



Alliant
STRATEGIC

**CREATING
HEALTHY,
SUSTAINABLE,
AND INCLUSIVE
COMMUNITIES**

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1.



INTRODUCTION & ALIGNMENTS



Alliant Strategic Development (ASD)

Alliant Strategic Development is led by an experienced team of socially conscious, multifamily real estate professionals. With an average of 25 years of real estate experience, our executives have collectively financed, managed, and operated over 100,000 affordable housing and workforce units throughout the U.S.

We focus on socially responsible, multifamily investments that directly impact and improve the lives of America's low-income and workforce residents through the preservation and improvement of affordable housing.

VISION:



A world where our investments are catalysts for enriched lives and healthier communities.

MISSION:



Creating and preserving quality affordable housing.

VALUES:



Integrity, innovation, empowerment and expertise.

On a single night in 2017, more than half a million people were experiencing homelessness in the United States.

A simple solution to homelessness is housing but the U.S. has a shortage of 7.4 million affordable and available rental homes for Extremely Low Income (ELI) renter households, resulting in only 35 affordable and available units for every 100 ELI renter households.

- The GAP Report, NLIHC, 2017



Alignment to United Nations Sustainable Development Goals

There are 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries - developed and developing - in a global partnership. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

ALL 17 SDGs HAVE SET NUMBER OF TARGETS AND EACH TARGET HAS WELL DEFINED INDICATORS:



- United Nations Sustainable Development Goals

Our work at ASD aligns with following goals:

- SDG 11:** Make cities inclusive, safe, resilient and sustainable.
- SDG 1:** End poverty in all its forms everywhere
- SDG 3:** Ensure healthy lives and promote well-being for all at all ages
- SDG 4:** Quality education for all.



The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future.

“Investments in improving housing can lead to improved physical and mental health, healthier childhood development, reduced government spending, improved standard of living, improved community health, and stronger local economies.”

- The GIIN, Navigation Impact

SDG 11: Sustainable Cities and Communities

GOAL: Make cities and human settlements inclusive, safe, resilient and sustainable.

TARGETS: There are 11 targets in this SDG 11. At ASD, we align directly with two of them. Target 11.1 and 11.3.

11 SUSTAINABLE CITIES AND COMMUNITIES



SDG TARGET 11.1

By 2030, ensure access for all to adequate, safe, and affordable housing and basic services.



SDG TARGET 11.3

By 2030, enhance inclusive and sustainable urbanization and capacity.

By the year 2050, nearly 70% of the global population is expected to live in urban areas.

That fact alone should be enough to explain the urgency of aligning with UN SDG 11:

Sustainable Cities and Communities. With world population expected to be near 10 billion, nearly 7 billion people will be living in urban environments. So if we think there are infrastructure issues now, we may be headed towards much worse.

Housing is one of the removable barriers that can improve the outcomes for residents, properties, and communities/society at large. ASD has started the process of measuring towards these targets in coming years.



2.



IMPACT THESIS

**UNSTABLE HOUSING IS
A PREVENTABLE CONDITION**

Access to a safe, clean, and affordable home is a catalyst to achieve positive health, education, and economic outcomes for families and the communities!

- *Childrens HealthWatch Research*

How Housing Impacts Families

ASD invests in, enhances and preserves affordable housing. Our housing communities not only have clean living space but also have added indoor and outdoor social meeting areas for residents to mingle, socialize, and play. This enhances community building, improved mental & physical health.

COLLECTIVE HOPE FOR OUR FUTURE CITIES AND FAMILIES

Housing has always played an essential role in shaping the life cycle outcomes for each member of a household. It is a well researched and proven concept that the location of one's home may impact the type of employment that they gain, the quality of education that their children receive, with whom they will interact and network, their life span, the quality of their mental and physical health and their potential for meaningful economic growth.

