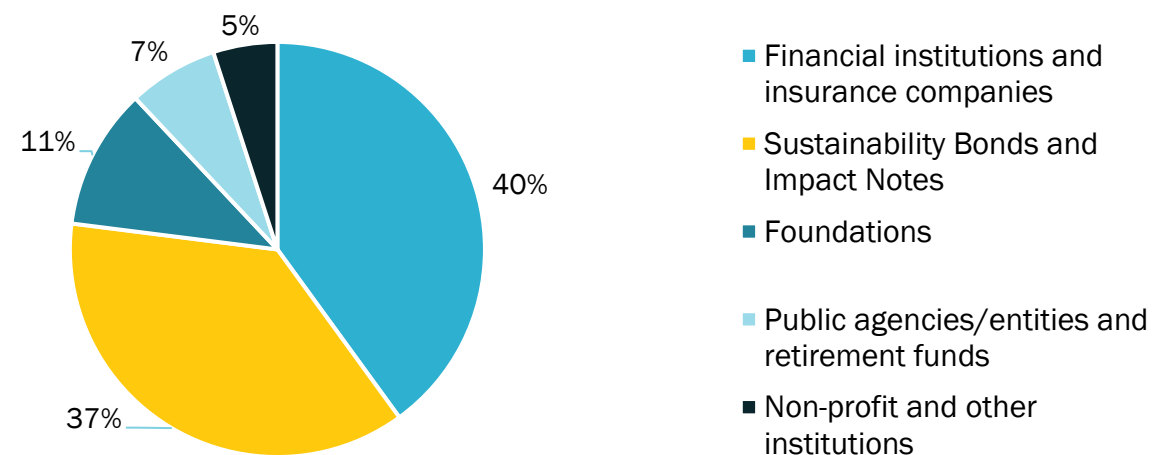
Throughout LISC's 45-year history, LISC has closed over \$2.5 billion in debt transactions. LISC has repaid all of its debt obligations on time and in full.

LISC's lenders include financial institutions and other entities motivated by the Community Reinvestment Act, as well as foundations, nonprofits, insurance companies, retirement funds and public agencies.

LISC's debt is primarily used to fund loans to community development projects throughout its national footprint.

LISC's capitalization strategy incorporates asset-liability matching, associating specific borrowed funds with the loans made with that capital.

Outstanding Debt 2023 (\$664.1 million)

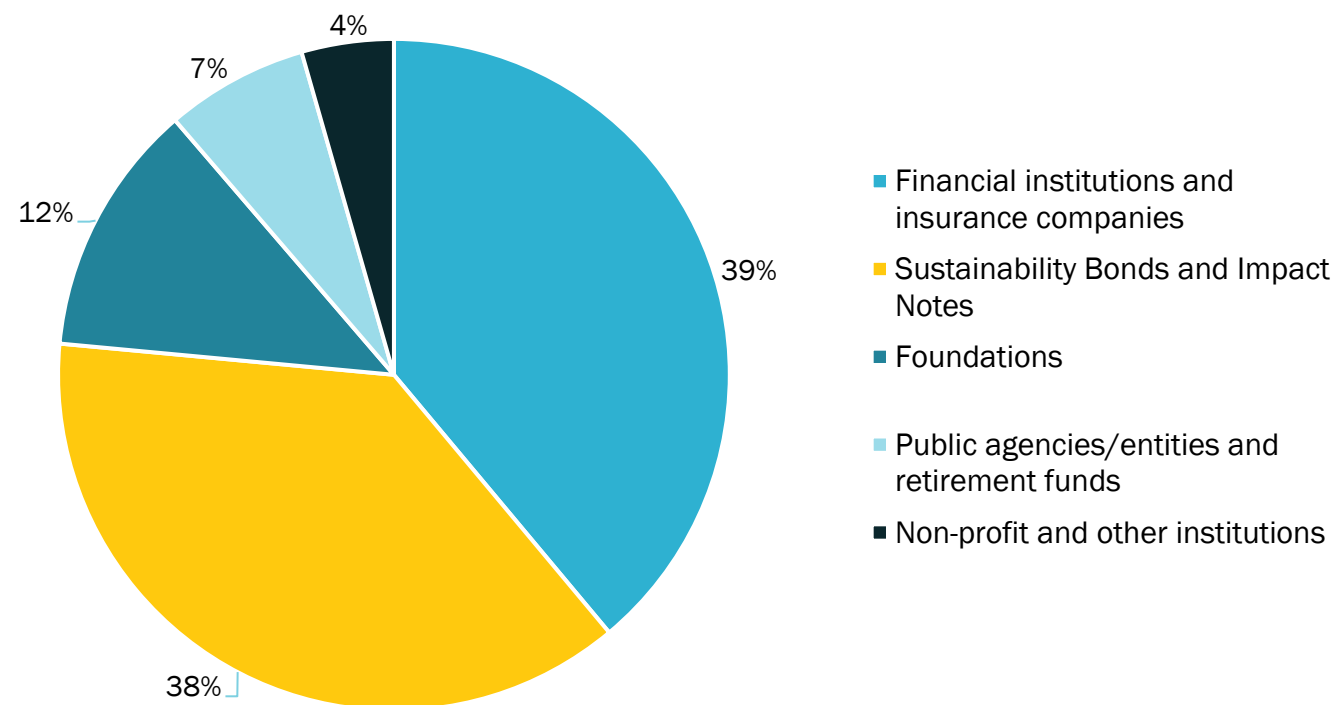


LISC Capitalization

Parent Only – June 30, 2024

Debt Management & Capitalization

Outstanding Debt June 30, 2024 (\$675 million)



LISC Financials

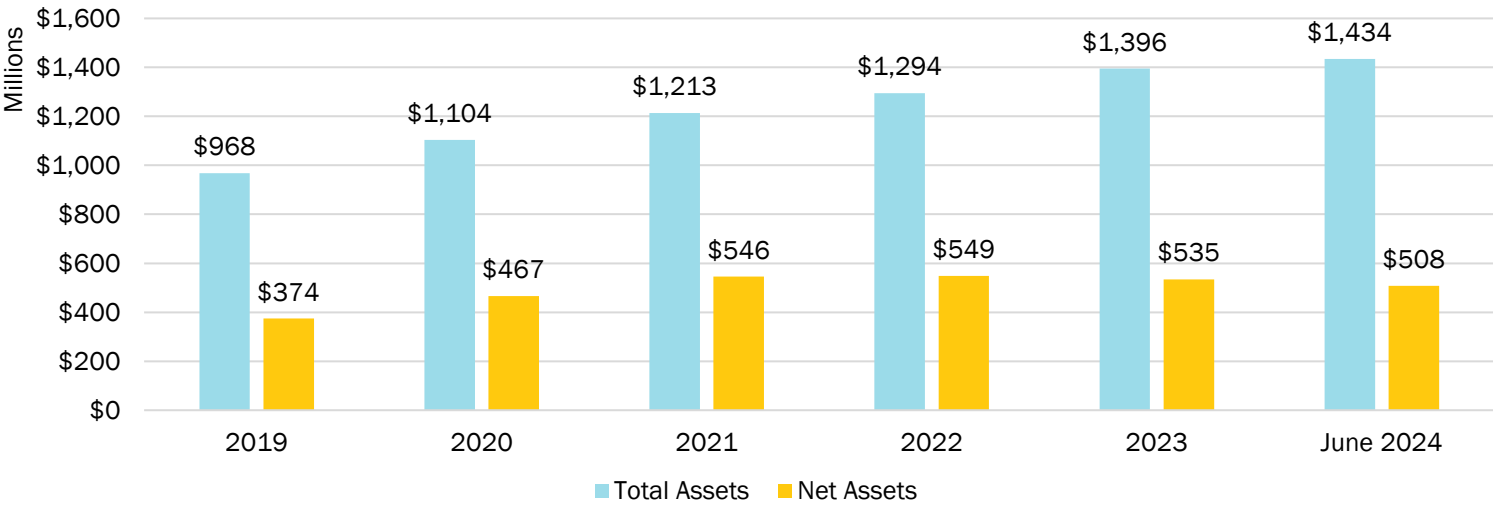
Parent Only

Net Asset Growth

LISC has achieved a steady growth in net assets over more than three decades through differing economic cycles while maintaining its social mission.*

