



Gulf Coast Conservation Loan Fund: Innovative Philanthropy for Transformative Coastal Conservation

**21st Annual Texas Land Conservation Conference
March 2, 2017**



1) Timing

- Land transactions usually time-sensitive and may not align with grant program disbursement schedules

2) Multi-year grant awards / commitments

- Multiple closings increase overall project costs

3) Interim Financing

- Interest payments costs are considerable and not usually reimbursable by grant sources
- Cost borne by NGOs and private donors reducing funding for additional projects

SOLUTION: GULF COAST CONSERVATION LOAN FUND

Benefits of Revolving Loan Fund

- Holistic approach to coast-wide needs
- Can deploy \$ quickly in time-sensitive situations
- Enables NGOs and natural resource trustees to think strategically
- Strengthens position of TX projects for competitive RESTORE funding

For Investors:

- Economy of scale
- Opportunity to impact multiple projects
- Outsourced loan due diligence
- Standardized legal agreements, lending policies

Successful Geographic-Focused Loan Funds



\$7 million PRI from Packard Fdn to benefit Greater Yellowstone



\$3.5 million PRI from Geraldine R. Dodge Fdn and William Penn Fdn for NJ land conservation



\$2 million to aid 85 local land trusts

OPPORTUNITY FOR TEXAS LAND TRUST COMMUNITY

- Solution to a financial burden facing Texas NGOs over next 15 years
- Based on pipeline of priority land conservation projects for 2017-2021, **PRIs could save up to \$10 million dollars**
- Unique circumstance for private donors, NGOs and public resource agencies to collaborate
- When projects need to happen quickly, access to the Gulf Coast Loan Fund can be the difference between conservation and permanent loss of important working lands and wildlife habitat