



**CDFI
Triple Bottom Line
Investing**

Annual OFN Conference
Charlotte, North Carolina
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LISC Background

- A CDFI providing capital, technical expertise, training, and policy support
- 28 Urban Programs, and a Rural Program covering 31 states
- Assists creation of affordable housing, economic development projects, and a wide range of community facilities
- Supports neighborhood revitalization work of CDCs and other community-based organizations
- Bolsters local leadership development
- In 2007-08, LISC and affiliates provided \$1.87 billion in community development capital



LISC Background

- LISC is a CDFI embedded within a broad community development support organization
- LISC's new strategic plan, entitled "Sustainable Communities," launched in 2006. Focus is on:
 - Developing, Preserving, Investing in the Physical Environment
 - Increasing Family Income and Wealth
 - Stimulating Local and Regional Economic Activity
 - Improving Access to Quality Education
 - Fostering Safe and Healthy Environments



Triple Bottom Line Investing

- LISC is a Triple Bottom Line Collaborative member
- Economy and Equity goals embraced from the outset
- Focus on Environment has grown steadily over last seven years
- "Three Es" not a formal investment screen yet
- Unclear, particularly in current climate, that mandatory approach is best path
- "Greening" of CDFI management and staff critical to expanding sustainability focus



TBL: Housing Preservation

- Focus on energy efficiency of *existing* affordable housing
- In 2009 LISC's *Affordable Housing Preservation Initiative* released "Getting Started with Green Preservation," an introduction to issues and resources for greening existing affordable housing
- In 2007 *Bay Area LISC* released a Resource Guide to "Greening Rehabilitation of Multi-family Rental Properties" and "Green Operations and Maintenance: Toolkit and Buyer's Guide"
- *New York City LISC* has applied for \$21 million in ARRA funds to weatherize 3,000 LIHTC units in NYC prior to Year 15
- LISC's *Green Development Center* is active provider of training and TA resources within LISC



TBL Example - Housing Preservation

- *Richmond, CA: Crescent Park (EAH Housing, Inc.)*
- Affordable housing rental units preserved: 387
- Largest solar-powered affordable housing community in the United States
- Reduction in power usage from baseline projection: 80%
- Annual common area tenant electricity costs reduction: \$154,000
- LISC predevelopment loan (Bay Area program): \$1 million
- NEF syndicated low-income tax credit equity: \$46 million



TBL Example - Housing Preservation

Richmond, CA: Crescent Park (EAH Housing, Inc.)



TBL Example – Educational Facility

Los Angeles, CA: Animo Justice & Animo Ralph Bunch Schools (PCSD/Green Dot)

- 550 seats in two, on-site charter schools
- Renovation of 77,000 square foot warehouse (moved school closer to student population base)
- Schools serve low-income student population of 87.1% in district of 74.7% overall
- LISC acquisition loan (L.A. Program): \$2.2 million



TBL Example – Educational Facility

Support by LISC and Global Green USA (GG) through "L.A. Green Schools Pilot Project"



- Together, LISC and GG also provided a \$75,000 grant, and GG provided \$15,000 worth of TA
- GG created specialty computer modeling of daylight and acoustics
- Significant green features; LEED certification being sought
- 64% water savings, and 39% energy savings compared to other Green Dot schools



TBL Example – Educational Facility

Los Angeles, CA: Animo Justice & Animo Ralph Bunch Schools (PCSD/Green Dot)



TBL Example – Community Economic Development

• Detroit, MI: Odd Fellows Building (Southwest Detroit Business Association)

- Historic renovation of a deteriorating three-story building sitting vacant for years
- Creation of 15,300 square feet of office/retail space (Center of Music and Performing Arts Southwest (COMPAS) is ground floor tenant)
- Redevelopment of key intersection along southwest Detroit's key commercial corridor
- LISC new markets tax credit allocation: \$5.2 million



TBL Example – Community Economic Development

- 43 construction and 50 permanent jobs created
- Geothermal heating and cooling system
- Variable speed pump system for HVAC
- Energy recovery system for make-up air
- Recycling of great room flooring, new sub-flooring made with no volatile glues or resins
- Re-use of building scheduled for demolition by the city



TBL Example – Community Economic Development