At the end of 2023, LISC’s total assets were \$1.4 billion, its net assets were \$535 million, and it had unrestricted net assets (“net worth”¹) of \$234 million. Since 2019, total assets have increased 44%, net assets 43%.

Net Asset Growth
(\$ millions)



* Past performance is no guarantee of future results.

1. Net Worth is the equivalent of nonprofit equity. LISC defines this as Total Net Assets (assets minus liabilities) without donor restrictions.

LISC Financials

Parent Only – December 31, 2023

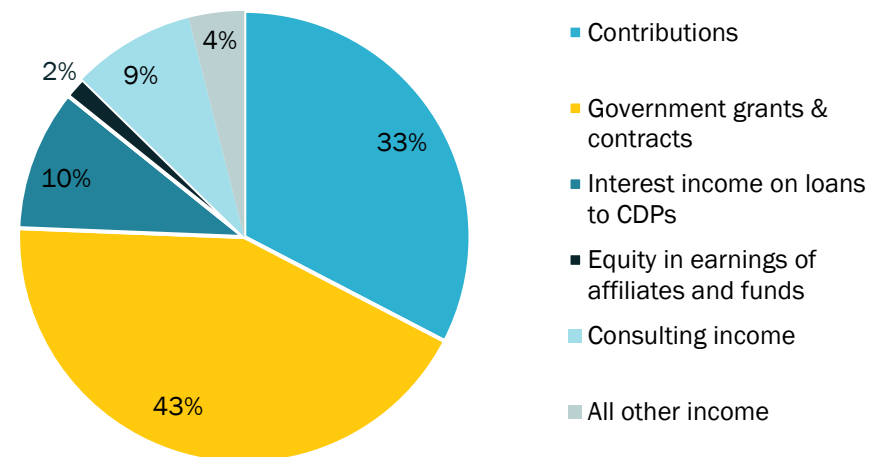
Revenue and Expense

LISC's lending operations have been self-sustaining over the last five years.

Mission-critical non-lending activity costs are covered by grants.

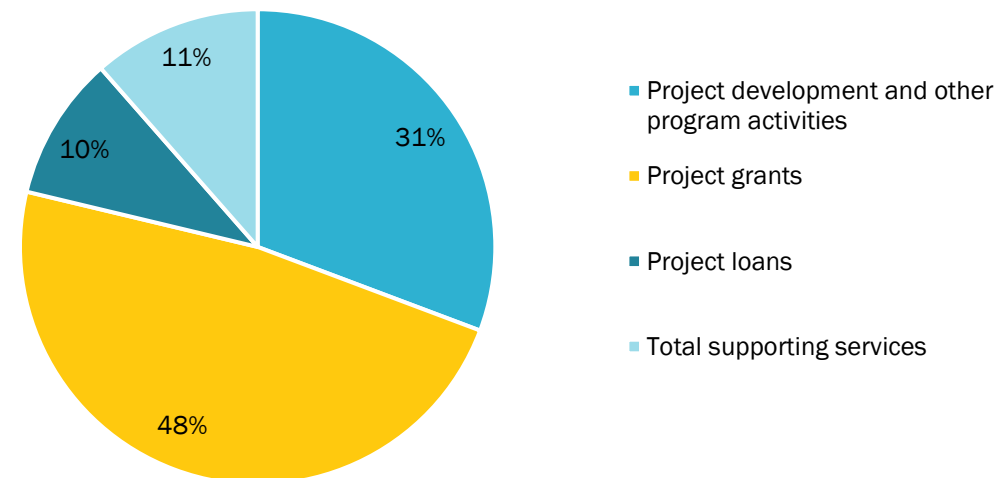
Support and Revenue 2023

(\$332.1 million)



Expenses 2023

(\$354.2 million)

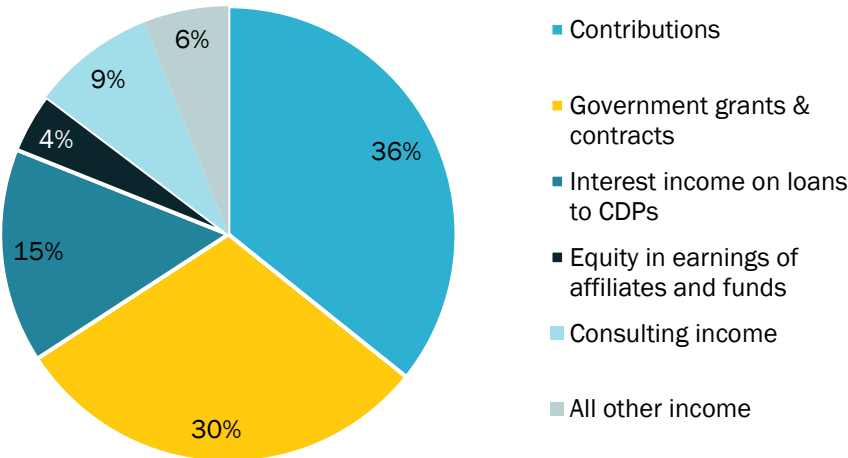


LISC Financials

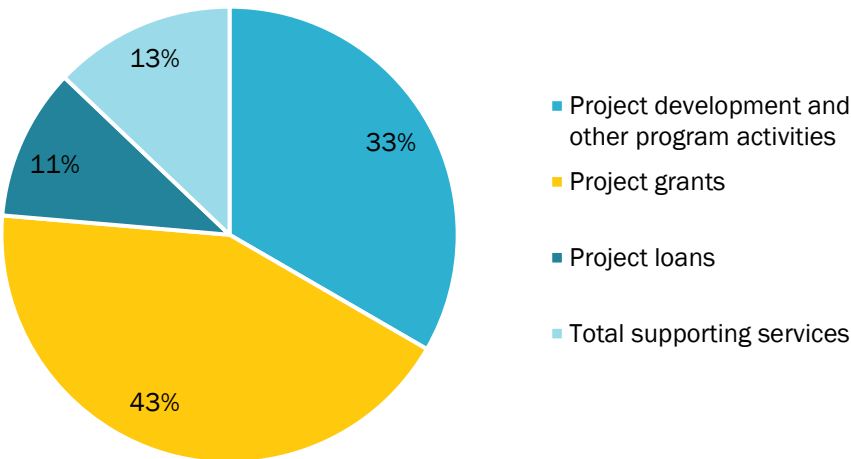
Parent Only – June 30, 2024

Revenue and Expense

Support and Revenue
June 30, 2024 (\$127.6 million)



