There can be only one headline for 2019: IFF has now lent more than $1 billion toward nonprofit facilities and affordable housing in Midwest communities.

That's $1 billion toward schools, health care facilities, grocery stores, homeless shelters, community centers, and so many of the other pieces of critical infrastructure that help make communities healthy and resilient.

That's $1 billion worth of evidence that nonprofits are worthy of investment and capable of repaying their debts with a remarkably low delinquency rate and few, if any, losses.

That's $1 billion of impact investments from banks, foundations, faith-based institutions, hospitals, corporations, and others who believe in the power of socially responsible investing.

This is a big deal. But, we also know dollars are not the only benchmark for success. That's why we work with our borrowers to collect data that quantifies their work on the ground — school seats created, patient visits enabled, housing units built, and so much more.

> How do we measure success beyond dollars and data? Our research and evaluation team is working on a model for measuring actual outcomes in communities in a more meaningful way.

> How do we ensure our work is promoting equity? Our staff and Board have committed significant time and energy into examining our historical and potential roles in advancing racial equity.

Even that data, however, can't really capture the impact that our nonprofit borrowers are making in communities across the region. That's why IFF's strategic plan calls for bulking up our Social Impact Accelerator — where we house our research team, grow our sector knowledge, and advance but-for-IFF development projects. By creating a suite of services that enhances our core lending activities, we are ensuring that the dollars we invest are not just big in number but big in impact.

Any financial institution can make a loan. IFF is doing more. We are aligning capital with justice.

What's more, IFF's proven track record in lending has enabled us to work through big questions, such as:

> How do we engage with the broader community development world so that, collectively, we can achieve even greater impact? Leaders throughout the organization are having brave conversations about how our community can learn, grow, adapt, and better impact a changing world.

These are big questions, and we don’t have all the answers. But we’re not afraid to tackle the challenge. We know that being a thought leader requires us to ask and answer tough and uncomfortable questions. We also know these conversations make us stronger and better able to serve communities and achieve our mission.

One of the reasons we’re able to think these big thoughts is because of the size and strength of our lending portfolio. That $1 billion means a lot to the 969 nonprofits who’ve received critical loans, and to the investors who’ve received a financial and social return on their investment.

But that lending success has also supported the critical growth in the rest of our organization, which in turn has better targeted our lending for the greatest impact. These are the yin and yang of our organization, and we couldn’t be more eager to show you — through data and stories and people — the impact we’re all making together.

FROM JOE NERI AND THE BOARD OF DIRECTORS

JOE NERI
CHIEF EXECUTIVE OFFICER

GUADALUPE PRESTON
BOARD CHAIR

FROM JOE NERI AND THE BOARD OF DIRECTORS
“Not every CDFI takes on the kind of risk — albeit smart risk — that IFF is willing to absorb. We’re both filling a big void where the market just isn’t.”

HEIDI ZIMMER
SENIOR VICE PRESIDENT OF PROPERTY DEVELOPMENT, ARTSPACE
LENDING HIGHLIGHTS
As IFF has grown, so too has the average size of our loans — but our core work to provide small-scale loans to nonprofits with big-scale visions remains a core part of our DNA.

IMPACT NUMBERS
When nonprofits have access to the right financing, they can build beautiful spaces to support their programming and provide a welcoming environment for their clients.

**NUMBER OF LOANS CLOSED**
- 2019: 118
- 1988-2019: 1,843

**DOLLARS OF LOANS CLOSED**
- 2019: $108 million
- 1988-2019: $1 billion

**CAPITAL LEVERAGED**
- 2019: $488 million
- 1988-2019: $3 billion

**NUMBER OF NONPROFITS SERVED**
- 2019: 86
- 1988-2019: 969

**SQUARE FEET OF REAL ESTATE DEVELOPED**
- 2019: 3.3 million
- 1988-2019: 27.8 million

**STUDENT SEATS**
- 2019: 2,688
- 1988-2019: 54,489

**HOUSING UNITS INVESTED/PRESERVED**
- 2019: 1,543
- 1988-2019: 12,393

**CHILD CARE SLOTS**
- 2019: 17,480

**NEW PATIENT VISITS**
- 2019: 118
- 1988-2019: 1,843

"It was very difficult to get all the funding. A lot of folks asked us, ‘Why does it have to look so nice?’ It was really important to us was we have space where people feel respected and comfortable — the same way you and I would like to feel."

