



Helping Individuals Find “Investment-Ready” CDFI Loan Funds

*February 2022 -- This document was prepared by ASBN Members
Pam Porter (pam@steppingstonepartners.com) and Babbie Jacobs (babbie.jacobs@gmail.com)*

“Every dollar injected into a CDFI catalyzes another \$8 of investment in private sector investment.” U.S. Treasury Secretary Janet Yellen

Overview

For the second year in a row, we are excited to share the largest national listing of opportunities for individuals to make impact investments in Community Development Financial Institution (CDFI) Loan Funds. This paper identifies over 70 CDFI Loan Funds in 33 states that accept individual impact investments to provide capital in underserved communities across the United States.

Investments in CDFI Loan Funds, that are generally 501(c)(3) non-profits, usually come in the form of private Notes with a fixed interest rate and term. About 60% of those listed in this paper provide opportunities for all individual investors, offering minimum investments of less than \$5,000. The remaining 40% restrict investments to accredited investors and have higher minimums. CDFIs report paying between 1.00%-4.00% interest on the Investor Notes from one to ten years.

CDFIs are financial intermediaries certified as mission-focused by the [CDFI Fund](#), a program of the U.S. Department of Treasury¹. CDFIs proved themselves to be grassroots “first responders” during the Covid-19 crises, reaching unserved communities and BIPOC entrepreneurs far more effectively than mainstream financial institutions.

¹ [A full listing of over 1,100 CDFIs](#) in all 50 states can be found on the CDFI Fund website.

Secretary Janet Yellen noted the success achieved by CDFIs when she announced the Treasury's support of these community lenders: "CDFIs play an important role in our financial services ecosystem. They serve people in places the sector hasn't traditionally served well." Only a small percentage of CDFI Loan Funds have established investment programs for individuals. Through this research, we hope to make it easier for individuals to find an "investment-ready" CDFI that aligns with the communities they care about and the type of impact they believe in and consider investing.

We recognize that this inventory is a snapshot in time, and that the information will change. We remind investors that CDFI Loan Funds are not regulated and do not have deposit insurance. All investors should conduct appropriate due diligence. We also note that by providing this information to ASBC, Loan Funds are not soliciting investments.

Leading this work are two ASBN members: Pam Porter, a national expert on CDFIs, and Babbie Jacobs, Chair of the ASBN Community Capital working groups.

Disclaimer: We are not providing you with any legal, business, tax, or other advice in this briefing. You should consult your own advisors about any investment referred to in this briefing. You and the loan funds must comply with all laws and regulations that apply to any such investment. We have not reviewed any of these legal requirements and are not responsible for your compliance with these legal requirements. We are not making any representation to you regarding the legality of any investment under any law or regulation. The potential investments referred to in this briefing have not been recommended by any federal, state, or foreign securities authorities. Finally, we make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this briefing, which has been collected from third parties and has not been

Background

This initiative came about in 2020 as individual impact investors in the ASBC network and its affiliated organizations sought ways to increase their impact on the social justice inequities exposed through civil unrest and the effects of the Covid-19 pandemic, especially across lower income and BIPOC communities. ASBC launched the Community Capital Working Group, led by New York Chapter Leader Babbie Jacobs, to identify practical ways for individuals to put money to work to support local communities. One of the primary initiatives was to invest in Community Development Financial Institutions (CDFIs).

Philadelphia ASBC member Pam Porter, who has experience working nationally with CDFIs and CDFI investors, offered to facilitate a series of webinars and to create resources to help individual investors learn more about CDFIs and identify opportunities to deploy investment capital.

Since this work began, we are aware of several million dollars of new investments in CDFIs by both individuals and by investment advisors working on behalf of individuals just in our small network. Additionally, members have been collaborating with their alma maters and faith-based organizations to encourage them to move their endowment funds into more place-based CDFIs.

