LIIF’s investments help people jump-start and accelerate efforts to transform their neighborhoods and lives. Working together with partners across sectors, geographies and generations, LIIF seeks to make measurable, long-lasting impact in the communities we serve. Over the last 30 years, LIIF has worked with thousands of community partners, created more than $30 billion in social value and improved the lives of more than 1.7 million low income people. Ensuring our nation’s prosperity means creating opportunity for everyone. This is LIIF’s legacy and the vision that will guide us during our next three decades of impact.
DEAR FRIENDS: This year marks the Low Income Investment Fund’s (LIIF’s) 30th anniversary. One measure of our impact over those 30 years stands out—the $30 billion in social value LIIF created by investing $1.5 billion. For every dollar LIIF has invested, we have generated $20 of benefits for our nation and for America’s most vulnerable families and communities. That translates into more money for household grocery budgets and rent, future earnings for students and dollars saved thanks to healthier lives. Ultimately, $30 billion in 30 years means more prosperity for the 1.7 million people we have served.

LIIF believes that we all benefit when more people are healthy, employed and living in thriving neighborhoods. To achieve this vision, we have committed to accelerating progress and innovation for LIIF and the places we work. Our investments continue to reach into new geographies and new sectors, and now touch the lives of half the country’s poor.

We continue to build on the momentum created by our What Works initiative and its message of investing in what works for America’s communities. This year, LIIF was proud to be asked to advise President Obama on his “ladders of opportunity” concepts for creating economic opportunity and revitalizing communities. We were also honored to be mentioned by Federal Reserve Board Chair Janet Yellen in her first public speech. We recognize that greater progress requires our sector to be able to demonstrate the impact of its investments on people and places. To this end, LIIF developed and launched the Social Impact Calculator in 2014 as a shared, open-source tool that monetizes the social value of community investments.

LIIF’s Vision & Mission: LIIF is dedicated to creating pathways of opportunity for low income people and communities. Serving the poorest of the poor, LIIF is a steward for capital invested in community-building initiatives. In so doing, LIIF provides a bridge between private capital markets and low income neighborhoods.

Sincerely,

DAN LETENDRE, Chair of the Board

NANCY O. ANDREWS, President and CEO
Early Care & Education

AS A SINGLE PARENT, it was difficult to find a provider that offered affordable care. With Comprehensive Child Development (CCD) I am able to continue working and know my child is learning skills for Kindergarten and beyond.

–SUSAN, CCD PARENT

THE STORE IS A WAY OF INTERACTING with people in the community. Everyone is here all the time, from the smaller kids to the elderly.

–JERRY, NOJAIM EMPLOYEE
THE PROGRAMS ST. MATTHEW’S runs are family-based and provide a solid foundation for kids in the neighborhood. The new facility is vibrant and eye-catching. I hope it will attract new people to come here.

—ANTHONY, ST. MATTHEW’S PARISHIONER

MEASURING OUR SUCCESS
LIIF monetized the value of its investments across five impact pathways.

$12.5 BILLION
IN AFFORDABLE HOUSING

+$

$10.5 MILLION
IN EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

+$

$14.1 BILLION
IN EARLY CHILDHOOD EDUCATION

+$

$2.8 BILLION
IN EDUCATION

+$

$1.1 BILLION
IN HEALTH CENTERS

$30 BILLION IN SOCIAL VALUE

COMMUNITY SERVICES

+ HOSPITAL

+ COMMUNITY SERVICES

= PROGRESSIVE COMMUNITY HEALTH CENTER

Milwaukee, WI

Health Services

+ Economic Revitalization

= Making caring for Jean and the community an everyday reality

UTICA PLACE
Brooklyn, NY

Community Services

+ Housing

+ Transit-Oriented Development

= A hub of opportunity and place for Anthony and Liam to connect
LIIF SUPPORTERS

FUNDERS & DONORS
David Bligh
California Community Foundation
Capital One Foundation
Charles Schwab Bank
CIT Bank
Citi Foundation
City and County of San Francisco Human Services Agency
City and County of San Francisco Office of Early Care and Education
Community Development Financial Institutions Fund
Deutsche Bank
Every Child Counts - First 5 Alameda
Federal Home Loan Bank of San Francisco
First 5 San Francisco
Ford Foundation
Robin Hacke
JPMorgan Chase Foundation
Lee and Perry Smith Fund
Living Cities
Manufacturers Bank
Marisla Foundation
Morgan Stanley
TD Charitable Foundation
The San Francisco Foundation
U.S. Bank
The Wells Fargo Foundation

