

MANAGING ASSETS TO MAGNIFY MISSION

New York Conference, 2024 Annual Meeting

May 31, 2024

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United Church of Christ
Church Building
& Loan Fund

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Cornerstone
FUND

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United Church Funds
Investing Together for a Sustainable World

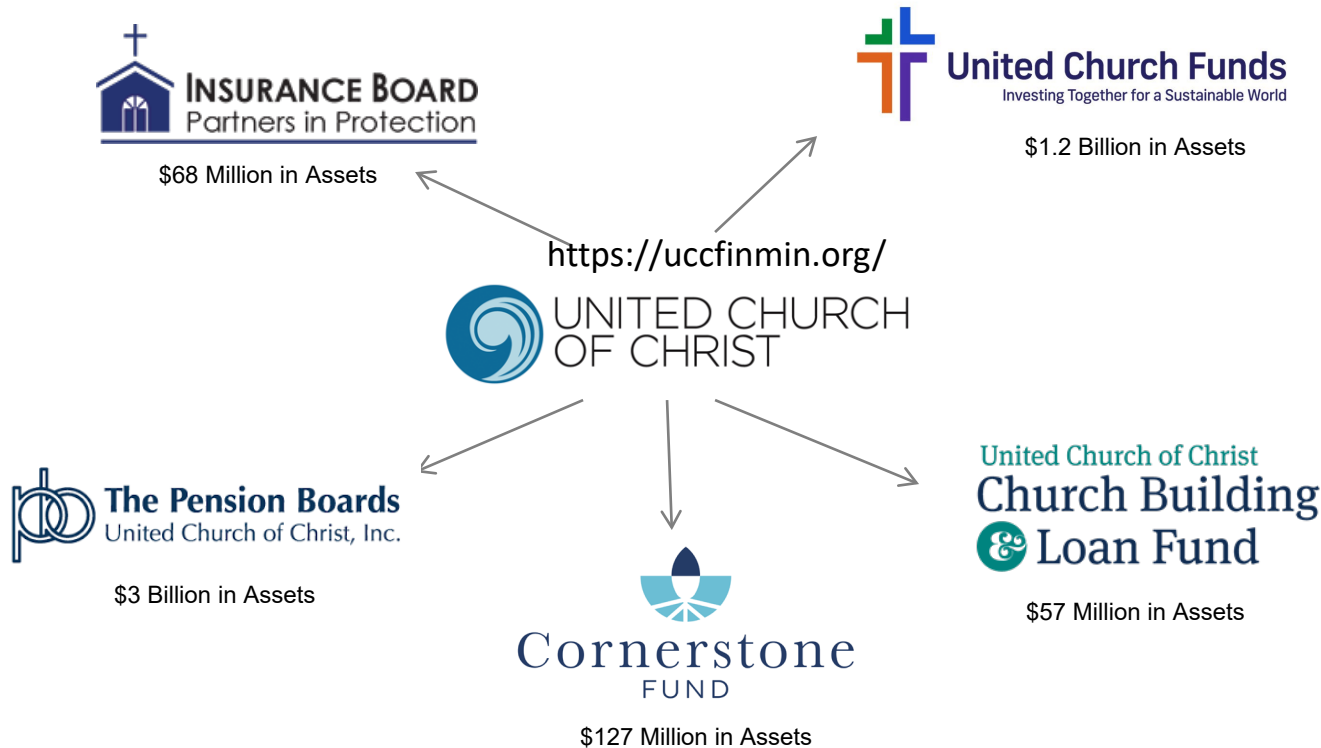
[2024 Report, Giving in Faith: Exploring Key Trends in Religious Giving](#)

Key Takeaways:

- 1) People of faith are abundantly generous (97% of respondents)
- 2) Faith inspires givers' generosity (fostered within their places of worship)
- 3) Digital giving is the new norm
 - 98% offer at least one digital giving option (used by 77% of givers)
 - 60% of total contributions comes from digital giving
- 4) Faith institutions are pillars of their communities
 - 97% support at least one outreach program (in-kind, money, or space)
 - 71% of outreach comes from offerings and special gifts
- 5) The future of faith communities is bright



UCC Financial Ministries



UCC Financial Ministries



Cornerstone Fund provides low cost, no-fee loans to churches and faith-based non-profits. Our investing program offers an opportunity for individuals and organizations to take part in projects ranging from worship space renovations to transitional housing developments and everything in between. We enable church vitality, antiracism, climate care, and more.