We encourage investors to follow these steps for investing in CDFIs for impact:

- **Step 1: Find CDFIs in your market or that align with your interests**
 - Determine your goals and align with CDFI target market (e.g., national, region, state, or city) or areas of focus (e.g., BIPOC Entrepreneurs, Native Communities, Disability, Housing, Healthcare, Healthy Food Access, Children, Energy Efficiency, Women Led Businesses).
 - Develop a target investment list of CDFI Loan Funds, as well as CDFI Banks, Credit Unions, and Venture Funds that align with your goals. Use the resources listed below and the Loan Fund Inventory published in this report.

- **Step 2: Evaluate and Invest**
 - For Loan Funds, determine which ones accept Individual Investments and whether those opportunities are limited to accredited investors using the inventory published in this report.
 - Conduct due diligence by reaching out to the investment relations contact person for available documentation, such as recent audited financial statements or a prospectus. Look at their experience managing external investments, capital ratios, and loan portfolio performance. Also determine whether they have been rated by [Aeris](#) or S&P.
 - For CDFI Banks and Credit Unions, form a deposit relationship. These are insured up to the maximum allowed by law, currently \$250,000.

- **Step 3: Support Philanthropically**
 - All CDFIs welcome grant funding and donations to support education and other services provided to their community and borrowers
 - Introduce your community foundations, alma maters and faith-based organizations to CDFIs for further grant and program related investments

Resources

Past Webinars Hosted by ASBC:

- 1/25/2021 - **CDFI Investing** - Pam Porter and Babbie Jacobs ([Watch Here](#), view [Deck](#))
- 11/12/20 - **The Best Kept Secret in Community Investing** ([Watch Here](#))

How to Find a CDFI

- [CDFI Fund/US Dept of Treasury](#): The certifying body of CDFIs
- **Trade Associations and Coalitions for CDFIs:**
 - **CDFI Credit Unions:** [Inclusiv](#) map and listing by state
 - **CDFI Banks:**
 - [National Bankers Association](#) - minority bank members
 - [Community Development Bankers Association](#) - filter by state
 - [Minority Depository Institutions](#) - maintained by the FDIC
 - **CDFI Loan Funds:**
 - [Opportunity Finance Network](#) – national network for CDFIs, most of which are CDFI Loan Funds. Filter by state and type of lending
 - [Aeris Insight](#) - loan funds which have been rated by this entity
 - **CDFI Venture Funds:**
 - [Community Development Venture Capital Alliance](#)
 - **Native CDFIs:**
 - [Native CDFI Coalition](#)
 - **Other Coalitions:**
 - [CDFIs serving People with Disabilities](#)
 - [CDFIs serving Appalachian Small Businesses](#)
 - [CDFIs with African American leadership](#)

Inventory of Loan Funds

The following list published in February 2022 provides information about certified CDFI Loan Funds that offer individual investment programs organized by the state where the loan fund is headquartered. Visit the website of each loan fund to learn more information about the states and regions served and the types of lending and technical assistance offered. The column on the far right indicates the CDFI most recently updated this information or whether it was found on their public website. Please read information on the CDFIs website or ask the noted contacts about limitations for investments based on state of residency or other factors that may apply. Please note the disclaimer at the beginning of this briefing and in the footer of each page that indicates this document is for informational purposes only and is not an offer to sell or a solicitation of an offer to buy any security or other investment referred in this briefing. All investors should conduct appropriate due diligence before making investment decisions. [If you know a CDFI that should be included in this report, please forward this survey link. Loan funds can add, delete, or modify the information listed via this link, as well.](#)

Name of Loan Fund	State head-quartered	Contact information	Types of investors (individuals & orgs)	Date Submitted
Growth Partners Arizona	Arizona	https://www.growthpartnersaz.org/	Only accredited investors	Feb-21
FORGE Inc./ Forge Community Loan Fund	Arkansas	philip@forgefund.org	All investors	Nov-21
PEOPLE TRUST	Arkansas	arlo@providingequalopportunities.org	All investors	Nov-21
Accion Opportunity Fund	California	vfigoli@opportunityfund.org	Only accredited investors	Nov-21
Black Cooperative Investment Fund	California	www.bcifund.org	All investors	Sep-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.