**STEVE TARVER, CHIEF EXECUTIVE OFFICER, YMCA OF LOUISVILLE, LOUISVILLE, KENTUCKY**

"We may not end health disparities. But we can make a dent in them. And we will keep the goal of ending them in front of us as an aspiration."

**SOL FLORES, FORMER EXECUTIVE DIRECTOR, LA CASA NORTE, CHICAGO, ILLINOIS**
Ensuring a financially strong IFF is key to maximizing our ability to best deliver on our mission. 2019 was another excellent year in this regard, as evidenced by IFF once again earning a ***AAA+*** rating from AERIS, positioning IFF as one of the handful of CDFIs in the country to merit this top rating for both impact and financial condition.

All charts reflect financial information for IFF standalone as of Dec. 31, 2019. The only exception is for Managed Assets and Managed Loans, which include the Assets/Loans that are managed by IFF but legally owned by its programmatic subsidiaries, NMTC-related entities, and the Foundation for Homan Square. IFF consolidated financial information is available at [iff.org](http://iff.org).
Our commitment to supporting the full range of nonprofits across the Midwest provides our investors with a well-secured and diversified loan portfolio. These graphs reflect the percent of dollars in IFF’s portfolio of loans — which, as of Dec. 31, 2019, included 743 loans worth $393.7 million.

Included in the figures on both these pages are loans made under our innovative New Markets Tax Credit Small Project Loan Pool, which brings the benefits of NMTC financing — low rates and 7-year, interest-only payments — to smaller nonprofit projects throughout the Midwest.

Data gathered by the U.S. Census and other federal agencies/programs — notably the Community Reinvestment Act, Housing and Urban Development, and Home Mortgage Disclosure Act — have transitioned to these new labels for income levels. While the labels have changed, the percentages based on Median Family Income (MFI) have remained the same; what were “very low” and “low” are now “low” and “moderate.”
“People want to live in vibrant communities. They want to live where they feel fulfilled, where their kids feel connected to other people and can understand other cultures.”

KELLY POLLACK,
EXECUTIVE DIRECTOR, CENTER OF CREATIVE ARTS
ST. LOUIS, MISSOURI
SPOTLIGHT: HOME FIRST

Darnell, Thomas, and Stephany are just three of the 200+ residents of IFF’s Home First program, which creates affordable, accessible, community-integrated housing for people with a broad range of disabilities. In the past year, IFF’s Home First program has been recognized five times for its vision, affordability, and design from local, regional, and national organizations:

- **For Vision:** Vision Award from the Urban Land Institute
- **For Affordability:** Community Neighborhood Development Awards (CNDAs) – Polk Bros Foundation Affordable Rental Housing Preservation Award from LISC Chicago
- **For Impactful Use of Tax Credits:** Charles L. Edson Tax Credit Excellence Award from the Affordable Housing Tax Credit Coalition
- **For Design:** Housing and Community Design Award for Housing Accessibility: Alan J. Rothman Award from the American Institute of Architects and the Office of the Secretary of the U.S. Department of Housing and Urban Development
- **For Leadership:** Nonprofit Developer of the Year Award from the Cook County Land Bank Authority
- **For Development Finance:** Excellence in Development Finance Program Award from the Coalition for Development Finance Agencies

AFFORDABLE

People with disabilities have a harder time finding work and are therefore disproportionately lower-income. Retaining affordability on accessible, community-integrated homes requires a complex mix of financing and rental subsidies.

ACCESSIBLE

Features like roll-in showers, front-loading appliances, sliding barn-style doors, casement windows (that open by crank instead of lift), and lights that flash when someone rings the doorbell help make residents with disabilities feel at home.

COMMUNITY INTEGRATED

By scattering our homes throughout neighborhoods, rather than segregating people with disabilities into a single structure for dozens of people, residents are more integrated into their community.

