

# 18 Impact Themes

Throughout our two decades of work in impact and ESG investing, Community Capital Management has developed the following series of impact themes, where one or more theme is associated with each of our investments. The themes cover a wide variety of issues and opportunities of interest to our clients. The creation and evolution of these impact themes have occurred in response to changing markets and the growing availability of impact and ESG investments. While the themes are distinct and diverse, certain common characteristics can be found in all of CCM's current themes and are guidelines for the adoption of our themes in the future:

- CCM must believe that market-rate opportunities will exist to allow client commitments to individual themes to be fulfilled over time. These opportunities must fit in with CCM's overall risk/return and asset allocation goals.
- An impact theme must correspond to demonstrated client interest in the relevant economic or social objective being addressed.
- As a leader in the impact and ESG investing industry, CCM seeks to advocate for greater investment product creation in support of our impact themes. By communicating our clients' interests to the broader capital markets, CCM hopes to play a catalytic role in the creation of greater impact investment opportunities.
- Finally, all CCM investments are subject to rigorous analysis so that the impact and ESG metrics are defined, assigned, and tracked to each investment by CCM's proprietary impact database for reporting and transparency.



## Affordable Health and Rehab Care

Creating and retaining affordable healthcare services and rehabilitation facilities for low- and moderate-income and medically underserved persons<sup>1</sup> and investing in opportunities that promote wellness and access to high-quality health care for everyone.



## Affordable Housing

Financing for affordable homeownership to low- and moderate-income borrowers and renters, including workforce housing,<sup>2</sup> and investing in opportunities that promote affordable homeownership and access to quality living.



## Arts and Culture

Supporting educational programs, businesses, organizations, and the development of properties involved with visual, performing, design, literary, and other art-related works.



## Disaster Recovery, Resilience, and Remediation

Supporting economic development activities in designated disaster areas and physical and civic infrastructure to better prepare communities for the effects of climate change, natural disasters, and widespread health emergencies. Investments in recovery, resilience, and remediation can stimulate community and economic development, build strong infrastructure, and promote sustainability, all while empowering people and protecting our planet.



## Economic Inclusion

Assisting and supporting the process of bringing targeted groups, individuals, and communities, including immigrants and refugees, closer to the economic mainstream and capital markets. Financial literacy training, loans to first-time homebuyers, small business loans, rent-to-own housing programs, and "banking the unbanked" initiatives are all examples of economic inclusion opportunities.



## Education and Childcare

Providing education and/or childcare services primarily in low- and moderate-income communities, improving the quality of educational services and facilities, and offering broad-based youth development programs that look to have a beneficial impact to children.



## Enterprise Development and Jobs

Providing small businesses with access to capital, creating jobs, retaining jobs, and offering job training programs.



## Environmental Sustainability

Supporting properties, projects, companies, and small businesses implementing sustainable initiatives such as rehabilitation of existing buildings/adaptive reuse; meeting energy codes; LEED certification; using renewable energy, reused, or recycled materials for construction; water conservation efforts; brownfield development; and Walk Scores<sup>3</sup>.



## Gender Lens

Benefiting women and girls, primarily those that are low- and moderate-income, such as women-owned businesses, educational programs, health-related services, and affordable homeownership. Investing in opportunities with women leadership, workplace equity, products and services beneficial to women and girls, and related shareholder engagement and policy work.



## Government Supported Communities

Assisting communities in need of economic and community development as designated by U.S. Government, federal agencies, and/or state agencies.



## Healthy Communities

Establishing and maintaining effective strategies to achieve healthy equity in neighborhoods such as multi-use trails, high Walk Scores, high Bike Scores<sup>3</sup>, community parks, access to nutritious foods, and investing in opportunities that promote health and wellness.



## Human Empowerment

Assisting individuals and families, including immigrants and refugees, through resources and programs designed to achieve personal goals, greater self-sufficiency, and upward mobility.



## Minority Advancement

Supporting communities with a high minority population (over 50 percent as defined by their ethnicity), racially or ethnically concentrated areas of poverty (HUD R/ECAP census tracts),<sup>4</sup> programs offering equal access to jobs, economic development, and affordable housing. Investing in opportunities with ethnic minority leadership, workplace equity, services beneficial to ethnic minorities, and related shareholder engagement and policy work.



## Neighborhood Revitalization

Transforming blighted neighborhoods into areas of opportunity and vibrant, safe places to live by assisting in the revitalization of neighborhood facilities.



## Rural Community Development

Investing in small businesses and other economic opportunities in rural communities.



## Seniors and the Disabled

Offering affordable living for seniors and/ or disabled individuals including physical, social, and psychological services.



## Sustainable Agriculture

Supporting agriculturally-sustainable businesses such as those that engage in pesticide-free agriculture, hydroponics, aquaponics, and vertical farming.



## Transit-Oriented Development (TOD)

Creating vibrant, livable, and sustainable communities through the integration of compact, walkable, pedestrian-oriented, mixed-use communities centered around high-quality train systems.<sup>5</sup>

<sup>1</sup> "Medically Underserved" are areas or populations designated by HRSA (U.S. Department of Health and Human Services, Health Resources and Services Administration) as having: too few primary care providers, high infant mortality, high poverty and/or high elderly population.

<sup>2</sup> The most common definition of workforce housing comes from the [Urban Land Institute](https://www.walkscore.com/), which defines workforce housing as: "housing that is affordable to households earning 60 to 120 percent of the area median income." <sup>3</sup><https://www.walkscore.com/>

<sup>4</sup> [https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e\\_0](https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_0) <sup>5</sup><http://www.tod.org/>

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