Expenses
June 30, 2024 (\$153.8 million)



LISC Financials* (Consolidated)



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LISC Portfolio

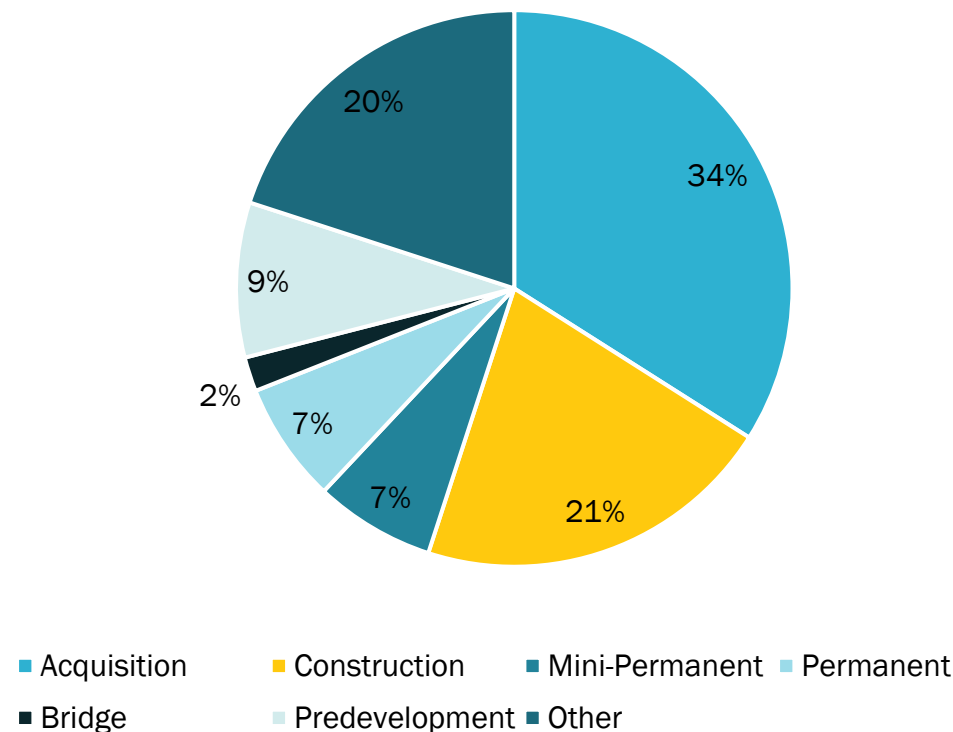
Consolidated – December 31, 2023

Portfolio by Product Type

In addition to the LISC Loan Fund, consolidated affiliates will, from time to time, engage in lending activity:

- NEF funds developers with predevelopment or pre-credit loans as bridge financing associated with LIHTC projects, alongside construction and other loan types. Investments are made from NEF's cash.
- Broadstreet lending activities include short-term bridge loans to projects and seven-year loans to funds in which Broadstreet is the general partner
- BFF purchases portions of loans from participating community development financial institutions (CDFIs), including LISC.
- CHOIF makes loans to promote the creation of affordable housing.
- AHLF makes loans to support the preservation and production of affordable housing.
- BEDF makes loans to invest in Black-owned and led businesses.
- CHF makes loans to support the creation and preservation of affordable housing in the Bay Area.
- SOAR makes loans to address the capital needs of historically disenfranchised communities in the south and southeast US.
- EOCLF makes loans to provide entrepreneurs of color with improved access to capital.
- DHOF makes loans to promote the construction and renovation of affordable housing in Dallas, Texas.

2023 Consolidated Loan Portfolio by Product Type (\$1.12 billion)



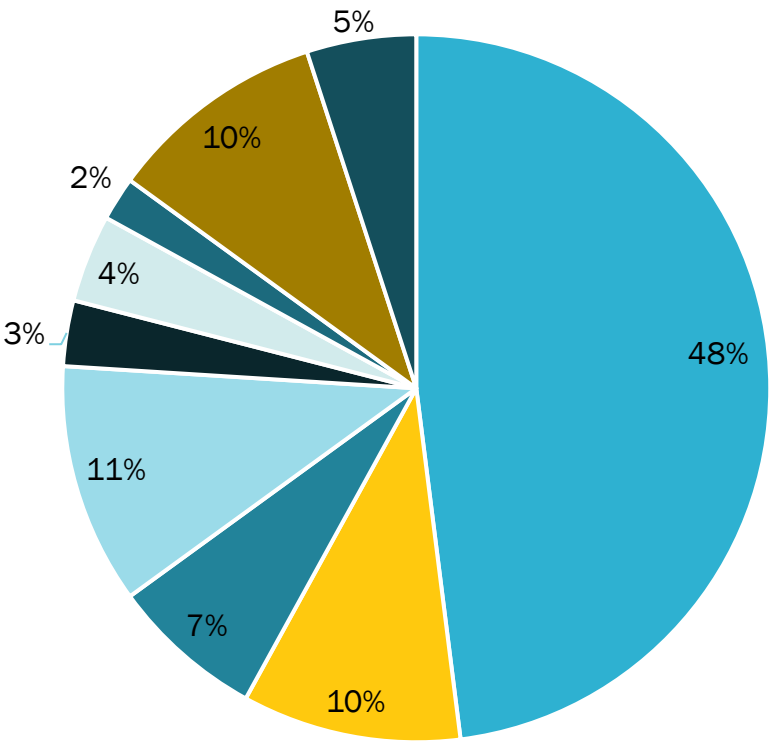
LISC Portfolio

Consolidated – December 31, 2023

Portfolio by Asset Class

In addition to the LISC Loan Fund, consolidated affiliates will, from time to time, engage in lending activity in line with their distinct mission or charitable purpose.

