

A Role for Philanthropy

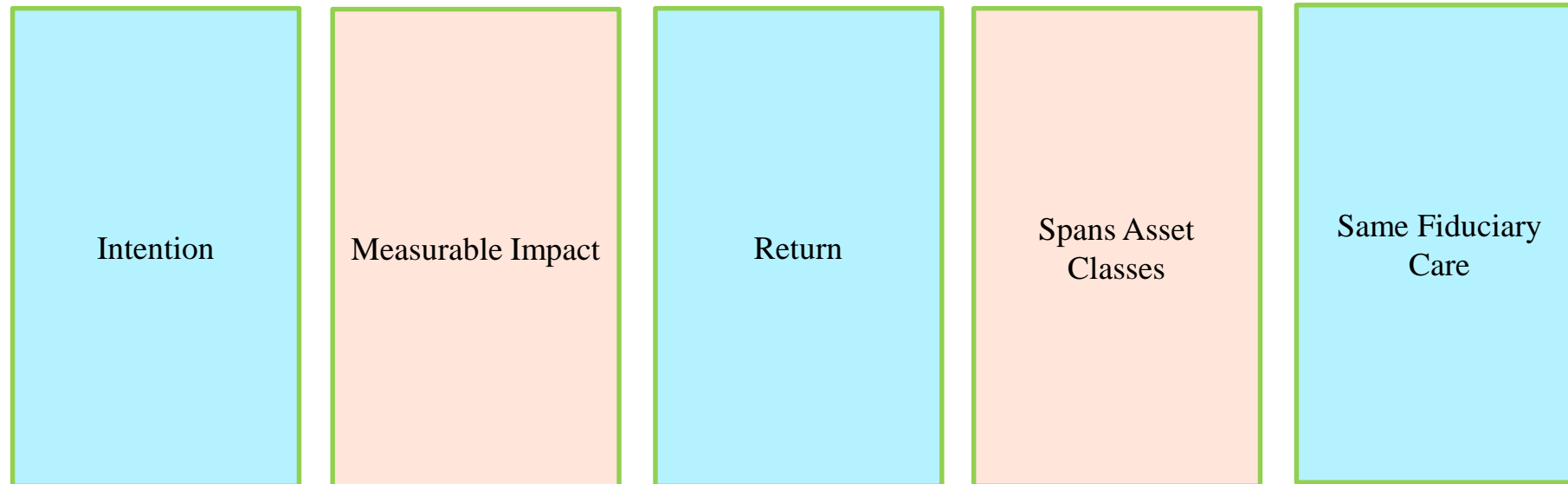
How can OZ communities leverage mission-driven investors?

- Sayer Jones, Director of Mission Related Investing
 - Meyer Memorial Trust (Portland)
- Mauri Ingram, President and CEO
 - Whatcom Community Foundation
- Tim Crosby, Principal
 - The Thread Fund
- Moderator: Melanie Audette, SVP
 - Mission Investors Exchange

