

# How CCM Partners with Community Foundations to Channel Capital Into Local Communities

As grantmaking public charities, community foundations dedicate themselves to improving the lives of people in a defined local geographic area. They bring together the financial resources of individuals, families, and businesses to support effective nonprofits in their communities. As community foundations strive to make a positive impact to their local communities, **place-based impact** investments can be a great way to align their endowment and donor-advised fund (DAF) portfolios with their missions.

Place-based impact investing refers to the local deployment of impact capital to address the needs of targeted communities.

## How Fixed Income Impact Investments Can Support Local Communities

Redirecting even a small portion of a community foundation's investment portfolio to place-based impact investments could shift billions of dollars toward addressing economic and environmental disparities in local communities. Three key benefits to community foundations utilizing place-based impact investing include:

- Deploying more capital in support of community needs
- Scaling foundation resources and growing assets for the future
- Diversifying investment strategies

### Impact Investing Asset Class/Return Rate Spectrum



## Customizable Impact and Reporting

### Customizable Impact

For 25 years, CCM's market-rate impact core fixed income strategy has offered tailored solutions to meet client needs. Launched in 1999 to help banks fulfill their Community Reinvestment Act (CRA) obligations with specific geographic regions, the strategy has since evolved to serve a broader range of investors, including community foundations, who also look to fulfill a targeted place-based need. These investors seek to align their impact values within the liquid fixed income segment of their portfolios. Community foundations can target investments by geography, down to the county level via our mutual fund or a separately managed account (SMA).<sup>1</sup>

### Impact by Geography

Investments can target geographic regions down to the county level. Investors can choose multiple geographies within different counties, states, and/or regions with the investments supporting a variety of CCM's impact themes.



### Reporting

As stewards of our community foundation clients' capital, we are dedicated to verifying and reporting on impact alignment of investments. Transparency regarding the use of proceeds and measurement of anticipated impact is integral to our investment process. Clients receive a quarterly impact report detailing the positive societal outcomes of new investments made on their behalf.

More information on CCM's customizable impact is available by visiting: [www.ccminvests.com](http://www.ccminvests.com).



## Community Foundation Case Study

We believe the best way to demonstrate how a bond supports a specific community is through real-life examples. California Community Foundation (CCF) is focused on finding long-term, comprehensive solutions that address the vital issues concerning quality of life in Los Angeles County. On behalf of the Foundation, CCM invests in bonds financing community development activities in Los Angeles County.

### Golden Age Village

Location: Monterey Park, CA • Sector: Agency CMBS



#### Impact Themes

- Affordable Health and Rehabilitation Care
- Affordable Housing
- Environmental Sustainability
- Minority Advancement
- Poverty Alleviation
- Seniors, Veterans, and People with Disabilities
- Sustainable Communities

#### Impact Designations

- ✓ High Minority Census Tract
- ✓ High Poverty Census Tract
- ✓ Low- or Moderate-Income Census Tract
- ✓ Majority-Minority Census Tract

#### Walk, Bike, Transit Scores®

75 Walk Score • 53 Bike Score • 0 Transit Score

Golden Age Village is an affordable rental property for seniors in Monterey Park, California (Los Angeles County). All 120 units receive Section 8 assistance under Section 8 Contract CA16T781034, which was initiated on June 1, 2022, and runs through May 31, 2042. This property is in Census Tract 4817.12, a moderate-income, high-minority, high-poverty census tract where 98% of the population are minorities and 20% live below the poverty line.

Golden Age Village is managed by the Chinese American Golden Age Association (CAGAA). CAGAA's mission is to provide affordable housing for seniors and develop a culturally comprehensive program designed to meet their physical, social, language, and psychological needs. The resident service coordinator, Delightsme Care & Services LLC, conducts individual needs assessments, establishes links to community agencies and service providers, develops and maintains a resource directory, provides basic case management and referrals, and monitors ongoing provisions of services from outside agencies.

Weekly activities include computer classes, group exercise classes, tai chi classes, and karaoke. Computer classes aim to engage, train, and support older adults in accessing internet-based information and technology to improve their social engagement and connectedness. Monthly services and activities include wheelchair repairs, educational lectures, a music support group, a mental health support group, and blood pressure and blood glucose screenings. Residents are provided free flu shots every year.

### About CCM

Founded in 1998, Community Capital Management, LLC (CCM) is an investment adviser registered with the Securities and Exchange Commission. The firm's mission seeks to deliver superior risk-adjusted returns through investment strategies that contribute to positive societal outcomes. For more information, please visit: [www.ccminvests.com](http://www.ccminvests.com).

<sup>1</sup> CCM offers customizable impact and reporting to clients meeting certain criteria.

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