2023 Consolidated Loan Portfolio by Asset Class
(\$1.12 billion)



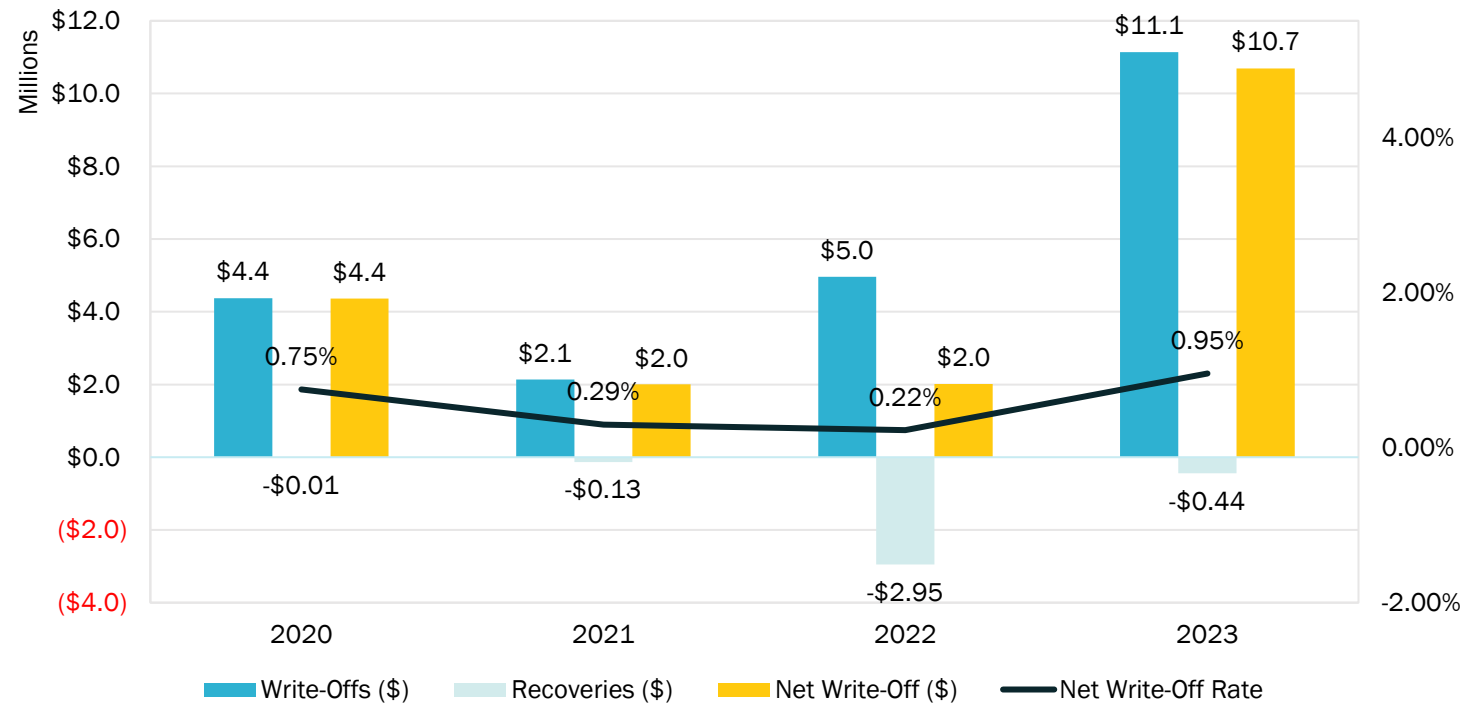
- Multifamily Rental
- Charter School
- Mixed-Use
- Commercial/Industrial
- Community Facility
- Single-Family Housing
- Economic Development
- Small Business
- Other

LISC Portfolio

Consolidated – December 31, 2023

Risk Management

Net Write-offs (\$ millions) & Net Write-off Rate (%)



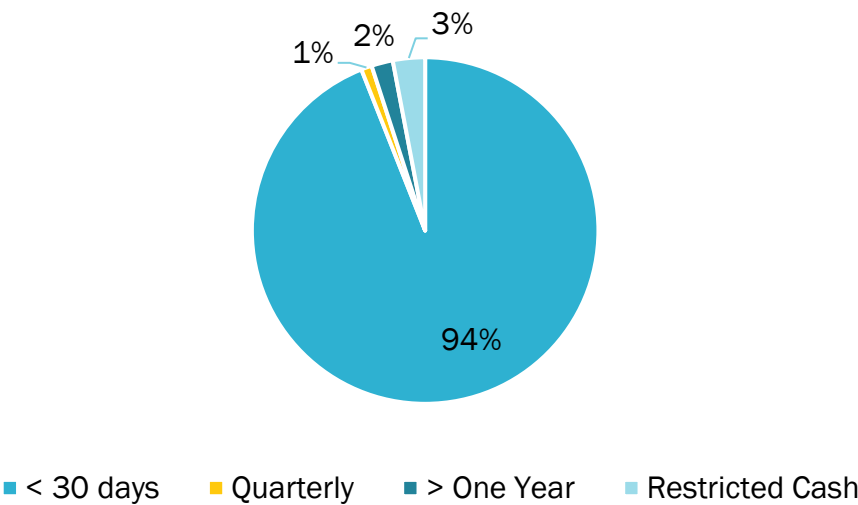
LISC Cash and Investments

Consolidated – December 31, 2023

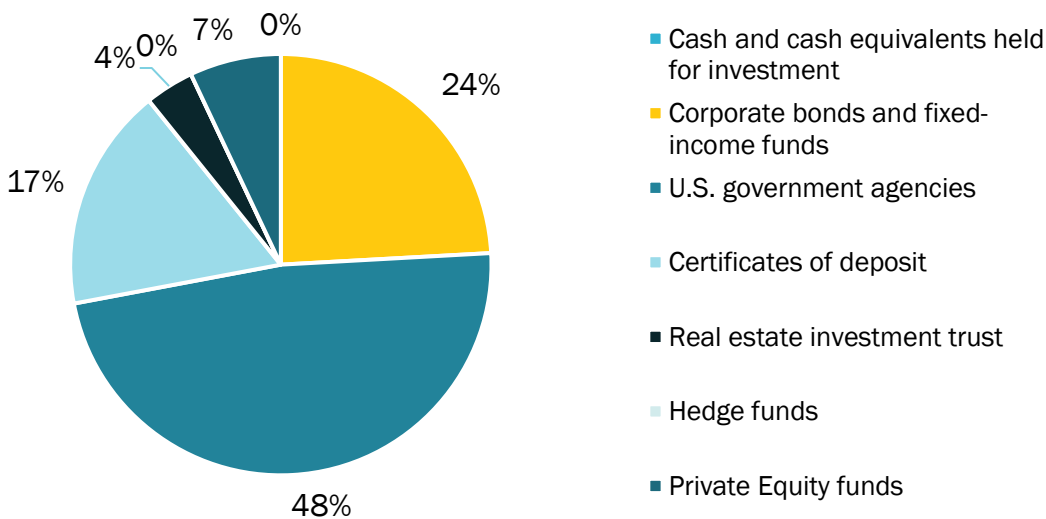
Cash and Investments

Cash and Investments on a consolidated basis totaled \$584 million as of December 31, 2023. 94% had liquidity of 30 days or less.