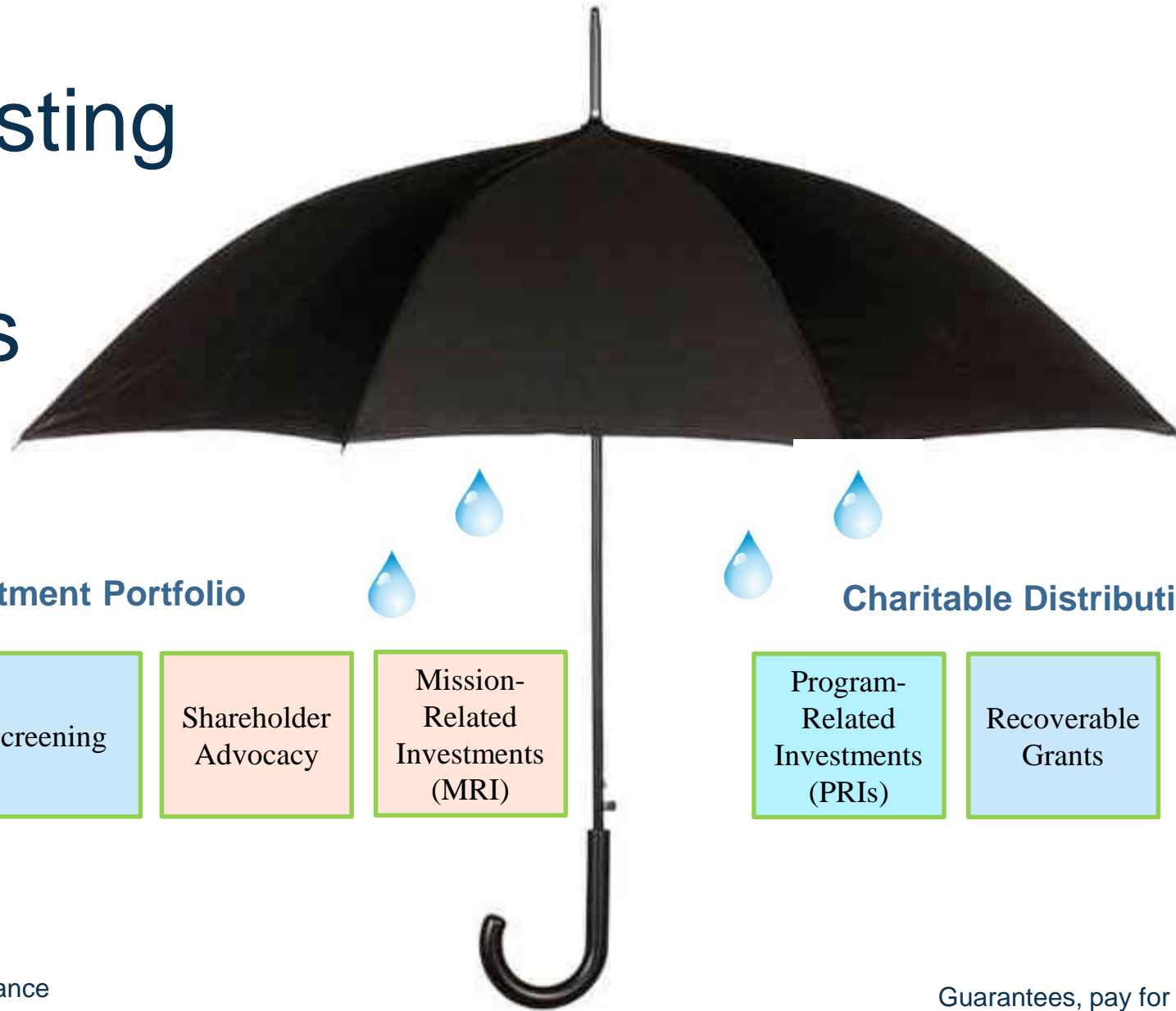
Schedule

- Some basics on foundations as impact investors
- Some suggestions from philanthropy to investors
- Interview Mauri, Sayer and Tim
- Your questions

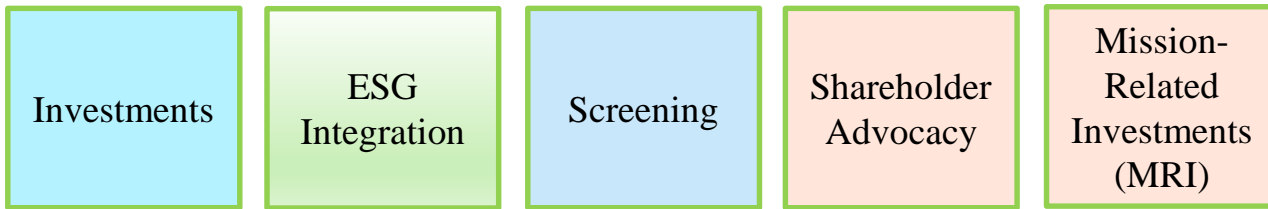
What Exactly *is* Impact Investing?