Removing Barriers to Increase Resident;

STABILITY



- Reduces unwanted moves
- Decreases evictions
- Increases on-time rent payments

ECONOMIC MOBILITY



- Increases savings
- Increases earnings among assisted children when they get to adulthood
- Reduces the likelihood of incarceration

HEALTH



- Improves mental and physical health by reducing exposure to pollutants and violence
- Reduces Medicaid costs through utilization of onsite fitness centers
- Improves health with health education classes/programs
- Improves health and reduces hospital visits with clean environment and amenities
- Improves healthy choice affordability such as food and medicine

EDUCATION



- Increases family's ability to spend on education enrichment
- Improves kindergarten readiness scores
- Reduces the likelihood of school changes
- Reduces the likelihood that a child is held back

Building Thriving Communities

We are on a journey to quantify how we have impacted more than 400,000 lives. Our executive management team has developed or financed over 125,000 apartment units throughout the United States. By offering our residents a safe, clean, affordable place to live, our executives' impact is reflected in the stories of thousands of residents and communities in need.

BUILDING COMMUNITIES

ASD is working on several new opportunities to preserve and enhance Affordable/Workforce Housing development and the creation of NOAH, Naturally Occurring Affordable Housing.

ASD invests in NOAH in both our workforce and affordable investments and work to increase affordability wherever possible. We also invest time and capital into preserving and improving rental housing for low, moderate and middle income residents (especially families and seniors) through appropriate enhancements to residential units and shared community spaces. These renovations are aesthetically pleasing and environmentally conscious, resulting in an increased sense of community, security and comfort, creating valued homes for our residents.

ALLIANT STRATEGIC DEVELOPMENT PRESERVATION OF AFFORDABLE HOUSING

Alliant Strategic Development buys and preserves existing LIHTC and NOAH properties, enhancing them while maintaining affordability for a large segment of renter population. ASD targets the acquisition of mixed income and NOAH properties at or below market rents, serving the vast market need that exists beyond newer "A" class apartments.



HEALTHY APARTMENT PROPERTY INITIATIVE - "HAPI" FOUNDATION

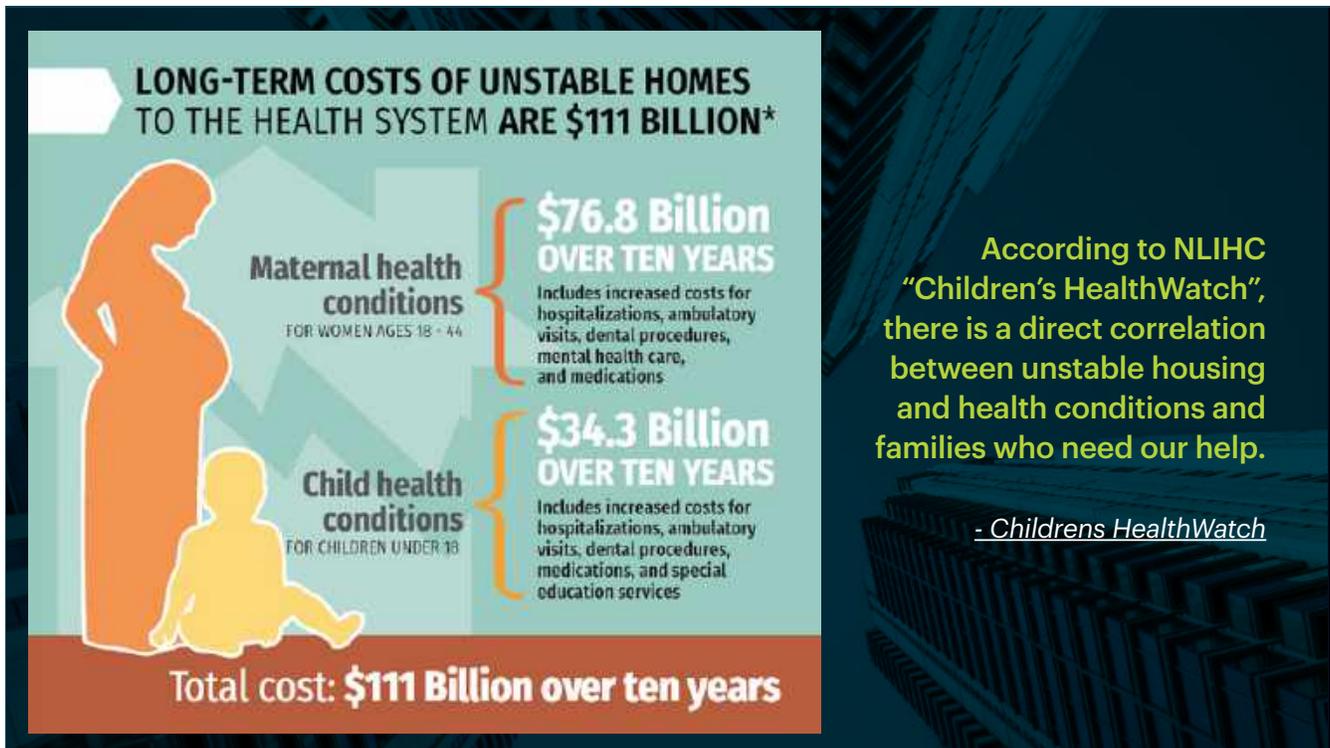
"Community Through Health" Hapi Foundation is a 501 C-3 non profit established in 2013 that "builds community through health" by bringing health-related education, fitness, gardening, and nutrition programs directly to the doorsteps of residents living in lower-income apartment communities.