Liquidity of Cash & Investments



2023 Investments (Fair Value: \$125.8 million)



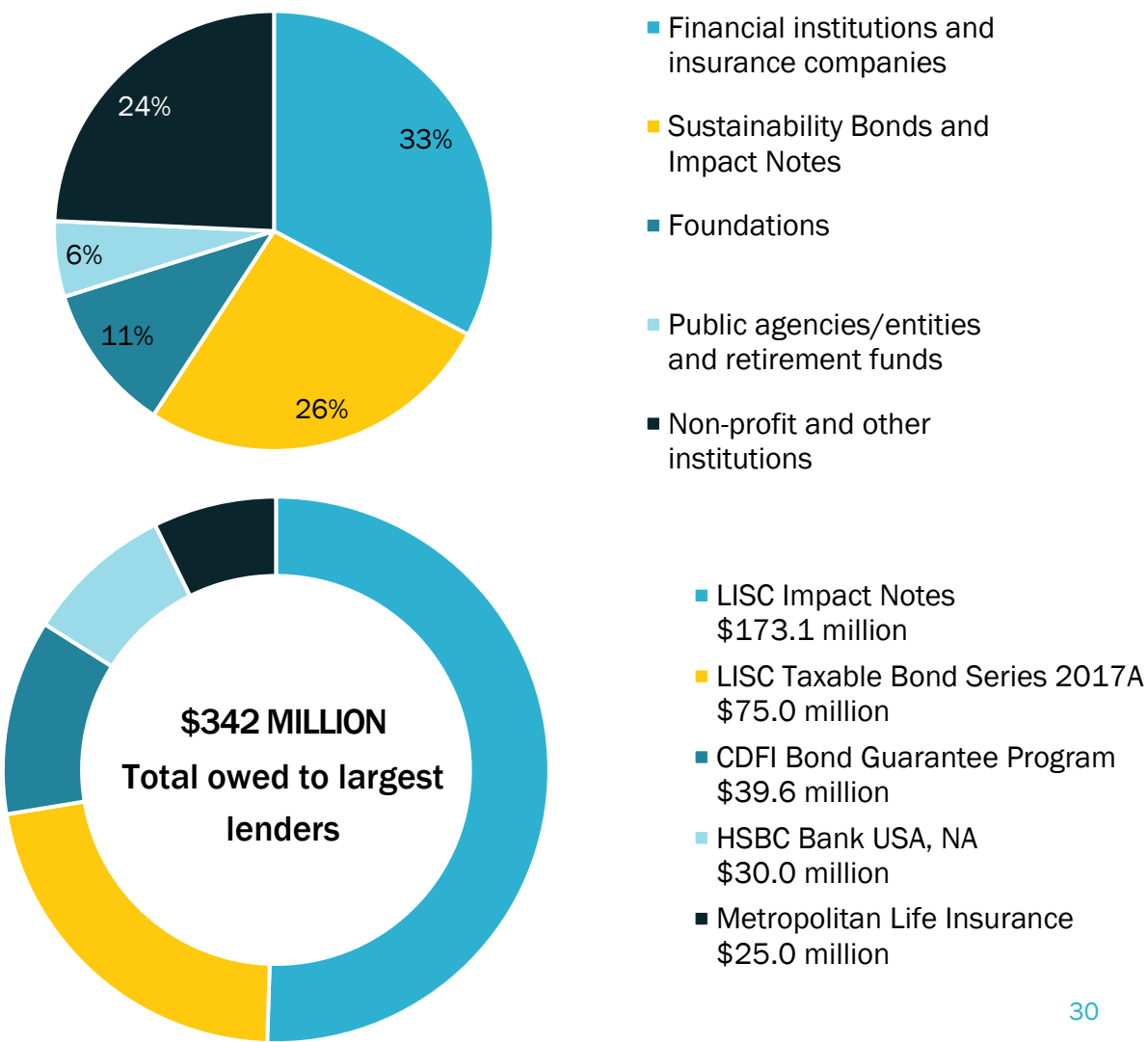
LISC Capitalization

Consolidated – December 31, 2023

Debt Management & Capitalization

Throughout LISC’s 45-year history, LISC has closed over \$2.5 billion in debt transactions. LISC has repaid all of its debt obligations on time and in full. Relative to their amount of net assets, LISC’s consolidated affiliates carry very little debt.

Outstanding Debt 2023 (\$936 million)



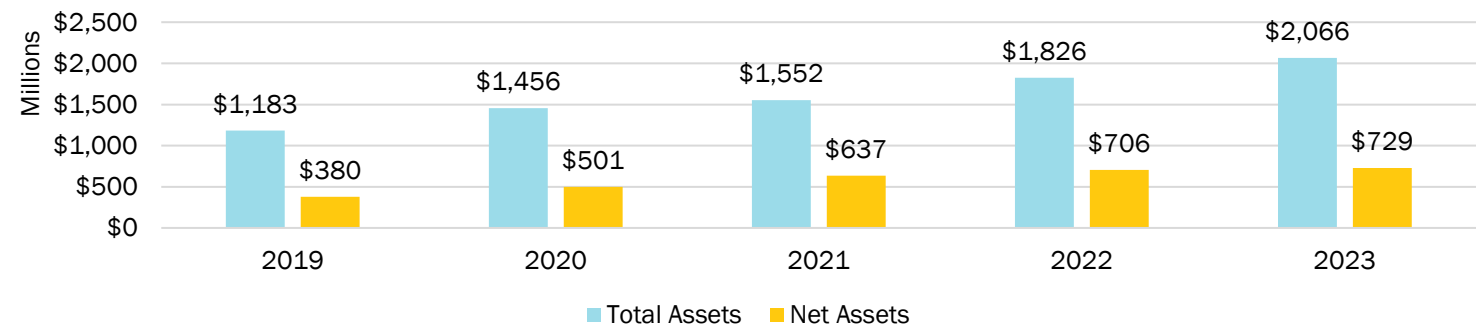
LISC Financials

Consolidated – December 31, 2023

Net Asset Growth

Since 2016, LISC’s consolidated financial statements have not included the Funds in which NEF and its subsidiaries serve as the general partner or managing member (as prescribed by FASB ASC 810-20).

Net Asset Growth
(\$ millions)

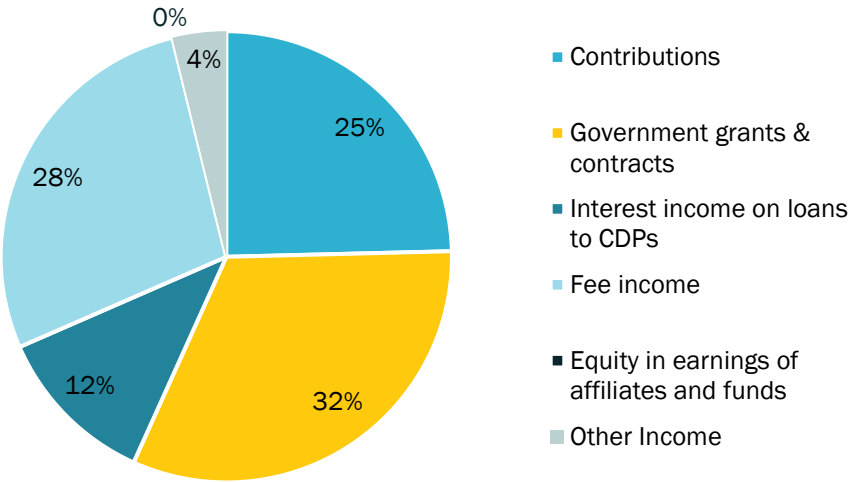


LISC Financials

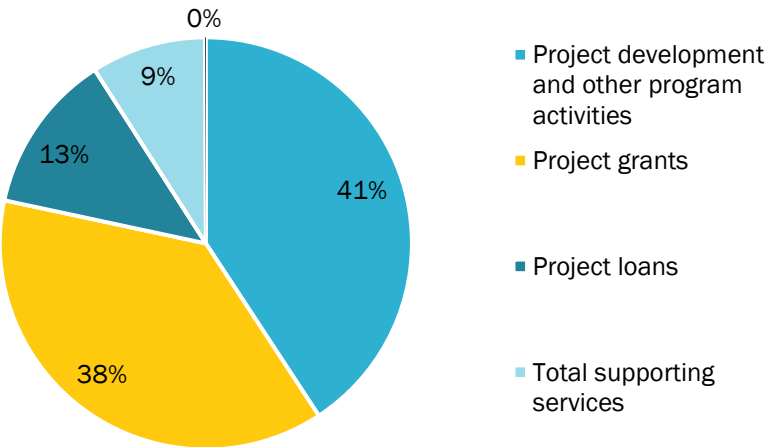
Consolidated – December 31, 2023

Revenue and Expense

Support and Revenue 2023
(\$444.3 million)



Expenses 2023
(\$453.5 million)



LISC Impact Notes

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Impact Notes Funding & Growth Strategy