The Church Building & Loan Fund is dedicated to assisting new and renewing congregations with loan programs, capital campaign services, planning (Partners in Building) and technical assistance programs (Partners in Vision), as well as a list of other services and programs.



Serving the United Church of Christ, Alliance of Baptists, Presbyterian Church (USA) and the Christian Church (Disciples of Christ), the Insurance Board's mission is to support and protect churches and church ministries by offering superior property and casualty risk and insurance management services.



PBUCC offers comprehensive employee benefits programs for active and retired UCC clergy and lay employees and their eligible dependents, providing the highest standards of service, access and options. PBUCC assists those who serve the church achieve health and economic security through the annuity, medical/dental, life & disability plans, etc.



Established in 1909, United Church Funds (UCF) offers a family of 11 professionally managed, values-aligned investment funds to over 1,100 churches, conferences, associations and other ministries of the United Church of Christ.

United Church of Christ

Church Building & Loan Fund



cblfund.org
info@cblfund.org



The CB & LF Vision

Our vision is to **transform communities by helping the Church live into God's economy**. We assist new and renewing congregations of the United Church of Christ—and other Christian denominations in the United States—with programs and services that help a congregation plan, raise, finance, and build projects, including property and social enterprises, that advance the mission of the church.

Mission Alignment

How can CB&LF Partner with You to help you achieve your ministry goals?

- **Visioning, Strategic Planning & Implementation**
- **Stewardship and Capital Campaign Consultations**
- **Partners In Building**
- **Partners In Vision**
- **Adese Fellowship**
- **Transform Churches Transform Communities (TC²)**
- **Loan Services**
- **Legacy Consultation and Assistance**



Visioning, Strategic Planning & Implementation

- **Answers to basic questions**
 - What is your congregation's purpose and what is your Why?
 - What resources do we currently have in order to fully live out our mission in our particular context?
- **Visioning Process**
 - Helps a congregation understand its needs, while discerning and determining how to meet those needs.
 - Develops a list of mission priorities
 - Enables the development of a strategic plan for the congregation
- **Guided Services**
 - Facilitates the multi-day visioning process
 - Provides recommendations based upon the process
 - Guidance on writing the strategic plan



Stewardship Programs

- **Information Meeting to discuss giving trends, types of programs and the program process**
- **Answers to basic questions**
 - Why should you have an annual campaign? What is the best stewardship program for your congregation? What is the best way to teach your congregation about generosity?
- **Guided Campaign Services**
 - Organization and oversight
 - Training for program leaders and volunteers
 - Provides expertise, resources, monitors progress and campaign follow-up



Capital Campaigns

- **Free Information Meeting to discuss the campaign process**
- **Answers to basic questions**
 - How much can you raise? What should you consider when setting goals?
What are benefits of hiring a consultant?
- **Financial Feasibility Study**
 - In-depth interviews with key leaders and members to determine readiness and capacity for a capital campaign
 - Objectively determines probability of success
- **Guided Services**
 - Organization and oversight
 - Training for campaign leaders and recruits
 - Provides expertise, resources, monitors progress and campaign follow-up



UCC CB&LF Partners in Vision Program

GOAL:

- CB&LF seeks to leverage its resources to promote faith-led, sustainable, innovative, and mission-focused housing and economic development projects

HOW:

- Seek out and create opportunities for innovative church (faith-affiliated) place-making and church-led (faith-affiliated) real estate development projects.
- Provide churches and faith-based organizations guidance and support to discern vision plans and create master plans that lead to sustainable, innovative, mission-focused development projects.
- Provide planning and technical assistance to support the development of complex projects.