DARNELL HARRIS was born and raised in Chicago. He prides himself on having visited "every corner" of the city and describes himself as a "diehard Chicago sports fan." He is living independently for the first time in a newly constructed Home First apartment in Logan Square. Learn more about his story at iff.org/darnell.

THOMAS BENSON found himself living in a nursing home when he was only in his 30s, and he felt out of place. He transitioned back to independent living at a Home First condo in Buena Park — just a mile from where he grew up. Learn more about his story at iff.org/thomas.

STEPHANY PANTOJA enjoys sitting outside, baking cakes, and hosting dinner parties at her peaceful new home in Humboldt Park. The Home First unit features lowered light switches, modified counters, and zero-grade thresholds between rooms to make her life in a wheelchair easier. Learn more about her story at iff.org/stephany.

Learn more about Home First at iff.org/HomeFirst
SPOTLIGHT: THOUGHT LEADERSHIP
IFF has ties to financial, real estate, banking, development, and nonprofit fields serving dozens of human service sectors; the individuals we partner with have deep professional know-how and lived experiences that can only add to our ability to serve low-income communities. That’s why we’re engaging with these nonprofit partners, industry peers, and community decisionmakers in even more intentional ways to ensure we are sharing our knowledge with one another. This thought leadership work is a core part of our five-year strategic vision, which recognizes in bold new ways IFF’s growing status as a systems change leader. Check out the innovative ways IFF continues to engage with leaders across the nation.

SHAPING POLICY
IFF CEO Joe Neri was one of four leaders chosen to represent the CDFI industry at a Congressional hearing defending the CDFI Fund. Grants from the Fund boost CDFIs’ net assets, help make them more attractive to bank investors, and give them the flexibility to innovate and craft the specific loan products needed in different communities.

INFLUENCING OUR INDUSTRY
There are about 1,000 CDFIs in the U.S., and we all care about helping communities thrive. That’s why IFF is so committed to sharing our knowledge with our peers. At our industry’s largest gathering — Opportunity Finance Network’s annual conference — IFF staff led discussions about affordable housing and charter school lending, asset-based framing in our communications, and how CDFIs can engage more deeply in communities.

LEADING WITH IDEAS
Effective CDFIs spend enormous amounts of time raising capital and deploying loans. But those activities are simply not enough. Our goal is to align capital with justice, and in order to do that we must engage in a range of activities to build the pipeline of community-driven “investable projects.” This is the topic of IFF’s new blog series, The Continuum, which has been published in leading industry outlets.

COMMUNITY DEVELOPMENT CONTINUUM
“Our goal is not only to raise and deploy capital — most banks do that. Our goal is to align capital with justice. That means deploying the capital we raise in ways that mitigate and eventually solve our communities’ economic, health, education, environmental and social problems — that’s what successful community development projects look like. To do that, CDFIs must engage across a continuum of activities that build the pipeline of community-driven “investable projects.”

EARLY CHILDHOOD EDUCATION
“No type of facility development in the nonprofit sector is more daunting than early learning centers. But community development professionals are the best possible people to take on these challenges because we understand the power of partnerships and the necessity of an ecosystem approach to meeting a community’s needs.”

Check out the blog at iff.org/continuum.

From the Blog
APPRaisal BiAS
“The historical legal racism of redlining creates economic and legacy externalities of devaluation. While outright discrimination is outlawed, past practices have been encoded into policies and regulations — such as risk-based pricing and appraisals. Legal or not, the outcome is the same — capital is not reaching communities of color.”

Check out the blog at iff.org/continuum.
SPOTLIGHT: HEALTH CARE

Mission-driven health care facilities fill a critical gap in the health care system — providing local access in communities that often most need, but can least afford, care. IFF supports these community-based health care centers with financing and real estate consulting, helping ensure they have high-quality spaces that can meet patients where they are.

These facilities are not monolithic. Many are customized to serve targeted populations — people experiencing homelessness, people who identify as LGBTQ, people who are confronting mental illness — and the needs in a rural community are different from an urban area. Still, we’ve noticed some commonalities among our clients — a desire to provide integrated care for both behavioral and physical health and a passion for serving all people regardless of their income, citizenship, or health status.