INVESTORS
Banc of America Community Development Corporation
Bank of America, NA
Bank of Tokyo-Mitsubishi UFJ
Blue Shield of California Life & Health Insurance Company
Capital One
Chase New Markets Corporation
The David & Lucile Packard Foundation
Deutsche Bank Trust Company Americas
Erich & Hannah Sachs Foundation
Federal Home Loan Bank of San Francisco
First Republic Bank
Goldman Sachs Urban Investment Group
Hannmi Bank
HSBC Bank USA, NA
Impact Community Capital, LLC
The John D. & Catherine T. MacArthur Foundation
Mercy Investment Services, Inc.
MetLife
Mizuho Corporate Bank, Ltd.
Morgan Stanley
San Francisco Friends School
Signature Bank
Sisters of Charity of the Incarnate Word
U.S. Department of the Treasury Small Business Lending Fund
TD Bank USA, N.A.
Trinity Health Corporation
U.S. Trust Company N.A.
Wells Fargo Community Development Corporation

FINANCING PARTNERS
Banc of America Community Development Corporation
Boston Community Capital
California Charter Schools Association
California Department of Housing & Community Development
Calvert Foundation
Capital Impact Partners
Century Housing Corporation
Citi Community Capital
Civic Builders, Inc.
Clearinghouse CDFI
Community Development Commission of the County of Los Angeles
Corporation for Supportive Housing
Empire State Development
Enterprise Community Loan Fund
The Ford Foundation
Goldman Sachs Urban Investment Group
Housing Partnership Network
JPMorgan Chase Community Development Banking
The Kresge Foundation
Living Cities
Local Initiatives Support Corporation
Los Angeles Charter School
New Markets CDE
Mercy Loan Fund
Metropolitan Transportation Commission
Morgan Stanley Bank, N.A.
New York City Acquisition Fund
New York City Department of Housing Preservation and Development
New York City Retirement Systems
Nonprofit Finance Fund
Northern California Community Loan Fund
One California Bank
PNC Bank
Primary Care Development Corporation
The Reinvestment Fund
The Rockefeller Foundation
Rural Communities Assistance Corporation
The San Francisco Foundation
San Francisco Mayor's Office of Housing and Community Development
Self-Help Credit Union
SJF Partners, Inc.
U.S. Bancorp Community Development Corporation

LIIF BOARD OF DIRECTORS
Dan Letendre, Chair
CDFI Lending & Investing Executive, Bank of America
Andrew Ditton, Vice Chair
Managing Director, Municipal Services Division, Citi Community Capital
Phyllis Caldwell, Secretary
Former Chief Homeownership Preservation Officer, U.S. Department of Treasury
Barry Zigas, Treasurer
Founder, Zigas & Associates LLC
Nancy O. Andrews
President & CEO, Low Income Investment Fund
Derek Douglas
Vice President for Civic Engagement, University of Chicago
Pamela S. Johnson
Founder (retired), PSJ Advisors
Kirsten Moy
Former Director, Scale Initiatives, Economic Opportunities Program, Aspen Institute
Daniel Nissenbaum
Director, Community Reinvestment Act Programs, Urban Investment Group, Goldman Sachs
Joseph Reilly
President & CEO, The Community Development Trust
Kathryn Rock
Former Chief Financial & Risk Officer, Calvert Foundation
Sarah Rosen Wartell
President, Urban Institute
## Consolidated Statements of Financial Position

