



In 1984, Trillium facilitated our clients' first community impact investment to a community loan fund that helped low-income residents of a manufactured home park form a cooperative and buy the park from their landlord.

Since then, Trillium has helped our clients make community impact investments domestically and on five continents. These investments are typically directed to domestic and international non-profit loan funds as well as community development banks and credit unions that help provide a flow of capital to historically underserved sectors of society.

Community impact investing provides our clients with the opportunity to align their investments with their values. Many investors choose to allocate a portion of their overall portfolio holdings to this high social impact asset class. Community investments are customized for each client, and can be targeted both geographically and by area of interest. These areas include:

- Sustainable Agriculture
- Low Income Housing
- Job Creation and Retention
- Native American Community Development
- Financial Services as an Alternative to Predatory Payday Lenders
- Community Economic Development
- International Development
- Environmental Sustainability
- Childcare

Trillium helps our clients participate in community impact investing by facilitating selection and administration of investments primarily with two types of vehicles: certificates of deposit and promissory notes.

	CERTIFICATES OF DEPOSIT	PROMISSORY NOTES
INSURANCE	Federally insured	None
INTEREST RATE	.3% to 1.8%	.5% to 4%
LENGTH	Minimum two-year term	
TYPE/BENEFICIARY	Community banks/credit unions	Community loan funds
CHOICE	Community organization by geography and/or issue	

These investments provide much needed capital to help finance a wide range of products and services, including responsible mortgage financing and re-financing for homeowners, financing for needed community facilities, commercial loans and investments to start or expand small business, loans to rehabilitate rental housing, and financial services needed by low-income households and local businesses.

In addition, community development banks, credit unions, and loan funds provide services — such as technical assistance to small businesses and credit counseling — that help ensure that credit is used effectively.

While each investment poses unique risks, promissory notes issued by loan funds and non-profit organizations generally pose special risks by their nature. Typically, they involve an uncollateralized and uninsured promise to pay. The issuer's only obligation is to repay the principal at maturity with interest payable at stated times. The promissory notes are not securities registered with the Securities and Exchange Commission.

VERMONT COMMUNITY LOAN FUND Montpelier, VT

In 1987, a group of investors in central Vermont launched a loan fund to support the development of affordable housing in the state. The Vermont Community Loan Fund (VCLF) made its first loan the following year, providing \$5,075 to the Brattleboro Area Community Land Trust. In time, the organization expanded its scope to include community facilities and small business lending. Today, having allocated over \$85 million in loans, VCLF is a valuable resource for the development of successful businesses and strong communities throughout Vermont.

Success Story

High Mowing Seeds, a successful family owned organic seed company, needed capital to add new staff. They also needed a lender who would appreciate that their very seasonal business produced an irregular cash flow. They found both at VCLF. A \$250,000 loan — with a repayment schedule tailored to their cash flow — enabled the company to hire 15 full-time employees.



“High Mowing Seeds is committed to preserving Vermont’s agricultural values while growing their business responsibly. They’re a great example of how our flexible financing can help businesses and communities succeed.”

—Will Belongia,
Executive Director, VCLF

COMMUNITY IMPACT INVESTMENTS (partial listing)

NAME	TYPE	GEOGRAPHY	FOCUS/IMPACT
Boston Community Loan Fund	Loan Fund	MA	Affordable housing, housing development, and community development
Chicago Community Loan Fund	Loan Fund	IL	Low-cost technical assistance to CDCs, affordable housing, and community development
Coastal Enterprises	Loan Fund	ME, NY	Low-cost technical assistance to small businesses, affordable housing, and community development
Cooperative Fund of New England	Loan Fund	New England, NY	Loans and investments for local cooperatives, businesses, non-profits, and affordable housing
Genesis Fund	Loan Fund	ME	Development of community facilities and affordable housing for underserved individuals
Hope Community Credit Union	Credit Union	U.S. Gulf Coast	Affordable business development and neighborhood revitalization programs
MCE Social Capital	Loan Fund	International	Loan guarantees to Microfinance Institutions (MFIs) and Small and Growing Businesses (SGBs) for women and individuals in rural areas
Mercy Loan Fund	Loan Fund	U.S.	Affordable housing and housing development
Root Capital	Loan Fund	Latin America	Financial training and capital for small-scale rural agricultural producers (e.g. family farmers, local fishermen)
Self-Help Credit Union	Credit Union	U.S., NC branches	Affordable financial services for minorities and women, rural residents, and low-income families
Vermont Community Loan Fund	Loan Fund	VT	Affordable housing, community facilities, and microbusinesses

Above is a list of CD's and Promissory Notes that are subject to the risks described earlier. The list does not represent a complete list nor does it represent a recommendation to buy or sell these investments. It should not be assumed that investments in securities mentioned have been or will be profitable.

The information contained herein is not a complete summary or statement of all available data. This piece is for informational purposes and should not be construed as research report.



MCE SOCIAL CAPITAL

San Francisco, CA

Founded in 2006, MCE Social Capital is a nonprofit impact investing firm that provides loans to qualified Microfinance Institutions (MFIs) and Small and Growing Businesses (SGBs) in developing countries. Their lending is focused on MFIs and SGBs that impact women and individuals in rural communities, and those that provide ongoing program support to borrowers. Since inception, MCE has provided over \$109 million in loans for hundreds of thousands of people in more than 30 countries across the developing world.

Impact Story

One Acre Fund, a nonprofit social enterprise in MCE Social Capital's portfolio, provides quality agricultural inputs, training, and credit to 450,000+ smallholder farmers throughout East Africa, and will soon represent Africa's largest network of smallholder farmers. One of these farmers is Alice Nasambu, a Kenyan mother of five who is determined to save enough money to ensure that each one of her children receives a good education. With the help of One Acre Fund, this dream is becoming a reality.



"Trees are the closest bank I have. With trees, one is generating money from an investment. Eventually when they are tall, one can sell the trees and get a lot of money in return. My children will be in high school by the time my trees mature, and I will use that money for their school fees."

—Alice Nasambu,
Kenyan smallholder farmer, mother of five

Member profile and success story provided by MCE Social Capital. Photo by Hailey Tucker | One Acre Fund.