CB&LF's Partners in Vision Program (PIV)

WE WORK WITH CHURCHES/ORGANIZATIONS WHO:

- own their land & building assets or have minimal mortgages.
- recognize that the underutilized buildings and/or property that they own are assets that can potentially be used to further their mission, meet local community needs, and potentially generate income.
- already provide community services and want to increase programming/community impacts by using their underutilized land/building assets.
- are aware of growing community needs and want to explore how to use their land and building assets to meet those needs.
- have project ideas for their land/building but need expertise to move forward.
- are looking for options other than selling part or all of their land & buildings.

Returning
Citizen
Housing

Genesis Worship Center

Oakland, California

Role:
Development
Consultant/
Lender

CHURCH NEED

- Decreasing church reserves.
- Underutilized space.
- Local housing affordability crisis/resident displacement.

OPPORTUNITY

- 16K SF site with an underutilized building, a strong appraisal, but complicated financing that precluded traditional loans.
- Strong local political & community support affordable housing units to serve local population/ existing Genesis clients.

CHURCH ROLE

- Recently joined UCC.
- Missional focus on case management, job readiness, & computer training for formerly incarcerated.
- Strong leadership and community engagement.

CB&LF/AIM ROLE – Development Services/Lender

- Assessment of project proposal.
- Refinancing of existing debt.
- Review of Contracts/Coordination with development professionals.
- Financing rehabilitation of vacant space into residential units.

IMPACT

- \$1.24M Loan for 12 units of new affordable housing for returning citizens (Completion Q3 2021).
- Attracted 3 year \$4.3M grant for rent & wrap around services.
- Increase in missional impact.
- Model for other local churches.



At the intersection of faith & enterprise lies opportunity

- Adese is a program to advance a concept or early-stage venture, at the heart of which is the biblical call to bring good news to the poor.
- Adese Fellows confer with leaders in church, academy and business to explore how the church can create social and economic value and how enterprise can create spiritual value.
- Fellows receive business coaching and expert counsel in the legal, financial and human resource aspects of launching and growing an enterprise.



Transform Church Transform Community (TC²)

TC² equips congregations to:

- Develop an understanding of contextual relevance of mission and Ministry.
- Determine the value of their facilities and whether the facilities are being used to their fullest potential.
- Determine if they should make significant changes or redevelop to meet the needs of their context by making an intentional decision.
- Develop Leadership that can reimagine a new vision for mission and ministry.
- Develop a vision and create the capacity to live into their new mission.



Transform Church Transform Community (TC²)

1. Discovering Your Why and Repurposing Your Resources for Mission
2. Being Church Differently
3. Funding Mission
4. Target Marketing
5. Community Connections
6. Congregation to Congregation Collaboration
7. Transitioning into a New Normal
8. Mission Aligned Entrepreneurship
9. Completing Your Church's Mission: Legacy and Closure





Loan Programs

- **Site Purchase, Construction / Renovation**
 - Purchase of a site for a church building or other mission-focused use
 - Construction or renovation of a church owned property
- **Building Purchase**
 - Purchase of a church building or other property for mission-focused use
- **Refinance**
 - Cash-out for renovations, if applicable
- **Energy & Environmental Upgrade or Small Project**
 - Energy upgrades for church-owned facilities / properties
 - Small renovation projects
- **Church Building Disaster Recovery**
 - Repairs and upgrades required for disaster recovery
 - Supplement to repairs covered by insurance





Facing Your Churches Uncertain Future Closure & Legacy

Helpful Practices for Courageous Conversations & Faithful Decisions

- **Discerning, Discussing, and Making Decisions Concerning Your Church's Future**
- **Resurrection Faith, Church Legacy & Closure**
- **Good Practices in the Closure and Legacy Process**
 - Closure and Legacy Next Steps
 - Membership Care
 - Pastors and Congregational Leadership
 - Legal Concerns
 - Property Decisions
 - Continuing Your Church Mission Through Its Legacy

Partners in Building 2024

SEPTEMBER 26–27



- Presentations and workshops on land use, repurposing resources for mission, faith-based entrepreneurship, fundraising and the future of ministry as well.
- Opportunity to connect with loan partners, capital fundraising executives, building professionals and other experts to discuss your goals.
- Join us to learn how you can navigate possibilities and take steps to repurpose, finance and manage church-owned property to create a lasting impact.