Investor Engagement	Provides opportunity for retail and institutional investors to access a “AA-”rated fixed income investment*
Impact Leverage	Supports expansion of LISC’s portfolio through the ability to increase loan portfolio and social impact investments
Diversification	Provides diversification of capitalization and funding streams to allow for long-term portfolio sustainability
Awareness	Supports LISC’s marketing strategy to scale public and private sector investment in underserved communities
Flexibility	No geographic restrictions allow flexible capital for LISC to work across its national footprint

Impact Notes Summary

Summary	
Total Offering	\$250,000,000
Financial Terms	Fixed Interest Rates; Terms of 1 – 20 years
Social Return	Delivers social impact to help revitalize underserved communities in the US across multiple sectors
Minimum Investment	\$1,000
S&P Credit Ratings*	S&P assigned a long-term credit rating of AA- to the Notes on December 8, 2023
Use of Proceeds	General corporate purposes, including as capital for loans made by LISC. Up to \$10 million of net proceeds from this offering will be used to support Climate Justice projects that ensure disinvested communities benefit from LISC’s decarbonization and other green investments.
Ranking	Unsecured debt obligations
Redemption	Principal will be repaid at maturity. Prior to maturity, Notes are not redeemable unless provisions for redemption are included in the pricing supplement. Notes may be repurchased by the issuer through the Survivor’s Option upon the death of the beneficial owner. See Prospectus for details.

*S&P ratings should not be the only factor investors rely on when assessing the risk of this investment. Investors should rely on the terms as presented in the Prospectus. S&P ratings are subject to change or withdrawal at any time. The value of the Notes may be adversely affected by a decrease in the credit ratings assigned to LISC or the Notes.



DISCLOSURE: This is not an offer to sell or a solicitation of an offer to buy any securities. Such an offer is made only by means of a current Prospectus (including any applicable Pricing Supplement. Such offers may be directed only to investors in jurisdictions in which the Notes are eligible for sale. Investors in such states should obtain a current Prospectus by visiting www.lisc.org/invest. The Notes are subject to risks, including the loss of principal. Investors are urged to review the current Prospectus before making any investment decision. The notes will not be insured or guaranteed by the FDIC, SIPC or other governmental agency.

Alignment with Social Bond Principles and UN Sustainable Development Goals

What is a Social Bond and Social Bond Principles?

Social Bonds are any type of bond instrument where the proceeds will be exclusively applied to finance or re-finance in part or in full new and/or existing social projects and are aligned with the four core components of the International Capital Market Association's (ICMA) Social Bond Principles as described in a Social Bond Framework. The four components are:

- 1) Use of Proceeds
- 2) Process for Project Evaluation and Selection
- 3) Management of Proceeds
- 4) Reporting



Social Project categories include: 1) affordable basic infrastructure; 2) access to essential services; 3) affordable housing; 4) employment generation; 5) food security; and 6) socioeconomic advancement and empowerment.

ICMA recommends that in connection to a Social Bond Framework, an issuer appoints an independent, external reviewer to assess alignment of the issuance with the Social Bond Principles through a Second Party Opinion, including an assessment of the issuer's objectives, strategy, policy and/or processes relating to social sustainability, and an evaluation of the social features of the projects intended for the use of proceeds.

What are the UN Sustainable Development Goals (SDGs)?

- The **United Nation's Sustainable Development Goals** are a blueprint to achieve a better and more sustainable future for all.
- The **17 SDGs** set targets to be achieved by 2030 addressing challenges related to poverty, inequality, climate change, environmental degradation, peace and justice.
- By reference to ICMA's "Green and Social Bonds: A High-Level Mapping to the Sustainable Development Goals" **issuers are beginning to align their Social Bond Frameworks to the SDGs**. The SDGs can be used as reference for impact evaluation frameworks by investors, businesses, foundations, academics and civil groups.



LISC's Social Bond Framework and Second Party Opinion

- LISC engaged **V.E.**, a global rating and research agency focused on evaluating organizations' social, environmental and governance factors, to **provide a Second Party Opinion** on the alignment of LISC's Social Bond Framework to the Social Bond Principles.
- V.E expressed a **reasonable level of assurance** (the highest level given) on LISC's commitments to the Social Bond Principles and the contribution of the contemplated debt issuance to social sustainability.
- V.E determined that the eligible Social Project categories were considered likely to **contribute to eight of the UN SDGs**, including Goal 1. No Poverty; Goal 2. Zero Hunger; Goal 3. Good Health and Well-being; Goal 4. Quality Education; Goal 8. Decent Work and Economic Growth; Goal 9. Industry, Innovation and Infrastructure; Goal 10. Reduced Inequalities; and Goal 11. Sustainable Cities and Communities.
- For more information on LISC's Social Bond Framework and Second Party Opinion, visit lisc.org/invest.



**ADDED
BADGE**

LISC

Eligible Project Category	Sub-Category	Impact Indicators	SDG Alignment
Affordable housing		# of affordable rental and for-sale units built or preserved	 
Access to essential services	Education	# of student seats at full capacity # of childcare slots at full capacity % of population eligible for free or reduced lunch; % Special Education; % of population who are English Language Learners	
	Healthcare	# of people to be served annually by a new healthcare facility	
	Community services	# of people to be served annually by new facility	
Food security		# and square footage of retailers selling or producing healthy and affordable food serving low-income groups	 
Employment generation	SME financing	# of jobs created and retained % of Women Business Enterprise (WBE), Minority Business Enterprise (MBE), Veteran Business Enterprise (VBE) supported	 
	Other	# of jobs created and retained - Tax revenues generated	

Project Examples

Monroe Abbey

Phoenix, Arizona

A LISC loan to Abbey Historic Restoration LP is supporting the redevelopment of Monroe Street Abbey. This project will convert the historic church into a restaurant and commercial space, creating jobs and boosting economic growth in the downtown area.

This adaptive reuse initiative aligns with the Housing Opportunity Center of Arizona's (HOC) mission to expand affordable housing and enhance community development, contributing to Phoenix's revitalization.

More information on the project can be found [here](#).



\$6.00 Million

Construction Loan

19,120

Square Feet Commercial Space

Liberty53

Philadelphia, Pennsylvania

A LISC loan to Liberty Housing Development Corporation (LHDC) is supporting the development of Liberty53, which will provide affordable rental units for individuals with intellectual and cognitive disabilities in Philadelphia, PA.

This project will expand access to low-income housing while offering rental and homeownership education, along with credit counseling for residents. This project will create more housing opportunities for people with disabilities in the Greater Philadelphia Area.

More information on the project can be found [here](#).



\$500,000

Predevelopment Loan

31

Affordable Units

Fairmount Heights Zero Energy Homes

Fairmount Heights, MD

A LISC loan to Housing Initiative Partnership (HIP) is supporting a first-of-its-kind development of net-zero affordable homes in Prince George's County. These homes will be sold to first-time buyers, providing access to homeownership while incorporating sustainable features like microgrids and modular construction.

This project will contribute to Fairmount Heights' rich cultural legacy, while advancing the County's decarbonization goals and creating wealth-building opportunities for residents

More information on the project can be found [here](#) and [here](#).



\$1.80 million

Construction Loan

6 Net-Zero Energy

Affordable Units

Parkside Terrace

Tucson, AZ

LISC provided refinancing debt for the affordable housing apartment community of Parkside Terrace.

Parkside Terrace currently provides affordable housing for low-income households, the elderly, and special needs populations. It is a safe, vibrant community of individuals and families who appreciate the property's location adjacent to a park, community center, and other amenities.