California Capital Small Business Financial Dev Corp	California	www.cacapital.org	All investors	Oct-20
California FarmLink	California	https://www.californiafarmlink.org/farmlink-investment-notes/	All investors	Nov-20
Century Housing Corporation	California	http://century.org/invest	All investors	Jan-22
Fondo Adelante	California	edwyer@medasf.org	Only accredited investors	Oct-20
Housing Trust Silicon Valley	California	https://housingtrustsv.org/invest/	Only accredited investors	Nov-21
ICA Fund Good Jobs	California	www.ICA.fund	All investors	Nov-20
Mission Community Loan Fund LLC (dba Fondo Adelante)	California	nowen@medasf.org	Only accredited investors	Nov-20
Rural Community Assistance Corporations	California	https://www.rcac.org/	Only accredited investors	Nov-20
TMC Community Capital	California	hanna@tmccommunitycapital.org	All investors	Oct-21
Community Vision Capital & Consulting	California	www.communityvisionca.org	Options for all investors	Nov-20
Main Street Launch	California	jen@mainstreetlaunch.org	All investors	Nov-21
Oweesta Corporation	Colorado	www.Oweesta.org	All investors	Nov-21
Capital for Change	Connecticut	https://www.capitalforchange.org/investing-and-donating/invest	All investors	Nov-21
Access to Capital for Entrepreneurs (ACE)	Georgia	edwards@aceloan.org	All investors	Nov-20
Atlanta Affordable Housing Fund	Georgia	www.aahfund.com	Only accredited investors	Feb-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.

IFF	Illinois	https://iff.org/investors/michigan-impact-connection/	Only accredited investors	Nov-20
Redbud Financial Alternatives, Inc.	Kentucky	https://redbudfinancialalternatives.org/get-involved/	All investors	Nov-21
Coastal Enterprises, Inc.	Maine	elizabeth.rogers@ceimaine.org	Only accredited investors	Nov-21
Four Directions Development Corporation	Maine	evirgilio@fourdirectionsmaine.org	All investors	Jan-21
The Genesis Fund	Maine	https://genesisfund.org/donate-invest.html#invest	All investors	Nov-21
Enterprise Community Loan Fund	Maryland	rbachmann@enterprisecommunity.org	All investors	Nov-21
BlueHub Loan Fund	Massachusetts	invest@bluehubcapital.org	All investors	Nov-21
Common Capital	Massachusetts	https://www.commoncapitalma.org/	All investors	Nov-21
Community Loan Fund	Massachusetts	www.wchr.org	All investors	Oct-20
Cooperative Fund of New England, Inc.	Massachusetts	micha@coopfund.coop	All investors	Nov-21
LEAF - Local Enterprise Assistance Fund	Massachusetts	https://leaffund.org/	All investors	Nov-20
Northern Great Lakes Initiatives	Michigan	www.northerninitiatives.org	All investors	Oct-20
Shared Capital Cooperative	Minnesota	samantha@sharedcapital.coop	All investors	Nov-20
Hope Enterprise Corporation	Mississippi	marybruce.alford@hope-ec.org	Prefer accredited, but open to all	Nov-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.