Visit Church Building & Loan Fund in the exhibit area for more information



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**Investing
Program**

=

**Ministry
Expansion**



Cornerstone
FUND



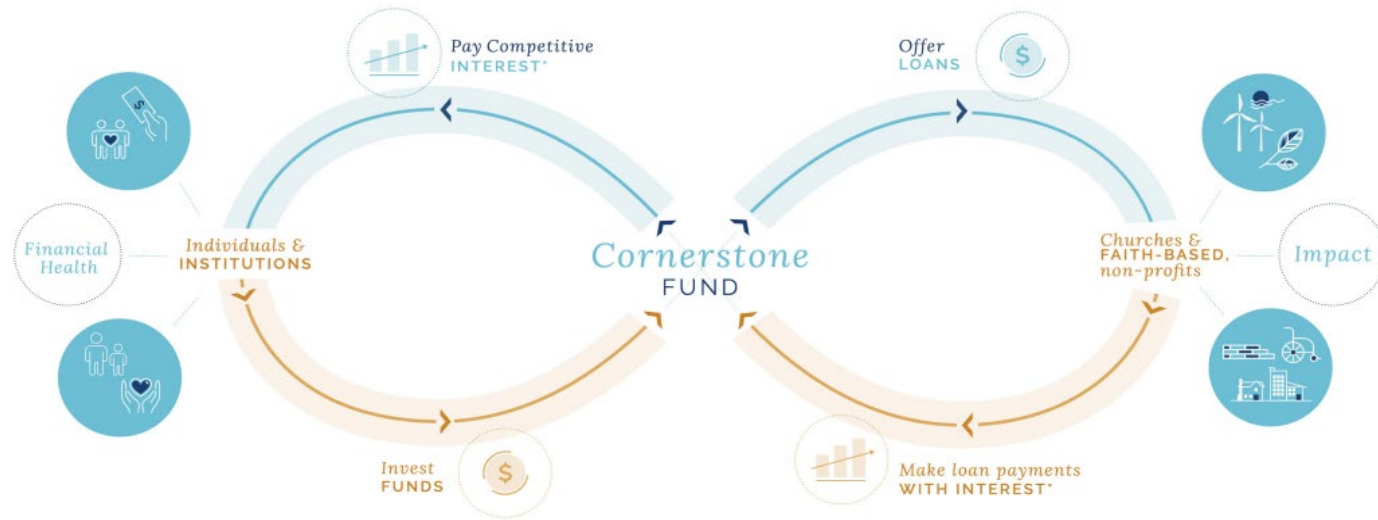
Cornerstone Fund provides low cost, no-fee **loans** to churches and faith-based non-profits.

Our **investing program** offers an opportunity for individuals and organizations to take part in projects ranging from worship space renovations to transitional housing developments and everything in between.

When you invest with Cornerstone Fund, you are investing in **church vitality, antiracism, climate care, and more.**



The Cornerstone Fund DIFFERENCE



* This is not an offer to sell securities and is not a solicitation to buy securities. The offering is made solely by the Offering Circular. The purchase of securities is subject to risks, which are described in the Offering Circular. Cornerstone Fund will offer and sell securities only in states where authorized. Not FDIC or SIPC insured. Not a bank deposit. Not guaranteed by the United Church of Christ. Past performance is no guarantee of future results. View the Offering Circular at www.cornerstonefund.org/circular

God Math Example: Genesis Worship Center



Housing 20 men for up to 18 months, residents are supported with 4 full time staff engaged in case management, job readiness and other supports.

A nondenominational church located in Oakland, CA transformed their existing fellowship hall into 12 units of transitional housing for formerly incarcerated men.





Transitional Housing - God Math in Action

\$4.6 mil loan to build transitional housing on church property in Oakland CA

12 units build to house 20 formerly incarcerated men for up to 18 months

County Subsidies fully fund housing, support services, staff and loan payments totaling approx. \$1 mil annually



Cornerstone Fund's Investing Program is **NOT** a donation

While our Investment Program feels like a donation or tithe, we are actually able to do tremendous good with your investment while you also earn a fixed interest rate return.