30 Years Serving the Health Care Sector

LENDING
Over 30 years, IFF has provided 167 loans totaling more than $114 million to health care facilities. All together, these clinics provide more than 800 exam rooms that continue to enable more than 320,000 patient visits every year. That’s more than 1.6 million square feet of health care space across nine states.

REAL ESTATE CONSULTING
Since 1992, IFF’s real estate solutions team has worked with 35 nonprofit health care agencies on 114 projects. On projects where we managed construction, our work resulted in more than 291,000 square feet of health care spaces in Illinois, Indiana, Iowa, Michigan, Missouri, and Wisconsin.

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MISSION-DRIVEN HEALTH CARE FACILITIES FILL A CRITICAL GAP IN THE HEALTH CARE SYSTEM — PROVIDING LOCAL ACCESS IN COMMUNITIES THAT OFTEN MOST NEED, BUT CAN LEAST AFFORD, CARE. IFF SUPPORTS THESE COMMUNITY-BASED HEALTH CARE CENTERS WITH FINANCING AND REAL ESTATE CONSULTING, HELPING ENSURE THEY HAVE HIGH-QUALITY SPACES THAT CAN MEET PATIENTS WHERE THEY ARE.

THESE FACILITIES ARE NOT MONOLITHIC. MANY ARE CUSTOMIZED TO SERVE TARGETED POPULATIONS — PEOPLE EXPERIENCING HOMELESSNESS, PEOPLE WHO IDENTIFY AS LGBTQ, PEOPLE WHO ARE CONFRONTING MENTAL ILLNESS — AND THE NEEDS IN A RURAL COMMUNITY ARE DIFFERENT FROM AN URBAN AREA. STILL, WE’VE NOTICED SOME COMMONALITIES AMONG OUR CLIENTS — A DESIRE TO PROVIDE INTEGRATED CARE FOR BOTH BEHAVIORAL AND PHYSICAL HEALTH AND A PASSION FOR SERVING ALL PEOPLE REGARDLESS OF THEIR INCOME, CITIZENSHIP, OR HEALTH STATUS.

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“This campus will not only be a much-needed community resource, but will also represent what every person in this community deserves: a beautiful place to learn, to grow, to have a new beginning and experience a few new bees.”

BRENDA PALMS-BARBER
EXECUTIVE DIRECTOR, NORTH LAWNDALE EMPLOYMENT NETWORK
CHICAGO, ILLINOIS
In our oldest market, IFF provides our full suite of services. In 2019, we closed 35 loans totaling more than $30 million, executed 51 real estate consulting projects, and continued to create housing for people with disabilities.

Expanding health care access — Since 2013, IFF has served as owner representative for ERIE FAMILY HEALTH CENTERS opened its second location with support from IFF’s lending and real estate teams. The expansion includes both interim and permanent supportive housing, along with beautiful and striking amenities: sun-drenched courtyards, state-of-the-art kitchen and cafeterias, on-site laundry and showers, medical room, and more.

Expanding health care access — Since 2013, IFF has served as owner representative for BARTON FAMILY HEALTH COUNCIL opened its second location. The expansion includes both interim and permanent supportive housing, along with beautiful and striking amenities: sun-drenched courtyards, state-of-the-art kitchen and cafeterias, on-site laundry and showers, medical room, and more.

• Trailing capacity of a major Chicago shelter — LINCOLN PARK COMMUNITY SERVICES opened its second location with support from IFF’s lending and real estate teams. The expansion includes both interim and permanent supportive housing, along with beautiful and striking amenities: sun-drenched courtyards, state-of-the-art kitchen and cafeterias, on-site laundry and showers, medical room, and more.

• Financial management for the arts — Most arts organizations can’t afford to have a CPA on staff. That’s why IFF teamed up with the John D. and Catherine T. MacArthur Foundation and Fiscal Management Associates to provide a series of financial training, technical assistance, and operating loans customized for the unique needs of arts agencies.