Umbrella of Impact Investing for Foundations



Investment Portfolio



Charitable Distributions



ESG = Environmental, Social, Governance Standards

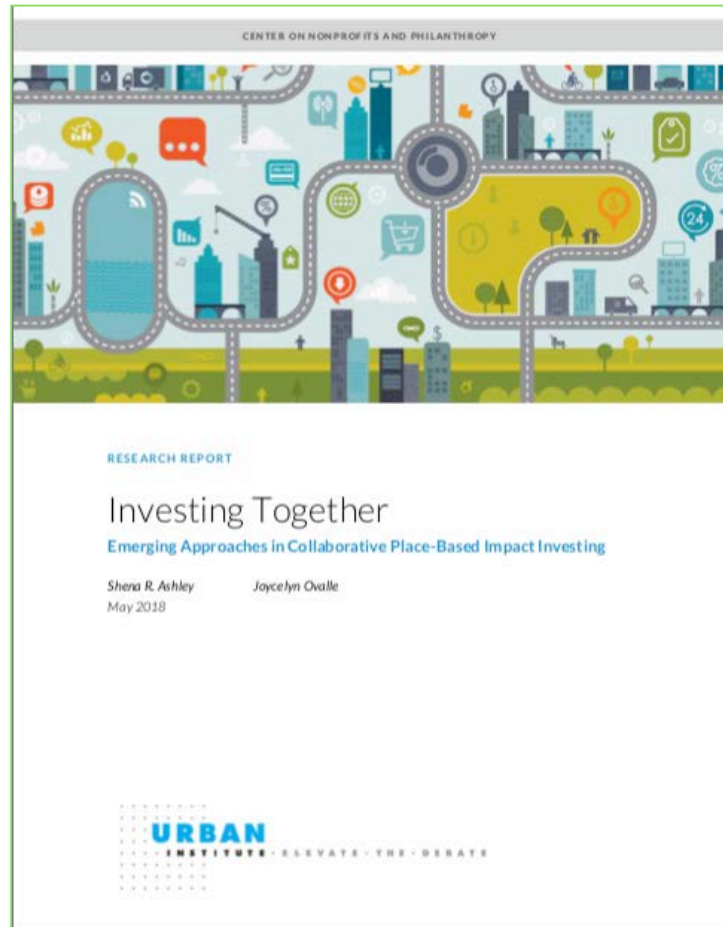
Guarantees, pay for performance agreements

Investors – Please...

- Demand that fund managers integrate the needs of local communities into the formation and implementation of the funds
- Consider partnering with existing experts, like CDFIs and community development orgs
- Invest in businesses as well as real estate
- Avoid investments that hurt low income populations and communities of color
- Tap a diverse group of sites & businesses so \$ is spread through the zone

Investors – Please...