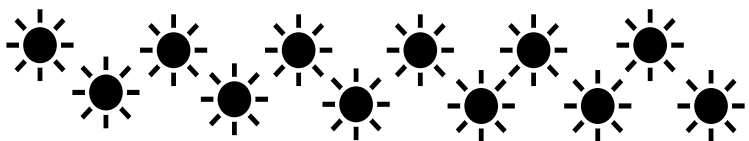
God Math: \$1mil Investment Example



4 units of housing

OR

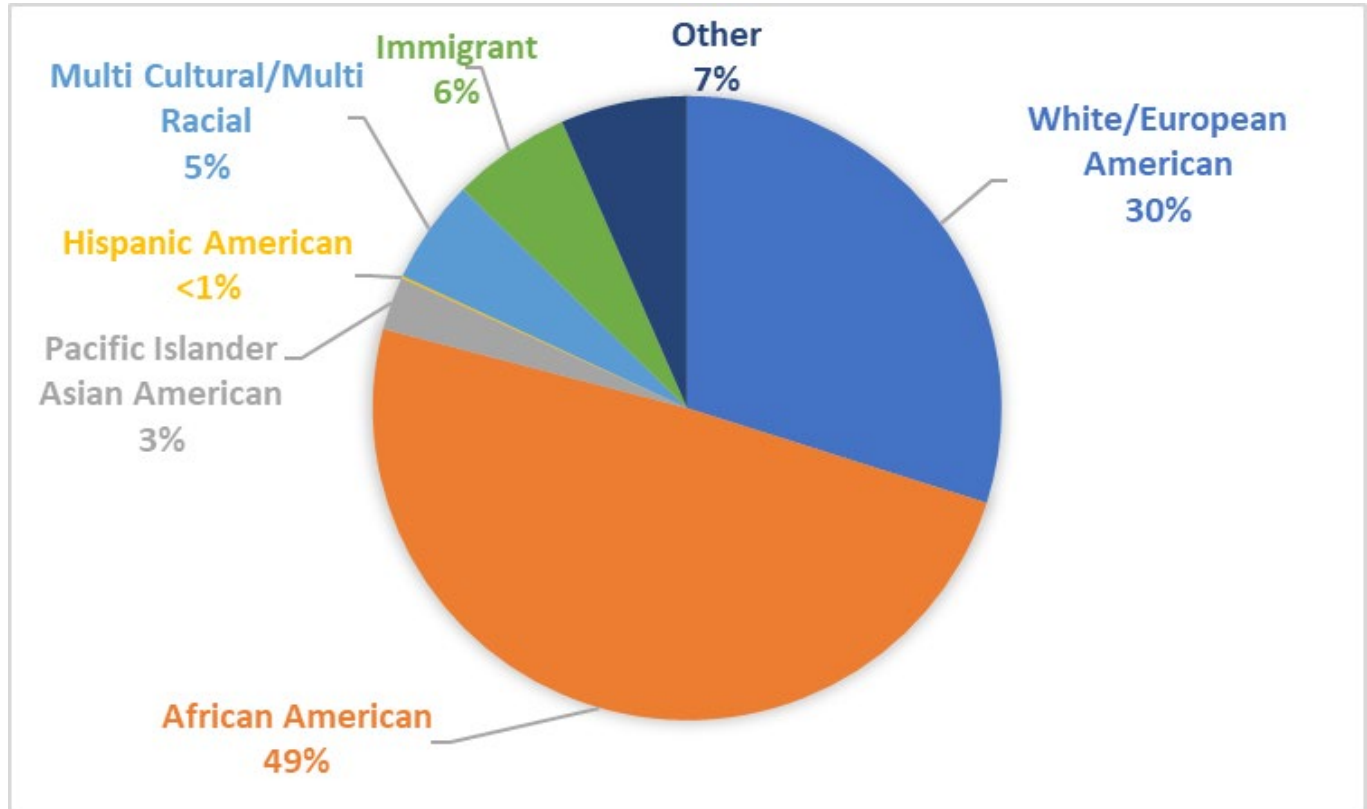
12 solar panel projects



All while earning
\$280,000 in interest
over 5 years (at current
rates).



