



We work to create a future where development capital reaches every community.

Low-income communities and communities of color across the U.S. are too often cordoned off from the benefits of America's economic might. Whether due to the systemic racism baked into our financial systems or other persistent system failures and gaps, what's clear is that not all communities have equal access to financial opportunity, community development activity, or economic prosperity.

To combat this, Kresge's Social Investment Practice works within the strategies of the foundation's seven program teams – American Cities, Arts & Culture, Detroit, Education, Environment, Health and Human Services – to unlock capital for the places, projects and people working to improve equitable outcomes. We believe all communities hold value and power and deserve investment. Our approach involves working from the ground up, investing in solutions that are community backed, and that put the needs of people and mission-driven organizations at the forefront.

Impact investing tools such as program-related investments (PRIs) loans, guarantees, equity investments and deposits provide unique ways of addressing many problems, says Managing Director, Social Investment Practice, Aaron Seybert. "As designed, traditional markets discriminate against low wealth places and communities of color," Seybert says. "That's simply unjust. Our team works to source capital solutions that are responsive to the needs of disinvested communities regardless of the perceived risk or current market expectations. We focus on what's right for people and then what works at scale for investors, not the other way around."

Communities are built on systems, including a complex and often under-resourced community development finance system. Community banks, credit unions, federal tax credit programs, nonprofits, developers, community groups and community development financial institutions are but a sliver of the entities and policies that make up this system. Magic happens when these players align themselves around the goals and projects of a low wealth community; it's then we see capital needs met in the communities traditional markets ignore.

"Whether you care about affordable housing, job creation, small business development, access to health care, the spread of green infrastructure or the local arts ecosystems, the community development finance system is a cornerstone to positive and equitable outcomes," Seybert says.

Kresge works within that system to listen to communities, find out where they seek investment, and then to catalyze or de-risk those projects or funds for other investors. Kresge's impact investing began during the financial crisis of 2008 and has since increased exponentially. In 2015, Kresge's Board of Trustees approved a \$350 million impact investing pool that was fully committed by 2020. During that period, this work leveraged more than \$1 billion from other investors.

See a complete list of our 2023 transactions inside, and on the back, find our other active investment commitments as of August 2024. By using the full spectrum of capital tools, we can help change people's lives for the better today and also try to influence the capital markets to serve communities of color and other underserved communities more effectively in the future.

2023 Investment Summary | 16 investment commitments totaling \$37.9 million



CADENCE ONEFIVE

\$500,000 PROGRAM-RELATED INVESTMENT LOAN

Program: Environment

This loan provides financial support for software designed primarily for owners of large portfolios of affordable housing developments, which facilitates building decarbonization planning and execution at the portfolio level.



MARYGROVE CONSERVANCY

\$10 MILLION GUARANTEE

Program: Detroit

This guarantee benefits New Markets Tax Credits providers and covers construction completion, loan interest payments and costs of default. The Marygrove Conservancy manages operations and stewards the 53-acre Marygrove College campus in northwest Detroit as a resource for high-quality uses in the community.



COMMUNITY INVESTMENT GUARANTEE POOL (CIGP)

\$7 MILLION GUARANTEE

CIGP mobilizes new capital for community development finance by investing in three verticals – affordable housing, small business, and climate – through an intentional lens of racial equity and impact. Kresge's 2023 guarantee increased the foundation's total commitment to CIGP to \$17 million.



MIDTOWN DETROIT

\$2 MILLION PROGRAM-RELATED INVESTMENT LOAN

Program: Detroit

This loan supports the completion of a \$125 million flagship project in Midtown Detroit. The project purpose is to build a brand new, green, mixed-use development in Midtown Detroit.

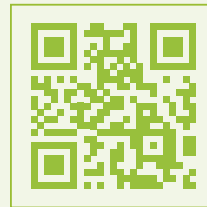


COOPERATIVE ENERGY FUTURES (CEF)

\$1 MILLION PROGRAM-RELATED INVESTMENT LOAN

Program: Environment

CEF envisions a future where teams of people in every community are working to produce, manage and wisely use the energy that they need to thrive. They do that by equipping members to build socially-just climate solutions through projects that ensure community ownership, enable participation by households of all incomes and create pathways into the solar workforce for local community members.