• Healthy people, healthy community — With 80% of their patients on Medicare or Medicaid, and many traveling from 55 zip codes to reach their clinic in rural Fort Branch, Ind., TULIP TREE FAMILY HEALTH CARE strives to fill the gap between the care that people need to stay healthy and the care they can afford. IFF provided a loan that enabled the health center to make improvements necessary for receiving greater federal reimbursement rates. The loan also helped bridge the time between building upgrades and increased revenues.

• From historic armory to top-performing school — From historic armory to top-performing school

• Putting young children first — IFF’s deep involvement in the Detroit area’s early childhood education community involves our full suite of tools — real estate consulting, real estate development, lending, research, capacity building programs, and intense partnerships with providers, funders, and other leaders. One project that broke ground in 2019 is especially exciting: a new ECE center at the heart of the “cradle-in-care” educational campus being developed on the grounds of historic MARYCROVE COLLEGE. IFF serves as the lead developer for the early learning center — a 25,000-square-foot facility that will include 12 classrooms, dedicated developmental spaces, and a central focus on the outdoors.

• Re-magining a 48-year-old agency — Grand Rapids’ UNITED METHODIST COMMUNITY HOUSE is embarking on a $40 million expansion with support from IFF’s financing, real estate, and research teams. The project will increase the breadth and depth of UMCH’s programs, which support individuals and families at every life stage. The project will increase the breadth and depth of UMCH’s programs, which support individuals and families at every life stage.

Our second-largest office is located in Detroit, where we offer our full suite of services and where our team is deeply engaged in the Detroit area’s early childhood education community. In 2019, we executed 12 real estate consulting projects and closed 16 loans totaling $11.6 million.

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Our lending-focused office in Columbus works throughout the state. In 2019, we closed 12 loans totaling $16.8 million in financing for nonprofits in arts and culture, community development, education, and affordable housing.

Our work also includes Iowa, Kansas, Minnesota, and parts of northern Kentucky. In 2019, we closed 2 loans totaling $11 million in these areas and continued our work to expand food access in rural Kansas.

• A permanent home — DAYTON EARLY COLLEGE ACADEMY’s elementary, middle, and high schools represent the only K-12 system in Dayton that focuses on college-readiness. A $1.2 million loan from IFF enabled the school to purchase the middle school building it had been leasing. A permanent home is a key part of DECA’s long-term goal to be a staple educational provider in the area.

• Artists and makers spaces — A $5.3 million loan from IFF is helping facilitate a unique redevelopment of an abandoned factory into a community-focused arts and maker space in Cleveland. The building will be filled with multiple nonprofit tenants, anchored by the Cleveland Museum of Art and rounded out with affordable maker spaces for artists and small creative businesses.

• Willkommen Phase II — As economic development professionals continue to redevelop Cincinnati’s Over the Rhine neighborhood, a $2 million loan from IFF is supporting a new affordable housing development with 150 residential units and 20,000 square feet of street-level commercial space.

• From factory to lofts — LEGACY LOFTS is the tenth affordable housing development that IFF has helped finance for Evergreen Real Estate Group. The 64-unit, $15.9 million housing development is a historic rehab of the former Blommer Ice Cream Factory, which closed several decades ago. IFF provided a $350,000 predevelopment loan and a $1.4 million construction loan toward the project. We were also able to leverage $750,000 from the Federal Home Loan Bank of Chicago to close an unexpected funding gap resulting from market uncertainty.

• Renovate, consolidate, save — Renovations at SEEDS OF HEALTH’s long-time public charter school will enable it to consolidate the lower and upper elementary schools into a single building, saving the nonprofit more than $300,000 per year. IFF’s $950,000 loan is covering the cost of renovations.

• Improving food access in rural communities — IFF manages the KANSAS HEALTHY FOOD INITIATIVE’S $5 million loan-grant pool intended to alleviate food deserts in the state. In 2019, we closed a $331,000 loan to PEABODY MARKET, the only full-service grocer in a 15-mile radius of Peabody, KS. The loan will allow the store to replace an aging, unreliable freezer unit and refinance existing debt, saving more than $17,000 per year.