Why Do We Measure Our Impact?

Often we get caught up in the WHAT and HOW of creating social impact, sometimes at the cost of the WHY. We have been working hard to build communities where people feel they belong and thrive. ASD creates true impact on health, education, economic development, and stability of our residents.

We have been providing sustainable, affordable housing well before the United Nations' Sustainable Development Goals were known. Still, we are constantly striving to do more. In order to continually improve, we must be able to credibly measure and quantify the impact of our efforts. We seek quantitative and qualitative results, accountability and significant data insights so that we can assess what works and what doesn't. This will enable us to scale our efforts and provide more value for our residents and our partners.

We started assessing impact not because we owe it to our investors, but because we exist for our beneficiaries, and it is the latter for whom our impact evaluation is ultimately serving. We believe that impact evidence will enable us to scale and create intended value.



Impact Framework Methodologies

At ASD we wanted to have a sustainable process of collecting and learning from our data to make an amplified impact on building stable communities. We have partnered with impact strategy consultant Sopact to help us with strategy and technology to have a clear path to accountability and impact management.

We have entered a new era of impact reporting. One in which social interventions are held to a new standard - a higher standard of impact management. Alliant Strategic Development will stay ahead of this wave by utilizing existing technology and tools needed to collect, assess, and demonstrate the impact. Alliant Strategic Development has an impact map to follow in future years to build sustainable communities.

OUR IMPACT KNOWLEDGE GRAPH FOLLOWS:

- Actionable Impact Management (AIM) Guidebooks
 - Existing reputable research
 - Standards like Sustainable Development Goals and Healthy Communities
 - Impact Management Project
-

INPUTS

- Financial Resources, management and industry knowledge, partnerships for health and economic developments, staffing.
-

ACTIVITIES

Actions associated with delivering project goals.

- Preserving affordable housing
- Creating affordable and Workforce Housing
- Preserving Naturally Occurring Affordable Housing (NOAH)
- Developing workforce housing in Opportunity Zones
- HAPI: Healthy cooking classes, community garden, kids after school care
- Creating communities through parks, social, and fitness areas on our properties

OUTPUTS

Outputs outline who is affected and what is produced.

- Reduced number of residents leave due to affordability
- Percentage income spent on housing reduced
- Reduced housing shortage by building or preserving more low income housing units
- Percentage residents self-report greater mental well-being after staying in communities
- Percentage residents self-report greater physical health after staying in communities
- Percentage of residents indicate their children's education is improving
- Adequate supply of affordable housing

OUTCOMES

Outcomes are the intended results for each program.

- Increased stability of residents due to affordability
- Adequate affordable housing available to keep the rent low
- Improved community health
- Improved commercial development
- Improved education for children of residents

3.



RESULTS & LEARNINGS



Our Impact Today

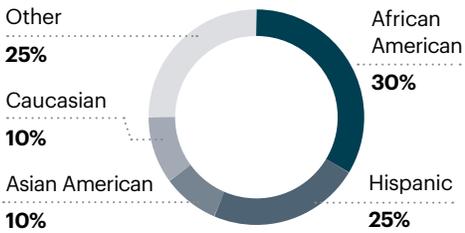
The spectrum from “*Impact Motivated*” to “*Impact Certified*” highlights increasing levels of intent, measurement, and transparency. We started with the hypothesis that preserving, improving, and building more housing units in naturally affordable areas can be a tremendous force for positive social change. Adding community and open spaces with fitness facilities, gardens, walking paths and healthy education programming can drive the change further.