NATIONAL FAITH HOMEBUYERS

\$500,000 PROGRAM-RELATED INVESTMENT LOAN

Program: Detroit

National Faith Homebuyers' mission is to expand the American dream of home-ownership to everyone. They do this by encouraging, educating and empowering families to take ownership of their lives and develop financially responsible behavior. This loan supports the Detroit Downpayment Assistance Program.

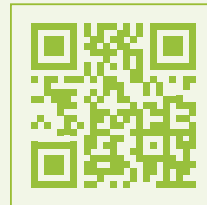


GREENPRINT PARTNERS

\$500,000 PROGRAM-RELATED INVESTMENT LOAN

Program: Environment

Greenprint Partners is a Chicago-based, women-owned engineering and design firm that specializes in green infrastructure. Their mission is to use natural techniques to create sustainable and equitable infrastructure that improves communities and the environment. This loan bridged several government-funded projects.



OPPORTUNITY RESOURCE FUND

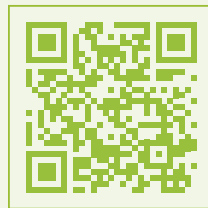
\$3 MILLION EQUITY

Program: Detroit

Opportunity Resource Fund provides loans to create equitable, economic and sustainable opportunities throughout Michigan – one person, one job, one home at a time. OppFund will combine these dollars with other funds in its portfolio to provide single family mortgages to low- and moderate-income individuals and families for home purchases in Detroit.

**PEOPLE'S SOLAR ENERGY FUND****\$1 MILLION PROGRAM-RELATED INVESTMENT LOAN****Program: Environment**

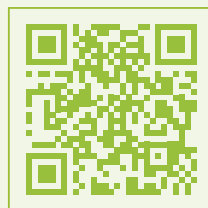
The People's Solar Energy Fund aggregates community solar projects in low and moderate income communities across the country to secure financing at scale with a path to local ownership. These high impact investments contribute to wealth building, job creation, racial justice, resilience, and a more democratic economy. Kresge's loan will expand availability of pre-development capital of community-based solar developers and others.

**TOGETHER NEW ORLEANS**
\$2 MILLION PROGRAM-RELATED INVESTMENT LOAN**Program: Environment**

This loan supports predevelopment financing, working capital and construction financing for solar + storage systems installed on power resiliency centers and community solar, primarily in Orleans Parish or surrounding parishes, as part of the Community Lighthouse project.

**POSIGEN**
\$812,957 PROGRAM-RELATED INVESTMENT LOAN**Program: Environment**

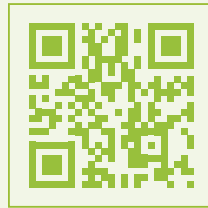
PosiGen is a solar panel installation company that offers residential solar and energy efficiency services to low-to-moderate income homeowners. Kresge's loan will help PosiGen succeed and scale its work in existing and new markets.

**UNITED COMMUNITY HOUSING COALITION****\$1.5 MILLION GUARANTEE****Program: Detroit**

United Community Housing Coalition's mission is to help low-income residents stay in their homes and strengthen their communities, through representation, support, and ownership. This guarantee supports a line of credit available to UCHC to cover advances of Federal rental assistance program funds prior to reimbursement from MI State Housing Development Authority.

**REINVESTMENT FUND****Project: HBCU Brilliance Initiative**
\$3.5 MILLION PROGRAM-RELATED INVESTMENT LOAN**Program: Education**

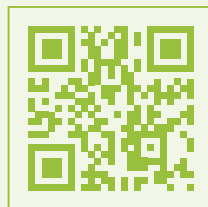
The HBCU Brilliance Initiative provides financial support to Historically Black Colleges and Universities (HBCUs). The fund's goal is to help HBCUs make investments in their facilities, financial stability, and long-term growth. The program also aims to help HBCUs build their networks, policy advocacy, and research to strengthen their relationships with their communities.

