



## Fund Impact Investment Spotlight

### Bridle Path Apartments<sup>3</sup>

Randolph, MA | Sector: Agency CMBS

Bridle Path Apartments is an affordable rental property for seniors in Randolph, Massachusetts (Norfolk County). All 103 residential units receive Section 8 assistance, and the property is in a majority-minority census tract where 75% of the population are minorities. The community offers one- and two-bedroom apartments in the Boston suburb of Randolph. The complex includes three three-story buildings that are located near local bus services and the downtown shopping area. Community amenities include a garden, computer lab, community room, library, on-site management, laundry facilities, professional landscaping, and controlled access to the property. The property is involved with the Randolph Senior Center and has monthly blood pressure screenings.

The property is managed by Preservation of Affordable Housing (POAH), a non-profit developer, owner, and operator of nearly 13,000 affordable homes. POAH's renovation of the property in 2008 included the installation of a 38.88 kW photovoltaic solar collection system and energy-efficient windows. POAH's primary mission is to preserve, create, and sustain affordable, healthy homes that support economic security, racial equity, and access to opportunity for all. The company specializes in the preservation of existing affordable housing that is at risk of being lost due to market pressures or physical deterioration.

“POAH and POAH Communities administers its portfolio-wide Community Impact Initiative, a program that utilizes its community impact coordinators located across the country to deliver services to residents in six areas: Housing, Community Engagement, Health, Education, Employment, and Financial Stability.”

### IMPACT THEMES THIS INVESTMENT HELPED SUPPORT:



### WALK SCORES:



Walk Score's mission is to promote walkable neighborhoods. Walkable neighborhoods are one of the simplest and best solutions for the environment, our health, and our economy.

<sup>3</sup> <https://www.bridle-path.com/>; <https://www.poah.org/>

Effective March 1, 2021, the Fund's name changed from CRA Qualified Investment Fund to CCM Community Impact Bond Fund.

**Carefully consider the Fund's investment objectives, risks, charges, and expenses. This and other information can be found in the Fund's prospectus, which can be obtained by calling 888-272-0007. Please read it carefully before investing.**

The Fund is distributed by SEI Investments Distribution Co., which is not affiliated with Community Capital Management, LLC. Investing involves risk, including possible loss of principal. Bonds and bond funds will decrease in value as interest rates rise. The Fund is not diversified. There is no guarantee the objective of the Fund will be achieved.

As of 12/31/2022, the investment that included a loan to Bridle Path Apartments represented 0.27% of the Fund's assets. The security identified and described herein is for illustrative purposes only. Its selection as an example was based upon non-performance objective criteria, such as the security's social and/or environmental attributes. It should not be assumed that the recommendations made in the future will be profitable or will equal the performance of the securities identified.

This fund involves impact and ESG Risk. The Adviser may select or exclude securities of certain companies for reasons other than performance and, as a result, the Fund may underperform other funds that do not use an impact and ESG screening process. Impact and ESG investing is qualitative and subjective by nature. There is no guarantee that impact and ESG criteria used by the Adviser will reflect beliefs or values of any particular investor.

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