\$475,000

Refinancing debt

41

Units

2

Jobs created or preserved

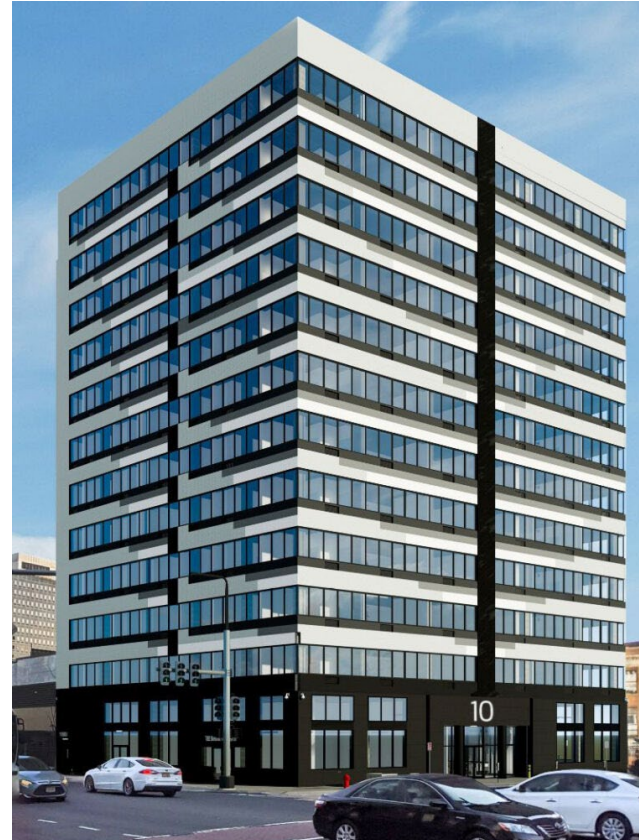


The Metropolitan

Newark, NJ

LISC provided \$3.50 million of predevelopment financing to support The Metropolitan, a new mixed-income rental building in Newark's Central Business district.

The newly constructed building will have 207 total units, with 67 units set aside for households making no more than 50% AMI. The project will meet Enterprise Green Communities Plus standards, an aggressive green standard for affordable housing developments.



\$3.5 million

Predevelopment loan

207

Units



Pasadena Trails

Pasadena, TX

LISC provided \$2,269,500 in debt refinancing to assist with ROC USA's purchase of Pasadena Trails, an existing 114-unit manufactured home community located in Pasadena, TX.

In 2009, ROC USA assisted the low-to-moderate-income residents of the community in the purchase of their underlying property from its former owner, and provided a loan to the resident-created non-profit, Pasadena Trails Resident Owned Community, Inc., to own and manage the property.



\$2.27 million

Refinancing debt

114

Units



Invest Newark

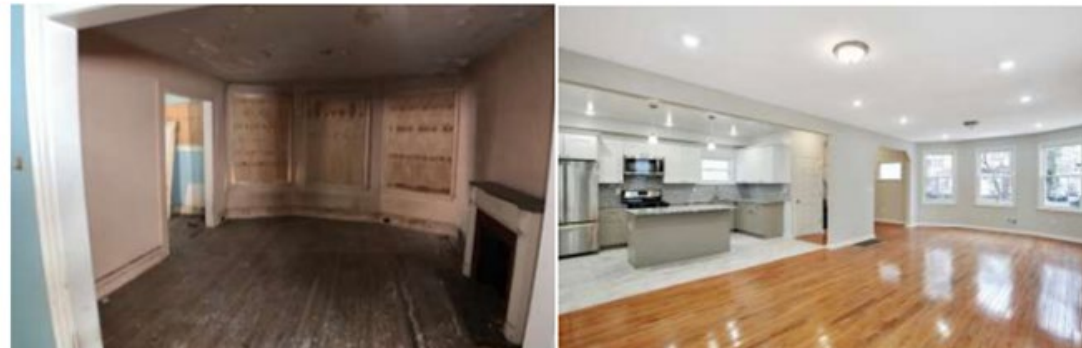
Newark, NJ

A LISC loan to Invest Newark will support the rehab of 25 properties in the city of Newark. The completed homes will be sold to families in Newark Housing Authority's Section 8 voucher program, and buyers will be provided with pre- and post-closing counseling.

This project will support Newark's economic development, while helping create affordable housing and wealth-building opportunities for Newark's BIPOC and low-income residents.

More information on the project can be found [here](#).

Before & After:



\$1.90 million

Construction Loan

25

Affordable Units

Coliseum Restoration

Minneapolis, MN

A LISC loan to Redesign Inc. supported the acquisition of the Coliseum Building, protecting it from demolition and creating space for small businesses – including leasing and long-term ownership opportunities for BIPOC-owned businesses.

This project was financed by the Community Asset Transition Fund, a capital pool enabling property acquisition in and near areas impacted by the civil uprising following George Floyd's murder. The CAT Fund supports income and wealth building for BIPOC communities.

More information on the project can be found [here](#).



\$7.48 million

Acquisition Loan

85,547

Square Feet

Cycle House

Washington, DC

A LISC loan to Cycle House Owners LLC helped finance a new LEED Platinum, mixed-use building on North Capitol Street NW.

One of the first net-zero energy, affordable housing projects in DC, Cycle House will provide 18 affordable units at 30-60% AMI and include restaurant and retail space. The building also incorporates numerous bicycle-friendly amenities.

More information on the project can be found [here](#).



\$1.04 million

Predevelopment Loan &
Recoverable Grant

18

Affordable Units

5,973

Square Feet Commercial Space

Villa Fruitvale

Oakland, CA

A LISC loan to Oakbrook Partners & The John Stewart Company helped finance a 199-unit multi-family affordable housing development that serves at-risk youth up to 40% AMI with 90 units of permanent supportive housing.

The Villa Fruitvale project supports emancipated foster youth of Alameda County and provides an affordable place to live for local workers near their place of work – a critical need in the Oakland area.

More information on the project can be found [here](#).



\$4.55 million

Acquisition Loan

180

Affordable Units

5,960

Square Feet

7

Jobs Created/Preserved

HOPE Clinic

Houston, TX

A LISC loan supported the development of a community health center in Houston's Alief neighborhood. HOPE Clinic is a minority-led organization that provides unique, culturally and linguistically competent patient care.

The new facility will enable HOPE to expand their services, reaching 20,000+ unique patients annually. The project creates quality jobs, 60% of which will be accessible to workers with less than a 2-year college degree. An on-site cafeteria offers healthy food in a Food Desert.

More information on the project can be found [here](#).



\$6.32 million

Bridge & Mini-Permanent Loans

70,000

Square Feet

70,000

Est. Patient Visits Annually

161

Jobs Created/Preserved

The Barrister

Cincinnati, OH

A LISC loan supported The Barrister, an adaptive reuse project bringing much-needed affordable housing to downtown Cincinnati.

The project will convert two vacant, former office spaces into residential buildings with ground-floor retail. The renovation will produce 44 new residential units, affordable at 30% and 50-60% AMI. By creating two- and three-bedroom units, the project will help serve a family population.

More information on the project can be found [here](#).