**URBAN RENAISSANCE PARTNERS****\$543,000 PROGRAM-RELATED INVESTMENT LOAN****Program: American Cities**

Urban Renaissance Partners will finance the first phase renovation of a vacant school building in the South City neighborhood of Memphis. The site will be redeveloped, anchored by an early childhood center, a component of the HUD South City Choice Neighborhoods Initiative (CNI).

**ST. BERNARD PROJECT (SBP)****\$2 MILLION GUARANTEE****Program: American Cities**

The St. Bernard Project (SBP) mission is to reduce the time between a disaster and full recovery by rebuilding homes, increasing preparedness and resilience, and improving systems to better serve the needs of all Americans. SBP also works to create solutions for families in need of safe, affordable housing. This guarantee supports its Recovery Acceleration Fund (RAF), which ensures millions of dollars are available annually to help families repair their homes post disaster at no cost.

**THE WORKS, INC.**
\$2 MILLION PROGRAM-RELATED INVESTMENT LOAN**Program: American Cities**

The Works is one of Memphis' largest nonprofit real estate developers in South Memphis and has a track record of increasing available affordable housing options for residents by removing blight and clearing vacant parcels, rehabbing single-family and multifamily housing units, and providing housing policy advocacy work. This enterprise-level investment provides flexible, low-cost capital in Memphis.

Active Investments Committed Before 2023

American Cities

- Aura Mortgage Advisors (2017)**
\$3 MILLION GUARANTEE
- Colorado Housing Finance Authority (2017)**
\$2 MILLION GUARANTEE
- Fresno Housing Authority HRFC (2020)**
\$2 MILLION LOAN
- Hope Federal Credit Union (2016)**
\$3 MILLION LOAN
- Memphis MDC – Predevelopment Fund (2020)**
\$1 MILLION LOAN
- National Housing Trust – Communities (2016)**
\$5.2 MILLION LOAN
- New Corp**
\$800,000 LOAN (2018)
- Pathway Lending – MMDIF (2020)**
\$6 MILLION GUARANTEE
- Port Authority of Cincinnati (2016)**
\$5 MILLION LOAN
- Prudential Financial (2017)**
\$10 MILLION GUARANTEE
- TruFund (2022)**
\$3 MILLION EQUITY

Arts & Culture

- Artspace (2010)**
\$1 MILLION GUARANTEE
- Blue Hub Loan Fund (2016)**
\$3 MILLION LOAN
- Cook Inlet Housing Authority (2019)**
\$3 MILLION LOAN
- EDGE for Memphis & Shelby County (2017)**
\$1 MILLION LOAN
- New Jersey Community Capital (2015)**
\$2.5 MILLION LOAN
- Reinvestment Fund (2016)**
\$3 MILLION LOAN

Detroit

- Capital Impact Partners (Detroit Neighborhood Fund) (2015)**
\$1.3 MILLION GUARANTEE
- City of Detroit Department of Housing and Urban Development (2022)**
\$4.6 MILLION GUARANTEE
- Community Reinvestment Fund (2016)**
\$6 MILLION GUARANTEE

- Detroit Affordable Housing Fund (2020)**
\$10 MILLION GUARANTEE
- Detroit Food Commons (2021)**
\$2 MILLION LOAN
- East Jefferson Development Company LLC (2018)**
\$2 MILLION EQUITY INVESTMENT
- Eastern Market Corporation (2017)**
\$750,000 LOAN
- Ebiara Fund/Invest Detroit Foundation (2021)**
\$10 MILLION LOAN
- IFF**
\$3 MILLION LOAN (2015)
\$3 MILLION LOAN (2022)
- Marygrove College**
\$500,000 LOAN (2017)
\$3.5 MILLION GUARANTEE (2020)
\$14.2 MILLION GUARANTEE (2020)
\$57 MILLION GUARANTEE (2020, PNC LOC)
\$14 MILLION GUARANTEE (2021, PNC HTC)
\$13.667,706 MILLION GUARANTEE (2022)