• Expanding high-quality child care — An $800,000 loan from IFF is enabling a long-time, high-quality provider of early childhood education to open a second location. KIDZONE LEARNING CENTER already serves 93 students in Olathe, KS, and the second location will serve 72 students in Wyandotte, KS.

• Small loan difference — 4C-FOR CHILDREN is a long-time nonprofit that provides critical training for high-quality early childhood education providers in Milwaukee. The agency is purchasing and resurfacing the parking lot adjacent to its headquarters with a $160,000 loan from IFF.

 iff.org/LearningSpaces
“You can’t serve children without serving families, and you can’t serve families without serving neighborhoods.”

LOUIS PISZKER
CHIEF EXECUTIVE OFFICER, WAYNE METROPOLITAN COMMUNITY ACTION AGENCY
HIGHLAND PARK, MICHIGAN
INVESTOR CONSORTIUM MEMBERS
- Advantage National Bank
- American Chartered Bank
- Associated Community Development Bank
- Bank of America
- Barrington Bank & Trust Company
- Beverly Bank and Trust Company
- BMO Harris Bank
- Busey Bank
- Byline Bank
- CIBC Bank N.A.
- Citizens Bank
- Commerce Bank
- Crystal Lake Bank and Trust Company
- Evergreen Bank Group
- Fifth Third Bank CDC
- First Bank
- First Bank and Trust
- First Bank of Highland Park
- First Eagle Bank
- First Midwest Bank
- First Savings Bank of Hegewisch
- Hinsdale Bank and Trust
- Huntington Community Development Corporation
- Jacksonville Savings Bank
- Lake Forest Bank and Trust
- Lakeside Bank
- Libertyville Bank and Trust
- Midwest BankCentre
- Mission Investment Fund of the Evangelical Lutheran Church in America
- Northbrook Bank and Trust
- Northern Trust Bank
- North Shore Community Bank and Trust
- Old Plank Trail Community Bank and Trust
- PNC Bank
- Providence Bank & Trust
- Simmons Bank
- St. Charles Bank and Trust Company
- State Bank of the Lakes
- State Farm Bank, FSB
- Stifel Bank & Trust
- TD Bank N.A.
- TIAA-CREF Trust Company, FSB
- Town Bank
- Twain XX LLC
- U.S. Bank
- Village Bank and Trust
- Wheaton Bank and Trust
- Wintrust Financial
- Mercy Investment Services
- Mount St. Scholastica
- Portico Benefit Services
- Religious Communities Impact Fund
- Seton Endowment Fund
- Sinsinawa Dominican Sisters
- Sisters of Charity of Nazareth, KY
- Sisters of the Holy Name of Jesus and Mary U.S.: Ontario Province
- Sisters of the Most Precious Blood of O’Fallon, MO
- Sisters of the Resurrection
- Sisters of St. Dominic - Racine Dominicans
- Sisters of St. Francis, Clinton, Iowa
- Sisters of St. Joseph of Carondelet, St. Louis Province
- Sisters, Servants of the Immaculate Heart of Mary
- St. Viator High School
- Foundations and Corporations
  - Arc Chicago (Benefit Chicago)
  - Bank of America
  - Blowsie-Ridgeway Foundation
  - BMO Harris Bank
  - Calvert Impact Capital
  - Cathay Bank
  - Evergreen Bank Group
  - Federal Home Loan Bank of Chicago
  - First Savings Bank of Hegewisch
  - Richard W. Goldman Family Foundation
  - John D. and Catherine T. MacArthur Foundation
  - JPMorgan Chase
  - The Kresge Foundation
  - Marquette Bank
  - North Shore Bank
  - Northern Trust
  - Opportunity Finance Network
  - PNC
  - Pritzker Family Foundation
  - Rotary Charities of Traverse City
  - Twain XX LLC
  - U.S. Bancorp Community Development Corp
  - U.S. Bank National Association
  - Village Bank and Trust
  - The Walton Family Foundation
  - Wisconsin Preservation Fund
  - Woodforest National Bank
  - Youthbridge Foundation
- Hospital Systems
  - American Medical Association
  - Ann & Robert H. Lurie Children’s Hospital of Chicago
  - Rush University Medical Center
  - Trinity Health
- Impact Connection