Our *Impact Motivation* has moved to the *Impact Committed* in last three decades and in 2019 we are moving towards *Impact Certified*.

100% of ASD housing complexes have a community spaces & fitness facilities.

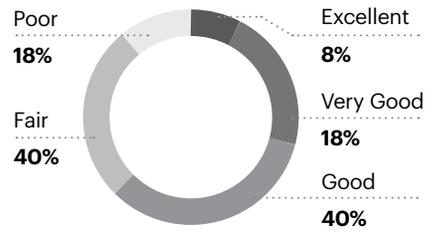
OUR COMMUNITY



WHO ARE WE SERVING?



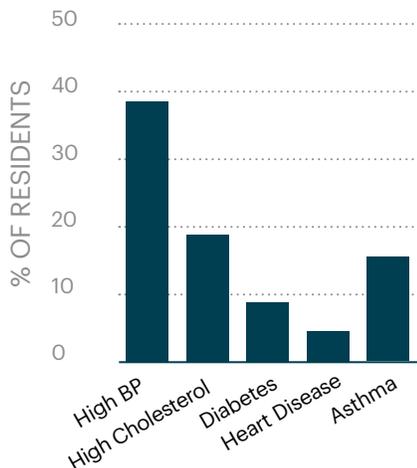
SELF REPORTED HEALTH



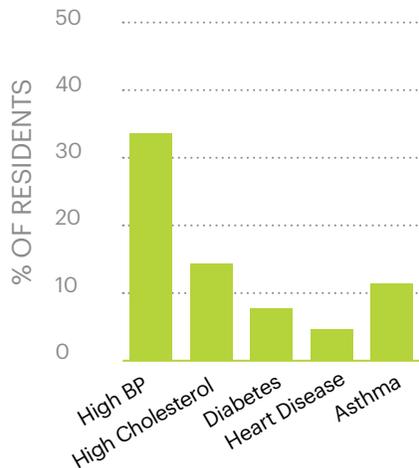
HEALTH OF OUR RESIDENTS:

As per self reported results research by HAPI and CARE foundations at two properties

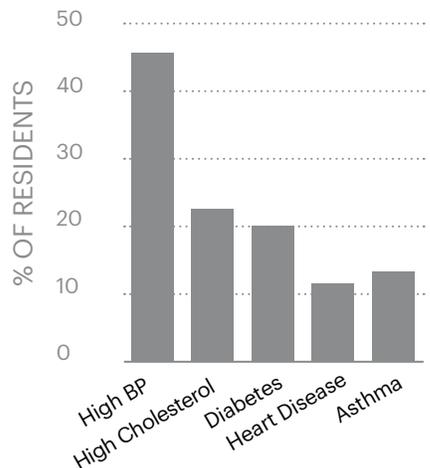
DIAGNOSED



TAKING MEDICATION



AT RISK



Learning From Our Residents

Affordable Housing plays an important role in improving the health of residents through building design elements, programs, and policies. It can also serve as catalyst for children's education due to stability and economic development.

[See References.*](#)

We did a quick survey and asked our residents about their first hand experiences living in our communities. We intend to continue the process to have enhanced transparency and data driven performance.

STABILITY & ENERGY SAVINGS



- 90%** Residents do not vacate due to affordability
- 60%** Residents stay more than a year in housing units
- 30%** Reduction in Energy use due to code compliance and energy efficient upgrades

HEALTH



- 33%** Residents indicate feeling a greater sense of community after living in Alliant Strategic Development housing units
- 30%** Residents indicate they have an improved physical health by increasing access to fitness centers and parks

EDUCATION



- 55%** Residents reported feeling improved mental well being due to improvements & amenities
- 25%** Residents indicate their children's education is improved while in the community

INCLUSIVENESS



- 35%** Residents indicate their children has attended school more frequently after moving to the community

What is Impact Management Project?

Looking at our investment through five elements

The Impact Management Project (IMP) is facilitating a global network of standard-setting organizations to coordinate impact measurement and management principles, frameworks, disclosure standards and benchmarking initiatives that, taken all together, provide clarity for anyone looking to measure, manage and report their impact.

