

PFISTER
HOUSING IMPACT FUND
managed by RDF

# Strong Communities. Strong Business.

*A thriving workforce depends on housing people can afford. Business-led capital is strengthening Arizona's economy by expanding workforce housing at scale.*

## WHY THIS FUND, AND WHY NOW.

**Arizona's growth has been a success story. But housing supply has not kept pace.** For employers, this is not just a housing issue. It's a workforce and competitiveness issue. Companies cannot grow, attract talent, or retain employees if working people cannot afford to live near jobs. The Pfister Housing Impact Fund was created to align capital, leadership, and urgency around this shared economic priority.

## WHAT IS THE PFISTER HOUSING IMPACT FUND?

**The Pfister Housing Impact Fund is an investment fund created by Greater Phoenix Leadership**, a civic organization of local CEOs focused on strengthening Arizona's economic vitality and quality of life. Managed by Phoenix-based nonprofit lender RDF, the Fund provides flexible, below-market financing to for-profit and nonprofit developers building housing affordable to working families while offering investors a disciplined, impact-driven opportunity.

## THE CASE FOR INVESTING

The Fund is designed to appeal to investors who want to:

- **Protect and strengthen the regional economy**
- **Support workforce stability for employers**
- **Deploy capital with measurable impact**
- **Recycle capital over time to expand results**
- **Partner alongside trusted leadership and experienced fund management**

Significant commitments are already in place. The Fund is actively raising capital and inviting additional investors to participate.

## FOUNDING INVESTORS

The Pfister Housing Impact Fund launched with early commitments from respected leaders who recognized both the urgency of the housing challenge and the opportunity to invest in Arizona's long-term economic strength.

Vitalyst Health Foundation · Virginia G. Piper Charitable Trust · Gorman & Company · Sundt · RDF · Making a Difference Thunderbirds Charities · Maricopa County IDA · Opus Foundation

# PFISTER HOUSING IMPACT FUND

## HOW THE FUND CREATES IMPACT

**The Fund will deploy revolving investment capital,** providing below market rate and flexible financing that helps housing developers cover pre-development, land acquisition, and construction costs for workforce and affordable housing projects. As loans are repaid, capital is reinvested into new projects extending impact well beyond a single development.

The fund will prioritize projects located on land owned by mission-aligned public or private organizations (such as schools, churches, or health clinics) helping unlock underutilized sites while strengthening community institutions.

The initial goal is to help finance at least 1,500 housing units accessible to working families and residents earning 120% of Area Median Income and below.

## WHY THIS APPROACH WORKS

**Business-led:** Created by CEOs who understand housing as an economic driver

**Impact-first:** Designed to produce measurable housing and community outcomes

**Professionally managed:** Led by RDF, with expertise in project selection, underwriting, investor relations and fund management

**Scalable:** Capital is recycled to support multiple projects over time

**Collaborative:** Aligns private, philanthropic, and public interests

## WHO SHOULD PARTICIPATE

- **Financial institutions**
- **Foundations and philanthropic investors**
- **Corporations and employers**
- **Mission-aligned investors**
- **Public partners interested in catalytic capital solutions**

Participation can take several forms, including equity investments, grants, PRIs, and loans that carry different levels of risk and return.

## WHY IT'S NAMED THE PFISTER HOUSING IMPACT FUND

The Fund is named in honor of Suzanne Pfister, a beloved Arizona leader and civic champion whose life's work was rooted in bringing people together to solve complex community challenges. Suzanne most recently served as President and CEO of the Vitalyst Health Foundation, where she spent more than a decade advancing health, equity, and cross-sector collaboration across the state.

Suzanne understood that housing is foundational not only to health outcomes, but to a community's economic stability and workforce strength. She recognized housing for working families as a critical issue that required coordinated leadership from multiple sectors. The fund was Suzanne's idea. Under her leadership, Vitalyst committed a $1 million seed investment, becoming the Fund's first investor.

In naming this Fund after her, Greater Phoenix Leadership and its partners honor Suzanne's legacy. Housing challenges cannot be solved by any one sector alone, and the spirit of cooperation Suzanne championed is at the heart of this Fund's model and mission.

## JOIN THE EFFORT

The Pfister Housing Impact Fund is actively engaging investors and partners. If you are interested, now is the time to engage.

## CONTACT

**Amy Laughlin**
SVP New Markets Tax Credits, RDF
**Email:** ALaughlin@rdf.fund

**Brenda Loya**
Chief Investment Officer
**Email:** BLoya@rdf.fund