  - Max M. and Marjorie S. Fisher Foundation
  - Wells Fargo Bank
- Foundations and Corporations
  - Associated Bank
  - Baker Tilly Virchow Krause, LLP
  - The Chicago Community Foundation
  - CIBC
  - Commerce Bank
  - Commerce Bancshares Foundation
  - Stanley H. Durwood Foundation
  - Enterprise Community Partners
  - The Irving Marion Kauffman Foundation
  - Fifth Third Foundation
  - First Midwest Bank
  - Max M. and Marjorie S. Fisher Foundation
  - The Walton Family Foundation
  - Wisconsin Preservation Fund
  - Glick Fund of Central Indiana Community Foundation
- Government
  - Chicago Metropolitan Agency for Planning
  - Chicago Public Schools
  - City of Rockford
  - Illinois Attorney General
  - Illinois Department of Commerce & Economic Opportunity
  - Illinois Housing Development Authority
  - US Department of Education
  - US Department of Housing and Urban Development
  - US Department of Treasury
- NOTE PROGRAM INVESTORS
  - Faith-Based Institutions
    - Adrian Dominican Sisters
    - Basilian Fathers of Toronto
    - The Benedictine Sisters of Chicago
    - Benedictine Sisters of the Sacred Heart
    - Circle of Service
    - Congregation of the Sisters of St. Joseph
    - Deaconess Foundation
    - Institute of the Blessed Virgin Mary
- Spectra Health
  - St. Louis Community Foundation
  - State Bank of India – Chicago
  - Steelcase Foundation
  - U.S. Bank
  - W.K. Kellogg Foundation
  - The Walton Family Foundation
  - Ralph C. Wilson, Jr. Foundation
- Foundations
  - Foundations and Corporations
  - Associated Bank
  - Baker Tilly Virchow Krause, LLP
  - The Chicago Community Foundation
  - CIBC
  - Commerce Bank
  - Commerce Bancshares Foundation
  - Stanley H. Durwood Foundation
  - Enterprise Community Partners
  - The Irving Marion Kauffman Foundation
  - Fifth Third Foundation
  - First Midwest Bank
  - Max M. and Marjorie S. Fisher Foundation
  - The Walton Family Foundation
  - Wisconsin Preservation Fund
  - Glick Fund of Central Indiana Community Foundation
- Hospital Systems
  - American Medical Association
  - Ann & Robert H. Lurie Children’s Hospital of Chicago
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- Impact Connection
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  - Wells Fargo Bank
- Foundations and Corporations
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  - Baker Tilly Virchow Krause, LLP
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  - Chicago Metropolitan Agency for Planning
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IFF’s Home First program has received six major awards in the last 18 months, recognizing its vision, impact, design, and affordability. www.iff.org/HomeFirst
<table>
<thead>
<tr>
<th>State</th>
<th>Address</th>
<th>Phone Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>ILLINOIS</td>
<td>333 South Wabash Ave. Suite 2800 Chicago, IL 60604 312 629 0060</td>
<td></td>
</tr>
<tr>
<td>INDIANA</td>
<td>211 N. Pennsylvania Street Suite 2375 Indianapolis, IN 46204 317 860 6900</td>
<td></td>
</tr>
<tr>
<td>MICHIGAN</td>
<td>3011 West Grand Blvd. Suite 1715 Detroit, MI 48202 313 309 7825</td>
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<tr>
<td>MISSOURI / KANSAS CITY</td>
<td>4177 Broadway Blvd. Suite 100 Kansas City, MO 64111 816 335 4200</td>
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<tr>
<td>MISSOURI / ST. LOUIS</td>
<td>911 Washington Ave. Suite 203 St. Louis, MO 63101 314 388 8840</td>
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</tr>
<tr>
<td>OHIO</td>
<td>172 E. State St. Suite 203 Columbus, OH 43215 614 484 1811</td>
<td></td>
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