Lending by Race/Ethnicity



Current Special



START YOUR
**Investment
Journey**

CURRENT SPECIAL:
7 Month Notes – 5.00%*
*\$10,000 minimum



Cornerstone
FUND

Scott Hackenberg

Chief Lending Officer

For questions or more information,
please visit our website
CornerstoneFund.org or contact
Scott Hackenberg of the UCC
Cornerstone Fund.

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Who We Are

The Insurance Board program was designed to make available specialized property and liability insurance solutions to congregations of ecumenical partners formally aligned with the United Church of Christ, which include:

- Christian Church (Disciples of Christ) – Full Communion
- Presbyterian Church (U.S.A.) – Formula of Agreement
- Alliance of Baptists – Partner in Mission
- Evangelical Lutheran Church in America (ELCA) – Formula of Agreement
- Reformed Church in America (RCA) – Formula of Agreement

Program Highlights

- Comprehensive Coverage
 - General liability
 - Abusive acts liability
 - Pastoral counseling liability
 - Hired & non-owned auto liability
 - Directors & officers liability including employment-related practices liabilities such as sexual harassment, wrongful termination & discrimination
 - Employers' liability and employee benefits liability
 - Cemetery professional liability
 - Crime (employee dishonesty)
 - Property
 - Automobile
 - Workers Compensation

Why the IB?

- Denominational insurance program
- Non-profit corporation
- Prevention first
- Financial Stability
- “A” rated or better carriers
- Comprehensive coverage
- Superior limits
- Excellent claims service
- Your partner in mission!



Helpful Links

<https://www.insuranceboard.org/>

<https://www.insuranceboard.org/about-us/board/>

<https://www.insuranceboard.org/safety-central/>

<https://www.insuranceboard.org/online-learning/>

<https://www.insuranceboard.org/insurance-products/tulip/>



Questions?

**Please Contact Farnaz Ansari, VP Marketing &
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with any questions:

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Or

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United Church Funds (UCF) – Overview

- ❖ Trusted investment provider to 1,100 local churches, religious judicatories and faith-based non-profits, with over \$1.2 billion in assets under management.
- ❖ Experienced non-profit partner to fiduciaries in the development, management and governance of endowments.
- ❖ Recognized leader in responsible investing strategies aligned with the United Church of Christ and like-minded progressive Christians.



Investing Together for a Sustainable Future

UCF – A Partner to Fiduciaries



Once a client elects to partner with UCF for investment management services, our Institutional Relationships Team fully engages with your fiduciaries:

- ❖ Reviews of Investment Policy Statements and other endowment governance documents
- ❖ Guidance and education regarding fund options and asset allocation strategies
- ❖ In-person or video/conference calls for periodic portfolio and account reviews
- ❖ Educational opportunities focused on fiduciary responsibility, responsible investing, planned giving and investment strategies

A Multi-Faceted Approach to Driving Change

UCF avoids securities of companies which derive a relevant portion of their revenues from:

- Tobacco Production
- Firearm/Ammunition Production
- Military/Nuclear Weapons Production
- Private Prison Operation
- Coal (Thermal) Extraction
- Oil Extraction via Tar Sands

UCF avoids investment in companies whose practices within the following ESG impacts are unacceptable:

- Environmental Harm
 - ✓ Carbon Emissions
 - ✓ Toxic Emissions/Waste
 - ✓ Biodiversity
 - ✓ Water Stress
- Labor and Human Rights Harm
 - ✓ Focus on Conflict-Affected Territories
 - ✓ Compliance with Domestic/International Laws
 - ✓ Value Chain Partners

UCF screens out 421 companies in our traditional portfolio. In the Beyond Fossil Fuels funds, an additional 152 companies that produce and/or explore for coal, oil or gas are screened, totaling 573 exclusions.