Justine Petersen/ Great Rivers Community Cap.	Missouri	https://justinepetersen.org/get-started/investors/	Only accredited investors	Nov-21
MoFi	Montana	grega@mofi.org	Only accredited investors	Nov-21
NH Community Loan Fund	New Hampshire	https://communityloanfund.org/involved/invest/	All investors	Nov-20
ROC USA Capital	New Hampshire	pbradley@rocusa.org	Only accredited investors	Nov-20
DreamSpring	New Mexico	https://www.dreamspring.org/	Only accredited investors	Nov-20
Homewise Community Investment Fund	New Mexico	https://homewise.org/invest-in-homewise/individual-impact-investing/	All investors	Jan-22
Disability Opportunity Fund	New York	https://www.thedof.org/how-you-can-help/	All investors	Public website
LaunchNY	New York	https://launchny.org/investors/	Only accredited investors	Public website
Leviticus 25-23 Alternative Fund, Inc.	New York	cryan@leviticusfund.org	All investors	Nov-21
Local Initiatives Support Corporation	New York	lisc.org/invest	Options for all investors	Nov-21
Seed Commons	New York	investing@seedcommons.org	Only accredited investors	Nov-21
Self-Help	North Carolina	invest@self-help.org	DTC Certificates through brokers	Public website
Invest Local Ohio (ILO)	Ohio	WWW.ECDI.ORG	Only accredited investors	Nov-20
Micro Enterprise Services of Oregon	Oregon	Nshah@mesopdx.org	Only accredited investors	Mar-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.

Bridgeway Capital, Inc.	Pennsylvania	dseckler@bridgewaycapital.org	All investors	Jan-22
Community First Fund	Pennsylvania	https://communityfirstfund.org/invest/how-to-invest/	All investors	Nov-21
Reinvestment Fund	Pennsylvania	https://www.reinvestment.com/invest/investing-tools/	Options for all investors	Nov-21
The Enterprise Center Capital Corporation	Pennsylvania	smcinneshin@theenterprisecenter.com	All investors	Oct-20
Capital Good Fund	Rhode Island	https://www.socialcapitalfund.org/	Only accredited investors	Nov-21
CommunityWorks	South Carolina	jderryberry@cwcarolina.org	Only accredited investors	Nov-21
South Carolina Community Loan Fund	South Carolina	https://sccommunityloanfund.org/give/	All investors	Nov-21
The Housing Fund	Tennessee	https://thehousingfund.org/become-an-investor/	All investors	Nov-21
LiftFund	Texas	https://www.liftfund.com/support/why-invest/	All investors	Public website
On the Road Sustainability Funds	Texas	www.ontheroadcompanies.com	Only accredited investors	Nov-20
Vermont Community Loan Fund	Vermont	https://www.investinvermont.org/invest/products-rates-and-terms.html	All individual investors thru brokers	Nov-21
Capital Impact Partners	Virginia	https://www.capitalimpact.org/invest/capital-impact-investment-notes-prospectus/	All individual investors thru brokers	Jan-21
Foodshed Capital	Virginia	michael@foodcap.org	Only accredited investors	Nov-21
Business Impact NW	Washington	gretas@businessimpactnw.org	Only accredited investors	Nov-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.

Community Credit Lab	Washington	www.communitycreditlab.org	Only accredited investors	Mar-21
Craft3	Washington	mkirby@craft3.org	Only accredited investors	Nov-21
City First Enterprises	Washington, D.C.	https://www.cfenterprises.org/	All investors	Jan-21
EatsPlace Farm and Food Entrepreneur Loan Fund	Washington, D.C.	www.eatsplace.com	Only accredited investors	Oct-20
Housing Assistance Council	Washington, D.C.	Eileen@ruralhome.org	All investors	Nov-21
Washington Area Community Investment Fund	Washington, D.C.	https://wacif.org/invest/	All investors	Jan-22
Pay Your Tuition Funds	Washington, D.C.	Info@gopyt.com	All investors	Oct-20
Partner Community Capital	West Virginia	https://partnercap.org/for-investors/	Only accredited investors	Nov-21
Legacy Redevelopment Corporation	Wisconsin	www.lrcmke.com	All investors	Nov-21

This document is for informational purposes only and is neither an offer to sell nor a solicitation of an offer to buy any security or other investment referred to in this briefing.