

# A New Way *Forward*

## Social Impact Investment Fund



**Impact investing is an investment strategy that generates both a financial return and a measurable community impact.**

### What's New?

Kalamazoo Community Foundation (KZCF) has been practicing impact investing for over 30 years. Now, we're inviting donors to join us in building on this proven model by contributing to our new **Social Impact Investment Fund**. Your gift strengthens the foundation of our community, now and for the future.

### What Challenge Does This Fund Solve?

Our nonprofit partners, changemakers and developers are working tirelessly to find solutions to community issues, but securing the necessary funding to bring their projects to life remains a significant hurdle. Without funding, some of these solutions are never applied, community members' needs go unmet and historically disadvantaged groups remain entangled in the consequences of inequitable systems.

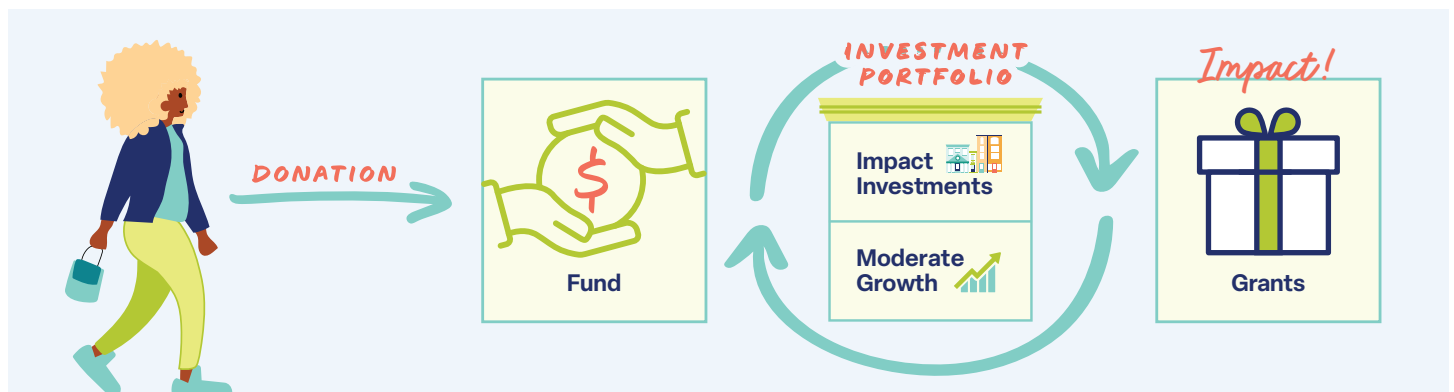
### How Does This Fund Work?

When a donor makes a contribution to the **Social Impact Investment Fund** at KZCF, the capital is invested evenly:

- 50% goes to the Impact Investment Portfolio, which supports local projects like affordable housing, locally owned businesses and nonprofit infrastructure through the form of loans, cash collateral or equity investments.
- 50% goes to a Moderate Growth Portfolio, designed to deliver steady returns and sustain the overall fund's performance.

A portion of the fund is granted out each year to nonprofit partners engaging in work that aligns with our mission.

### See How This Fund Works



*This model allows each investment to create a lasting impact while maintaining long-term financial strength.*

### Portfolio Impact as of May 2025

*Deals in the current portfolio (outstanding and committed) have:*

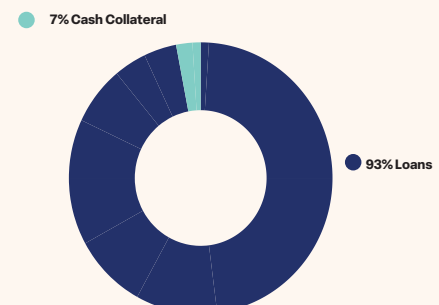
- Supported the creation of 407 affordable and work force housing units and two nonprofit daycare centers in Kalamazoo County.
- Provided over \$3 million to five lenders, investors and financial institutions to support access to capital for Kalamazoo nonprofits and entrepreneurs.
- Provided financing support for five projects run by developers of color (three of whom are first-time developers).

### Total Portfolio Investments: \$ 26.5M

Active Investments	Committed (Not Yet Closed)
\$12M	\$14.5M

Portfolio Return (Gross): **2.7%** | Portfolio Average Term: **16.6 years**

### Investments by type



# Impact at a Glance



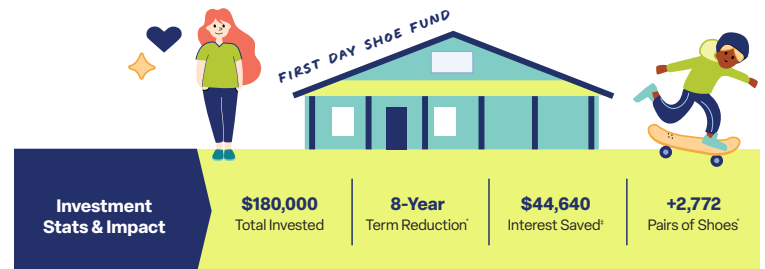
## The Creamery and Dreamery

With the help of an impact investment loan from KZCF, Hollander Development completed The Creamery and Dreamery Project at 1101 Portage St., in Kalamazoo's Edison Neighborhood. Dollars from KZCF contributed to:

- 32 units of affordable housing for community members making less than 60% of the Area Median Income.
- A 5,000-square-foot 24-hour childcare center at a below-market rate.
- 2,000 square feet of space for neighborhood businesses, including restaurants, laundromats or other businesses aligned with the neighborhood's needs.



## The First Day Shoe Fund

With the help of an impact investment loan from KZCF, the nonprofit First Day Shoe Fund was able to purchase their forever home at an interest rate that will cut their loan repayment time in half compared to traditional lending options.



*First Day Shoe Fund is a non-profit dedicated to providing a new pair of athletic shoes to students in Kalamazoo county elementary schools at no cost.*

**Impact investing allows KZCF to better realize our vision of a thriving Kalamazoo County for *everyone*.**



KZCF invested in The Creamery project, a 48-unit housing development that opened in 2021 and includes a 24-hour child care center operated by YWCA Kalamazoo.

## A New Kind of Investment Is Here

Kalamazoo County's greatest challenges call for immediate action, bold ideas and a commitment to invest in our community like never before. The **Social Impact Investment Fund** is a first-of-its-kind opportunity dedicated to impact investments. It is a fund that fuels transformational projects and local innovation leaders.

## You Are Invited to Join Us on the Journey!

As a donor to the fund, you are contributing dollars and fueling change.



## Ready to Give?

### Call Katelyn Today!

To learn more about our **Social Impact Investment Fund** and become a pioneering supporter, contact Katelyn Huntington via phone or email.

**Call**  
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**Email**  
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