UCF Exclusionary Screens

❖ Weapons Production/Military Contracting

- We restrict corporations (165 excluded) that:
 - ✓ Derive more than 10% of revenues from the sale of conventional weapons, weapons systems, components and support systems and service or nuclear weapons.

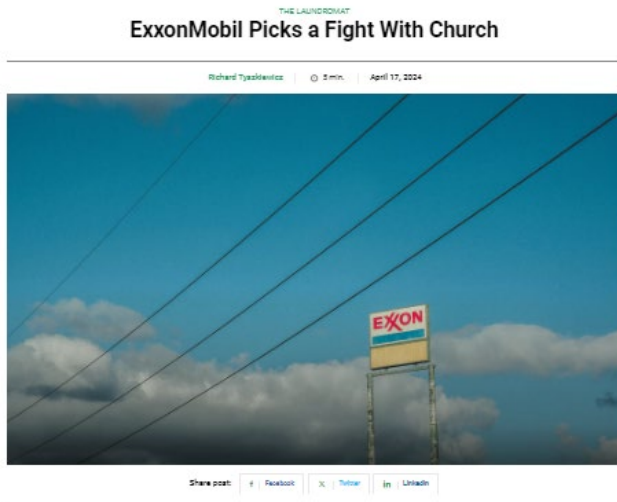
❖ Human Rights

- We restrict corporations (39 excluded) that:
 - ✓ Cause or contribute to labor and human rights harms and have not taken meaningful efforts to prevent or mitigate these harms.



For a complete list of UCF's exclusionary screens, click [here](#).

Responsible Investing – The War on Plastic



ExxonMobil has responded to a shareholder resolution on plastics with an astonishing attack on the filer and arguably the entire concept of shareholder democracy. The resolution was filed by United Church Funds with support from California-based shareholder advocacy nonprofits As You Sow. It raises the issue of single-use plastics and ExxonMobil's exposure to potential regulatory moves to curtail their use. The resolution, and ExxonMobil's response to it came to light when the company filed its 2024 proxy statement with the Securities and Exchange Commission (SEC) on 11 April.

In presenting their case the filers refer to respected source material from the files of the WWF, United Nations, European Union, National Geographic, and the US Environmental Protection Agency (EPA). The resolution states: "Of particular concern are single-use plastics (SUPs), which made up the bulk of the 2020 million metric tons of plastic ending up in landfills annually. Without drastic action, this amount could triple by 2050." It argues that a shift away from virgin plastic production is crucial to resolving the fast-growing plastic waste problem, as evidenced by the EPA and further laid out in detail in the comprehensive [Smoking the Plastic Waste Report](#) produced by the Pew Charitable Trusts and Systemic.

NORDSIP INSIGHTS



Read the full article [here](#).

Ongoing Actions to Reduce Plastic

- ❖ 2023 General Synod Resolution, [Free From Plastic Pollution](#), advocates for approaches that promote alternatives and reduces overall plastic usage.
- ❖ Two UCF shareholder resolutions on plastic pending with ExxonMobil and Westlake, in partnership with [As You Sow](#).
- ❖ UCF sends letter to Goldman Sachs calling for a cessation of lending to Formosa Plastics Group, in partnership with [Rise St. James](#). Read the letter [here](#).

UCF – Top-Tier Client Services

❖ UCF's Client Services team personally handles the daily needs of our clients:

- ✓ Asset Transfers
- ✓ Distributions or Withdrawals
- ✓ Account and Statement Information
- ✓ Stock Donations



❖ www.UCFunds.org gives clients access to:

- ✓ Account statements via our online portal
- ✓ Investment information and quarterly Fund Fact Sheets for each fund
- ✓ Webinars and videos on a variety of topics
- ✓ Planned giving and endowment best practices and resources

UCF – Additional Valued Services



UCF stands ready to be your trusted partner to grow your financial assets for use in mission and ministry:

- ❖ UCF provides resources to help our clients understand and implement essential elements of building a strong endowment and related governance policies.
- ❖ UCF manages the Planned Giving program for the UCC and assists clients in creating sustainable customized legacy programs.
- ❖ UCF offers trust management services.

Click to Learn More:

www.ucfunds.org

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