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and investments</td>
<td>$27,532,439</td>
<td>$22,280,504</td>
<td>$33,026,944</td>
</tr>
<tr>
<td>Restricted cash</td>
<td>$34,194,856</td>
<td>$35,182,625</td>
<td>$29,815,824</td>
</tr>
<tr>
<td>Notes receivable</td>
<td>$201,480,617</td>
<td>$138,962,580</td>
<td>$126,595,386</td>
</tr>
<tr>
<td>Allowance for loan losses</td>
<td>(6,908,466)</td>
<td>(6,945,404)</td>
<td>(7,100,263)</td>
</tr>
<tr>
<td>Other assets</td>
<td>$2,774,080</td>
<td>$6,068,476</td>
<td>$10,452,065</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td><strong>$259,073,526</strong></td>
<td><strong>$195,548,781</strong></td>
<td><strong>$192,789,956</strong></td>
</tr>
<tr>
<td><strong>Liabilities and net assets</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notes payable</td>
<td>$151,561,713</td>
<td>$95,022,438</td>
<td>$99,219,454</td>
</tr>
<tr>
<td>Funds held in trust</td>
<td>$17,329,349</td>
<td>$15,019,300</td>
<td>$13,777,669</td>
</tr>
<tr>
<td>Other liabilities</td>
<td>$8,696,602</td>
<td>$6,542,193</td>
<td>$4,909,265</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>$177,587,664</strong></td>
<td><strong>$116,583,931</strong></td>
<td><strong>$117,906,388</strong></td>
</tr>
<tr>
<td><strong>Net assets</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unrestricted</td>
<td>$41,808,931</td>
<td>$35,421,513</td>
<td>$32,686,482</td>
</tr>
<tr>
<td>Temporarily restricted</td>
<td>$39,676,931</td>
<td>$43,543,337</td>
<td>$42,197,086</td>
</tr>
<tr>
<td><strong>Total net assets</strong></td>
<td><strong>$81,485,862</strong></td>
<td><strong>$78,964,850</strong></td>
<td><strong>$74,883,568</strong></td>
</tr>
<tr>
<td><strong>Total liabilities and net assets</strong></td>
<td><strong>$259,073,526</strong></td>
<td><strong>$195,548,781</strong></td>
<td><strong>$192,789,956</strong></td>
</tr>
</tbody>
</table>

## Consolidated Statements of Activities

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2013</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interest and investment income – net</td>
<td>$9,487,553</td>
<td>$7,807,331</td>
<td>$7,066,153</td>
</tr>
<tr>
<td>Technical assistance and consulting</td>
<td>$1,794,107</td>
<td>$1,736,933</td>
<td>$3,595,424</td>
</tr>
<tr>
<td>Grants and contributions</td>
<td>$7,003,378</td>
<td>$4,306,759</td>
<td>$15,849,844</td>
</tr>
<tr>
<td>Other</td>
<td>$4,600,031</td>
<td>$4,216,306</td>
<td>$3,101,549</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$22,885,069</strong></td>
<td><strong>$18,067,329</strong></td>
<td><strong>$29,612,970</strong></td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program expenses</td>
<td>$16,047,040</td>
<td>$10,186,710</td>
<td>$13,510,974</td>
</tr>
<tr>
<td>Supporting expenses</td>
<td>$4,317,017</td>
<td>$3,799,337</td>
<td>$3,334,722</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$20,364,057</strong></td>
<td><strong>$13,986,047</strong></td>
<td><strong>$16,845,696</strong></td>
</tr>
<tr>
<td>Change in unrestricted net assets</td>
<td>$6,387,418</td>
<td>$2,735,031</td>
<td>$3,386,069</td>
</tr>
<tr>
<td>Change in temporarily restricted net assets</td>
<td>(3,866,406)</td>
<td>1,346,251</td>
<td>9,381,205</td>
</tr>
<tr>
<td>Change in total net assets</td>
<td><strong>$2,521,012</strong></td>
<td><strong>$4,081,282</strong></td>
<td><strong>$12,767,274</strong></td>
</tr>
</tbody>
</table>
As a leading national community development financial institution, the **LOW INCOME INVESTMENT FUND (LIIF)** invests capital to support healthy families and communities. LIIF employs a holistic approach by investing in strategies that connect people, places and opportunity: affordable housing, child care, quality education, health and transit-oriented development. LIIF provides loans, grants and technical assistance and works to advance policies that increase economic opportunity and mobility for low income people.