Education

- College Forward (2018)**
\$600,000 LOAN
- Edquity (2021)**
\$1 MILLION EQUITY
- National Student Clearinghouse (2020)**
\$2 MILLION LOAN

Environment

- BlocPower (2021)**
\$3 MILLION GUARANTEE
- Collective Energy (2022)**
\$2 MILLION LOAN
\$2 MILLION GUARANTEE
- Commons Energy L3C (2015)**
\$2 MILLION GUARANTEE
- Greenprint Partners**
\$750,000 LOAN (2017)
\$750,000 LOAN (2020)
- Inclusive Prosperity Capital**
\$3 MILLION LOAN (2016)
\$10 MILLION GUARANTEE (2018)
- Michigan Saves (2021)**
\$2.5 MILLION LOAN
- National Housing Trust (2017)**
\$2.5 MILLION LOAN

- New York City Energy Efficiency Corporation (NYCEEC) (2018)**
\$3 MILLION GUARANTEE
- PosiGen, Inc. (2020)**
\$5 MILLION EQUITY
- RE-volv (2022)**
\$1.5 MILLION LOAN
\$1 MILLION GUARANTEE
- St. Paul Port Authority (2017)**
\$1.1 MILLION LOAN
- Urban Ingenuity-Working Impact Power Fund (2022)**
\$1.1 MILLION LOAN

Health

- Bridgeway Capital (2020)**
\$1.5 MILLION LOAN
- California Community Foundation (2016)**
\$5.5 MILLION LOAN
- Chicago Trend (2022)**
\$2 MILLION EQUITY
- Cooperative Fund of New England (2016)**
\$1 MILLION LOAN
- Direct Dermatology, Inc. (2012)**
\$500,000 EQUITY
- Forward Community Investments (2017)**
\$1 MILLION LOAN
- Healthy Futures Fund/LISC (2015)**
\$1.9 MILLION GUARANTEE
- Healthy Neighborhoods Equity Fund/MHIC (2014)**
\$1.8 MILLION GUARANTEE
- Housing Partnership Fund (2014)**
\$3 MILLION LOAN
- Massachusetts Housing Investment Corp. (2019)**
\$5 MILLION LOAN
- Mobility Financial Capital (MoCaFi) (2022)**
\$1.75 MILLION EQUITY
- Momentum Capital-Equitable Prosperity Fund (2022)**
\$1.5 MILLION EQUITY
- Seed Commons (2017)**
\$1.5 MILLION LOAN
- Self-Help Ventures Fund (2021)**
\$3 MILLION LOAN
- SPARCC Initiative (2017)**
Enterprise Community Loan Fund
\$2.5 MILLION GUARANTEE
Low Income Investment Fund
\$2.5 MILLION GUARANTEE

- South Carolina Community Loan Fund (2014)**
\$500,000 LOAN

Human Services

- The 22 Fund (2022)**
\$2 MILLION EQUITY
- CDT Strong Families Fund (2014)**
\$1.4 MILLION LOAN
- Cinnaire (2014)**
\$500,000 GUARANTEE
- Council for Native Hawaiian Advancement (2017)**
\$500,000 LOAN
- Inclusiv**
\$5 MILLION EQUITY (2019)
- Maycomb Capital (2017)**
\$10 MILLION GUARANTEE
- National Affordable Housing Trust (2014)**
\$1.9 MILLION GUARANTEE
- Pathway Lending (2018)**
\$2.5 MILLION LOAN
- Youth Services Inc (fbo Roca) (2013)**
\$1.3 MILLION LOAN

Social Investment Practice

- Arctaris (2019)**
\$15 MILLION GUARANTEE
- Community Investment Guaranty Pool (2019)**
\$10 MILLION GUARANTEE
- Living Cities Blended Catalyst Fund (2015)**
\$1.8 MILLION LOAN

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