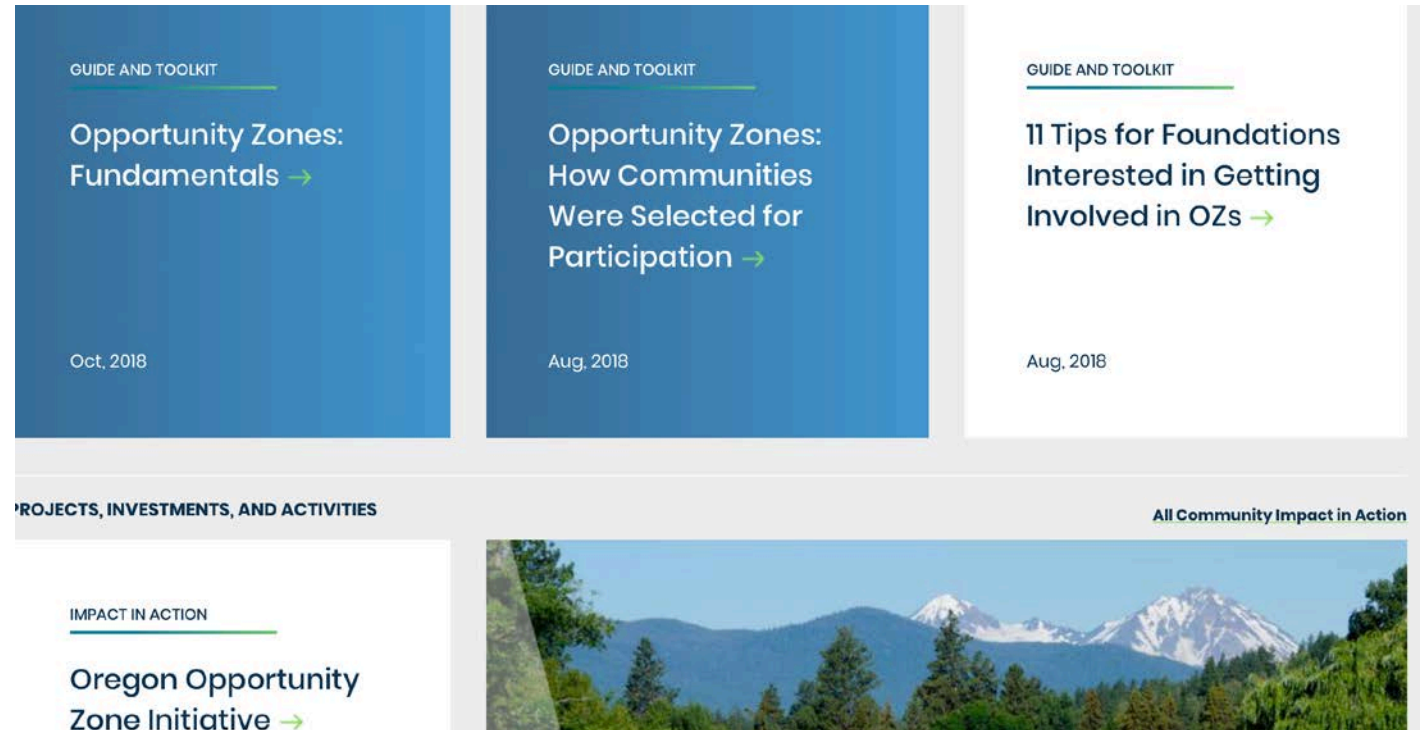
- Adopt outcome-oriented measures, with quantitative and qualitative indicators
- Monitor and measure to track progress – but not too cumbersome for those operating
- Communicate regularly to key audiences
- Remain open to learning and revising
- When exiting, choose options that maintain or at least don't deplete community wealth



Place-based impact investing

- “Investing Together” report by Urban Institute in conjunction with Mission Investors Exchange
- Policy Link
- Shared Prosperity (Brookings Institution, Urban Institute, Living Cities and Kresge Foundation)

Opportunity Zones Library
at
www.missioninvestors.org



The screenshot displays a grid of resource cards from the Opportunity Zones Library. The top row features three cards under the heading "GUIDE AND TOOLKIT":

- Opportunity Zones: Fundamentals** → (Oct, 2018)
- Opportunity Zones: How Communities Were Selected for Participation** → (Aug, 2018)
- 11 Tips for Foundations Interested in Getting Involved in OZs** → (Aug, 2018)

