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IFF is a mission-driven lender, real estate consultant, and developer that helps Midwestern communities thrive by creating opportunities for low-income populations and individuals with disabilities. From child care to senior housing, IFF works closely with clients from every sector, offering affordable, flexible financing; full-scale real estate consulting; research studies; and community development services. Since 1988, we have made more than \$1 billion in loans, leveraged \$3 billion in community investments, and grown our total managed assets to \$854.5 million. IFF's region includes Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Ohio, and Wisconsin, as well as adjacent metro areas in Kansas and Kentucky.

**Financial and Social Impact**

- 1,843 loans made totaling \$1 billion
- 23 New Markets Tax Credit transactions closed totaling \$209 million in allocations
- 1,325 real estate services projects completed
- \$3 billion in capital leveraged
- 27.8 million square feet renovated or constructed through financing
- 3.6 million square feet developed through real estate services

**CDFI Story: Lincoln Park Community Services, Chicago, IL**

Lincoln Park Community Services has supported Chicagoans experiencing homelessness and poverty since 1985. In 2019, the agency tripled its capacity to serve guests with a new facility that adds 48 beds for interim housing, 20 units of permanent supportive housing, and on-site services related to recovery, health, and workforce development. IFF provided \$2.875 million in financing, and IFF's real estate team supported the project from the initial feasibility phase, to the site search in one of Chicago's most challenging real estate markets, to the construction build-out of the multi-faceted facility.

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