



Guarantee Beneficiary Information



CIGP FOCUSES ON THREE KEY AREAS OF COMMUNITY DEVELOPMENT

1. Affordable Housing (single/multi-family)
2. Small Business
3. Climate

CIGP IMPACT

Mission alignment is imperative. There is a deliberate focus on diversity, racial equity, and inclusion at the intermediary and/or end user level

All U.S. geographies considered: Preference given to AR, CA, CO, DE, FL, GA, MD, NC, NM, TX, VA, and WA

FOR ADDITIONAL INFORMATION, VISIT

www.guaranteepool.org or email cigp@locusimpactinvesting.org

About the Community Investment Guarantee Pool

The Community Investment Guarantee Pool (CIGP) accelerates community investment in the United States by pooling unfunded guarantee commitments and providing targeted guarantees to community lenders, investors, and intermediaries. To date, 16 guarantors have contributed \$48.1 million in unfunded guarantee commitments.

CIGP Basics

Guarantee Amount	\$1mm minimum; Expected average \$2.5-\$3.5mm; \$7mm maximum
Term	Up to 15 years from CIGP inception (Dec. 2019)
Deployment	Must begin deploying within 12 months continuing up to 36 months
Sector(s)	Affordable Housing (single/multi), Small Business, Climate
Type	Liquidity, Equity Substitution, Collateral Substitution, Credit Enhancement, Loss Reserves
Leverage	Generally demonstrate 5:1 direct leverage
Pricing	Annual fee based on guarantee amount and program/risk considerations
Loss Share	Shared loss model with beneficiary, which generally has some first loss risk



VISION

To demonstrate the impact potential of a self-sustaining unfunded guarantee facility by piloting a new program that leverages balance sheets and unlocks catalytic community development investing in three verticals - affordable housing, small business, and climate - through an intentional lens of racial equity and impact

HOW CIGP WORKS

- Manages guarantees on behalf of investors/ guarantors
- Presents a centralized source of credit enhancement for intermediaries
- Offers flexible, co-created guarantee terms for intermediaries to explore innovative, racially equitable opportunities

Sample Guarantee Use Cases

Sector	Impact Summary	Guarantee Coverage
Climate	Catalyze \$40mm in proposed small scale community solar garden (CSG) projects with a focus on low-to-moderate and communities of color.	Project loss reserves within new fund to insulate CSG projects & support debt investors.
Affordable Housing and Climate	Save 1,800 low-income people \$19mm in system lifetime energy bills and reduce CO2 emissions by financing energy efficiency upgrades.	Shared first-loss protection credit enhancement and liquidity facility to protect third party lenders.
Climate	Advance energy democracy via new green affordable consumer lending programs by community lenders focused on LMI & BIPOC homeowners with low credit scores.	Loan Loss Reserve for participating lenders to support unsecured energy efficiency loan losses.
Small Business	Establish a new fund to support CDFI small business loans to entrepreneurs from marginalized communities with expected impact of wealth creation, new job creation, and narrowing wealth gap.	Second loss position in credit risk protection (additional loan loss reserve) on an asset-pool of CDFI loans.
Climate	Backstop natural resource-based green bond financing aimed at small-plot forestry carbon sequestration programs and enhancing land stewardship models.	Performance guarantee on ensuring delivery of minimum contracted verified carbon units (VCUx) under carbon carbon sales contracts.