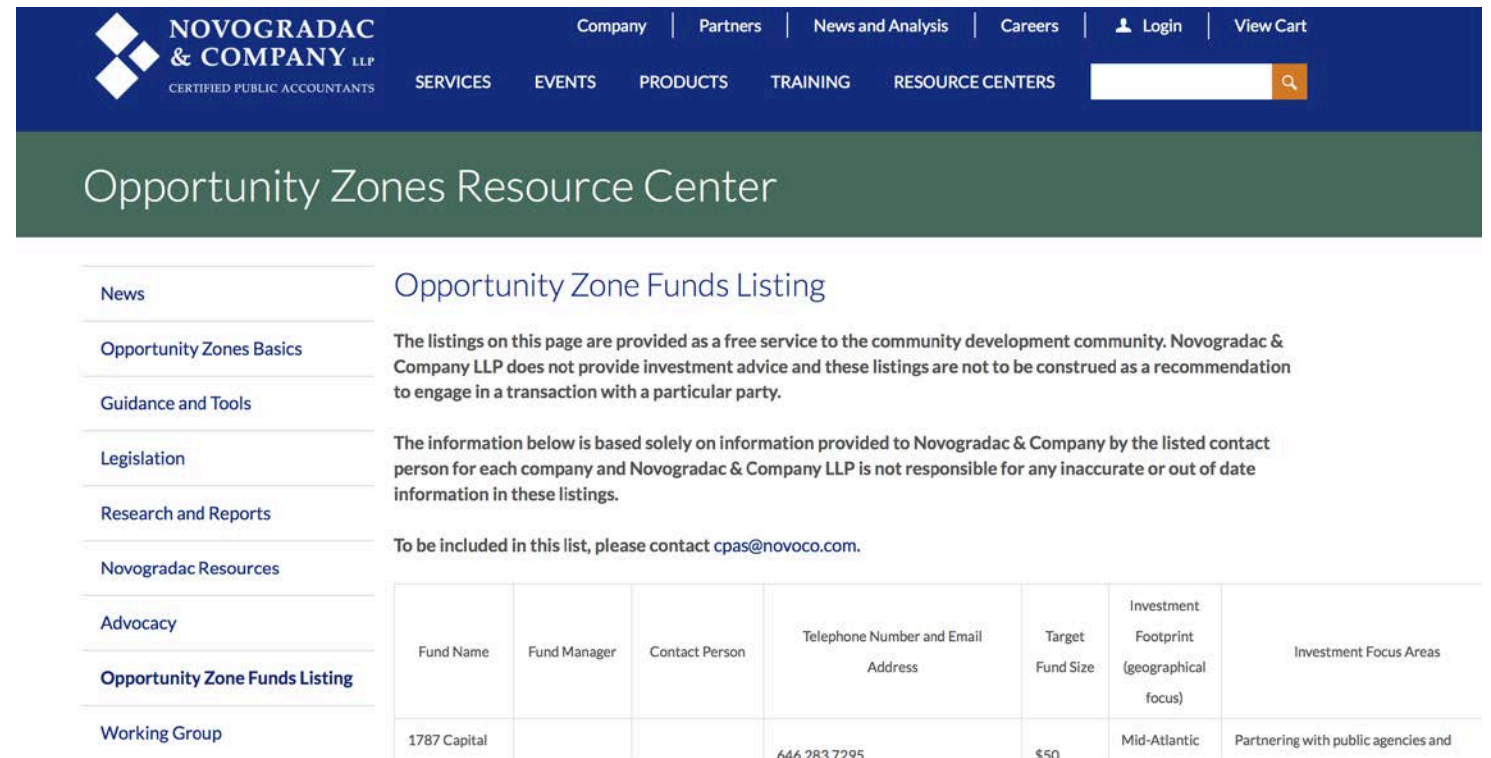
The bottom row is under the heading "PROJECTS, INVESTMENTS, AND ACTIVITIES" and includes:

- Oregon Opportunity Zone Initiative** → (under "IMPACT IN ACTION")
- All Community Impact in Action** (with a landscape image of mountains)

Novogradac & Co
Opportunity Zones
Resource Center

Opportunity Zones Funds
Listing

Other platforms
forthcoming



NOVOGRADAC & COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS

Company | Partners | News and Analysis | Careers | Login | View Cart

SERVICES | EVENTS | PRODUCTS | TRAINING | RESOURCE CENTERS

Opportunity Zones Resource Center

- News
- Opportunity Zones Basics
- Guidance and Tools
- Legislation
- Research and Reports
- Novogradac Resources
- Advocacy
- Opportunity Zone Funds Listing**
- Working Group

Opportunity Zone Funds Listing

The listings on this page are provided as a free service to the community development community. Novogradac & Company LLP does not provide investment advice and these listings are not to be construed as a recommendation to engage in a transaction with a particular party.

The information below is based solely on information provided to Novogradac & Company by the listed contact person for each company and Novogradac & Company LLP is not responsible for any inaccurate or out of date information in these listings.

To be included in this list, please contact cpas@novoco.com.

Fund Name	Fund Manager	Contact Person	Telephone Number and Email Address	Target Fund Size	Investment Footprint (geographical focus)	Investment Focus Areas
1787 Capital			646 283 7295	\$50	Mid-Atlantic	Partnering with public agencies and

Interviewees



Tim Crosby

The Thread Fund



Mauri Ingram

Whatcom
Community
Foundation
@mauril



Sayer Jones

Meyer Memorial Trust
@the_sayer_jones

Questions



Thank you