\$3.00 million

Acquisition & Predevelopment Loans

44

Affordable Units

2,038

Square Feet

King Street Commons

Providence, RI

A LISC loan to ONE Neighborhood Builders supported King Street Commons, a project that includes the creation and preservation of affordable housing, integrated with the construction of new early childhood learning classrooms.

LISC financing supported the development of two Early Head Start infant/toddler classrooms and three Head Start preschool classrooms that are estimated to serve 72 children.

More information on the project can be found [here](#).



\$397,384

Permanent Loan

9

Jobs Created/Preserved

8,780

Square Feet

72

Children Served

BrownMill Clothing

Newark, NJ

LISC provided a \$50,000 mini-permanent loan to BrownMill Clothing, a New Jersey based clothing brand founded in 2009.

LISC financing supports the stability and growth of a Black-owned business located in a low-to-moderate income area. In addition, sustained community impact is central to BrownMill's mission, for example, through an annual community basketball tournament they host.

More information on the project can be found [here](#).



\$50,000

Mini-Permanent Loan

**Small, Minority-Owned
Business Financing**

Cedar Street Solar

Washington, DC

LISC provided financing to install Solar PV on 410 Cedar Street NW, a 30-unit affordable apartment building located in DC's Takoma neighborhood.

In 2018, LISC provided an acquisition loan to preserve 410 Cedar as affordable, and the building is currently under renovation. Once installed, the electricity generated by the panels (est. 43,500 kWh/year) will be donated to the building's common areas and to the tenants, reducing building expenses and each household's energy costs. Over the next 30+ years, the panels are expected to generate \$200,000 in energy cost savings.

Find more information on the project [here](#).



\$80,000

Acquisition Loan

**Affordable & Clean
Energy**

Created on 30 affordable rental
properties

\$200,000

In energy cost savings generated
for 410 Cedar residents

Astoria Co+op Relocation

Astoria, OR

Astoria Co+op is a 44 year old local, community-owned grocery store in Astoria, Oregon.

A \$2.52 million LISC construction loan enabled Astoria Co+op to expand, promoting access to healthy food in an area adjacent to a USDA defined food desert. The expansion creates and retains living-wage jobs in a rural community.

More information on the project can be found [here](#) and [here](#).



\$2.52 million

Construction Loan

11,600

Square Foot Commercial Space
Built

60

Quality Jobs Created or
Preserved

Stepping Stones Nursery School

Chicago, IL

Stepping Stones Nursery School is a play-based infant and preschool daycare. Its mission is to empower children to be leaders, innovators, thinkers, creators, philosophers, and poets.

A LISC loan helped Stepping Stones acquire real estate in the Portage Park neighborhood, enabling them to expand their business and accommodate more students. The loan supported a women-owned business, and helped generate new full-time jobs.

More information on the project can be found [here](#).



\$337,500

Acquisition Loan

3,550

Square Foot Community Facility
Built

57

Children Served

5

Jobs Created

ROC Master Participation Loan

Nationwide

Resident Ownership Capital, LLC (ROC USA) helps expand economic opportunities for homeowners in manufactured home communities.

LISC permanent financing will be used to fund several participations in ROC loans to resident-owned manufactured housing communities across the country. The project will support cooperatives of homeowners who own and oversee the management of their communities, which improves and stabilizes the community and allows affordable homes to become long-term assets.

More information on the project can be found [here](#).



\$2.13 million

Permanent Loan

Affordable Housing

Supported Nationwide

HealthCore Clinic

Wichita, KS

HealthCore Clinic, Inc. (HCC) provides integrated primary care, mental health, and substance abuse services to residents in northeast Wichita.

A LISC loan helped HCC renovate and expand its main clinic site. The new clinic will be equipped with green features such as low energy fluorescent lighting, HVAC units with economizers and computerized climate controls, grey water reuse, storm water capture, and use of recycled materials. The added space will also enable HCC to increase its care capacity from its current 4,266 patients to upwards of 20,000 patients.

More information on the project can be found [here](#).



\$2.57 million

Mini-Permanent Loan

20,000

Patients Served

41,000

Square Feet Financed

CPDC Solar

Washington, DC

LISC provided financing for the installation of an extensive, 1.2 megawatt solar photovoltaic array atop 12 affordable rental properties in Washington, DC.

The properties represent 2,500 units of affordable housing, available to residents at 30-60% AMI. The project will contribute to better air quality locally and reduce greenhouse gas production globally. It also enabled borrower CPDC to free up their cash assets to continue to preserve and redevelop new projects.

Find more information on the project [here](#).



\$1.23 million

Bridge Loan

**Affordable & Clean
Energy**

Created on 12 affordable rental
properties

Centinela & Lincoln

Los Angeles, CA

A LISC loan to The Venice Community Housing Corporation (VCH) supported the rehabilitation of two properties, totaling 27 units, with AMIs that average 28% and 18%.

Affordable housing preservation in Venice is especially crucial, with rapid gentrification in the neighborhood causing exponentially rising rent costs. In addition to providing low-income and permanent supportive housing, VCH offers resources such as job training and youth services.

More information on the project can be found [here](#).



\$1.71 million

Debt Refinancing

27

Affordable Units Rehabilitated

Appendix

What Are CDFIs?

Community Development Financial Institutions (CDFIs) are mission-oriented financial institutions.

They share a common goal of expanding economic opportunity in low-income communities by providing access to financial products and services for local residents and businesses.

CDFIs are certified by the Community Development Financial Institutions Fund (CDFI Fund), a program of the U.S. Department of the Treasury.

A CDFI may be a community development bank, a community development credit union, a community development loan fund, or a community development venture capital fund. LISC is a community development loan fund.

Approximately 1,427 certified CDFIs are based across the 50 states, the District of Columbia, Guam, Puerto Rico, and the U.S. Virgin Islands.

CDFIs TARGET UNDERSERVED POPULATIONS

66%
PEOPLE OF COLOR

85%
LOW-INCOME

27%
RURAL

48%
WOMEN

CDFIs CREATE TANGIBLE IMPACT

MORE THAN...

3.06 million JOBS

2.39 million HOUSING
UNITS

14,300 COMMUNITY
FACILITIES

853,549 BUSINESSES
AND MICROENTERPRISES

CDFIs ARE PERFORMANCE ORIENTED

0.99%

DELINQUENCY RATE >
90 DAYS

0.3%

NET CHARGE-OFFS

0.64%

CUMULATIVE LOAN LOSS
RATE

LISC's Tax Credit Equity Affiliates

Proceeds of LISC's note issuance will not be used for Tax Credit Equity Financing. The below information is included to inform investors on the different financing tools LISC uses to deploy capital in our target communities.

Affiliate	Type of Equity	How it Works	Example Project
	Low-Income Housing Tax Credit (LIHTC), an indirect federal subsidy used to finance the construction and rehabilitation of low-income rental housing.	The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years.	NEF invested \$4.8 million in LIHTC equity in Epworth Apartments in Los Angeles. The new construction, 20-unit development is designed to serve transition aged youth from 18-24 years old who are homeless, at risk of becoming homeless, or have various mental health issues. Read more about the project here .
	New Market Tax Credits (NMTC), a federal community development tax incentive used to finance new investments in eligible businesses and commercial and community projects in qualified census tracts.	The NMTC permits investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities. The credit totals 39 percent of the original investment amount and is claimed over a period of seven years.	Broadstreet provided Educare Arizona \$6.8 million in NMTC financing to construct a 33,000 square foot early education and healthcare facility in Phoenix, AZ.

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