The network is an unprecedented collaboration between: the United Nations Development Program (UNDP), the Global Reporting Initiative (GRI), the Global Impact Investing Network (GIIN), the Principles for Responsible Investment (PRI), the International Finance Corporation (IFC), the Global Steering Group for Impact Investment (GSG), Social Value International (SVI), the Organization for Economic Co-operation and Development (OECD) and the World Benchmarking Alliance (WBA). This network builds off the prior efforts of the IMP which, since 2016, has collaborated with over 2,000 practitioners to agree on norms for impact measurement and management.

The IMP reached global consensus that impact can be deconstructed into five dimensions: What, Who, How Much, Contribution and Risk

IMPACT DIMENSION	IMPACT QUESTIONS EACH DIMENSION SEEKS TO ANSWER
 WHAT	<ul style="list-style-type: none">• What outcome occurs in period?• How important is the outcome to the people (or planet) experiencing it
 WHO	<ul style="list-style-type: none">• Who experiences the outcome?• How underserved are the affected stakeholders in relation to the outcome?
 HOW MUCH	<ul style="list-style-type: none">• How much of the outcome occurs - across scale, depth and duration?
 CONTRIBUTION	<ul style="list-style-type: none">• What is the enterprise's contribution to the outcome, accounting for what would have happened anyway?
 RISK	<ul style="list-style-type: none">• What is the risk to people and plant that impact does not occur as expected?

Source: Impact Management Project Analysis

Five Elements

What, Who, How Much, Contribution, Risk

ASD Preservation Funds aim to improve housing quality by increasing energy efficiency, decreasing cost burden, and reducing exposure to airborne pollutants, harmful pests, molds, and by adding play areas, community spaces, and fitness facilities to create thriving communities.

According to IMP impact can be deconstructed into five dimensions: What, Who, How Much, Contribution and Risk. ASD has aligned with these principles to evaluate our organization's impact and we will follow this path in future.



4.



JOIN US IN THIS MOVEMENT



Contributing to Solutions

A growing number of investors are motivated to manage the effects of their investment portfolios on people and the planet. The Impact Management Project (IMP) has collaborated with over 2,000 investors and enterprises to develop “*impact classes*”, which group investments with similar impact characteristics based on their impact performance data (or, in the case of new investments, their impact goals). Alliant Strategic Development is classified under **CONTRIBUTE TO SOLUTIONS**.

A

ACT TO AVOID HARM:

Alliant Strategic Development is acting to avoid harm to its stakeholders by following regulations, creating and preserving affordable housing.

YES

B

BENEFIT STAKEHOLDERS:

We have positive effects on our stakeholders such as reduced rent burden, improved health, education and inclusiveness.

YES

C

CONTRIBUTE TO SOLUTIONS:

We are contributing to the solutions for homelessness, poverty alleviation, health, and education by creating thriving communities.

YES

ALLIANT STRATEGIC DEVELOPMENT IS CONTRIBUTING TO THE SOLUTIONS: RELEVANT SDGs



How to scale?

We face urgent challenges of poverty, inequality, health and climate change, domestically and around the world. Neither government nor philanthropy, even combined, are equipped to solve these problems alone. We need all hands on deck, all oars in the water. Private capital markets reward scalable models that sustain growth, attract talent and drive cash flows.

At Alliant Strategic Development, we want to provide upward economic mobility for everyone. We have taken many steps already to improve stability, health, and education within our community so that each resident feel that opportunity is within reach, we are grateful for your support.



Serving One Community at a Time

REFERENCE RESEARCH*

<https://www.urban.org/aboutus/why-urban/diversity-equity-and-inclusion-urban> Urban Institute

<http://unsdsn.org/wp-content/uploads/2017/08/US-Cities-SDG-Index-2017.pdf>

<https://navigatingimpact.thegiin.org/strategy/ah/reduced-homelessness/>

<http://www.jchs.harvard.edu/state-nations-housing-2018>

<https://shnny.org/images/uploads/Oregon-SH-Report.pdf>

https://nlihc.org/sites/default/files/Gap-Report_2017.pdf

Low-income children in affordable housing score better on cognitive development tests than those in un-affordable housing (Newman & Holupka, 2015)

https://buildhealthyplaces.org/downloads/Summarizing-the-Landscape-of-Healthy-Communities_Full_Report.pdf

<https://impactmanagementproject.com/>

<https://www.energy.gov/eere/why-energy-efficiency-upgrades>

Report and Research by:  sopact
www.sopact.com

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unsplash.com

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