

Arts, Culture, and the Creative Economy

Throughout our 25 years working in impact investing, we have developed a series of impact themes in which one or more themes aligns with each of our investments.¹ Themes are evaluated individually for alignment based on each investment's use of or intent of proceeds.

Common Characteristics in CCM's Impact

- Each theme strives to have positive societal outcomes because of capital provided by our investors.
- We look for high credit quality, liquid investment opportunities that contribute to the portfolio's overall risk/return and align with at least one impact theme.
- We must be able to measure, monitor, and track the expected positive outcome(s) to maintain transparency in our client impact reporting.
- We must believe that market-rate opportunities exist so that client commitments to individual themes can be fulfilled over time.

Opportunity Set and Impact Themes

Our investment opportunity set includes securities that are liquid, financially sound, and that meet our impact criteria. We have found such securities in the following fixed income sectors: asset-backed securities, agency commercial mortgage-backed securities (CMBS), agency mortgage-backed security (MBS), corporate bonds, and taxable municipals.

Impact Themes		ABS	Agency CMBS	Agency MBS	Corporate Bonds	Taxable Municipals
Affordable Health and Rehabilitation Care		•	•		•	•
Affordable Housing		•	•	•	•	•
Arts, Culture, and the Creative Economy			•		•	•
Disaster Recovery, Resilience, and Remediation			•	•	•	•
Education and Childcare		•	•		•	•
Enterprise Development and Jobs		•	•		•	•
Environmental Sustainability		•	•	•	•	•
Gender Lens		•	•	•	•	•
Human Empowerment		•	•		•	•
Minority Advancement		•	•	•	•	•
Poverty Alleviation		•	•	•	•	•
Rural Community Development		•	•	•		•
Seniors, Veterans, and People with Disabilities		•	•		•	•
Sustainable Communities		•	•	•	•	•

Impact Theme Description:

Arts, Culture, and the Creative Economy

Investments aligned with this theme support educational programs, businesses, organizations, and the development of properties involved with visual, performing, design, literary, and other art-related works. It also includes investing in support of ethical fashion, social impact media, creative places, and other elements of the creative economy.

Examples of bond financing activities in alignment with this theme (this list is not exhaustive):

- Funding for, including renovation and preservation, arts and culture institutions and facilities
- Programs that promote arts education and creativity and increase access to the arts
- Organizations, housing managers, or other entities that offer arts programming for children
- Housing designed and reserved for artists, sometimes including community art studios or exhibit space
- Creating and improving public spaces with art to promote cultural exploration

Case Studies: Arts, Culture, and the Creative Economy

We believe real-world examples are one of the most powerful ways to demonstrate how a bond aligns with a specific impact theme. This perspective highlights two impact investments that exemplify the impact theme of **Arts, Culture, and the Creative Economy**.

For details on our impact in this theme or to see additional examples, please email us at info@ccminvests.com.

Parkway Gardens

Chicago, IL | Agency CMBS

Parkway Gardens is a Low-Income Housing Tax Credit (LIHTC) property in Chicago, Illinois (Cook County). To qualify for the LIHTC allocation, all 694 units are reserved for low-income residents: 615 units are reserved for those earning no more than 30% of the area median income (AMI), 35 units for those earning no more than 50% AMI, and 45 units for those earning no more than 60% AMI. The property is in Census Tract 8425.00, a low-income, high-minority, high-poverty census tract where 100% of the population are minorities and 54% live below the poverty line.

Built in the 1950s, Parkway Gardens was the first housing cooperative in Chicago that was owned and operated by middle-class Black professionals. The 13-acre complex offered quality affordable housing during an era when discriminatory redlining practices were commonplace. Eventually, following several changes in ownership, the property deteriorated due to a lack of investment in modernization and maintenance. Related, one of the largest developers and preservationists of affordable housing, acquired Parkway Gardens in 2011 with the goal of re-establishing safety and improving housing quality.

Related has invested nearly \$58 million in capital improvements, security infrastructure, and social services at Parkway Gardens, including two new playgrounds, a state-of-the-art entry access and security system, a computer lab, various communal greenspaces, and improvements to plumbing, flooring, lighting, elevators, and heating systems. All 694 units went through impressive rehabilitation, including kitchen and bathroom renovations, without displacing any residents.

Related has also invested in the surrounding area, including the installation of an 8,410-square-foot turf field at John Foster Dulles Elementary School, which is adjacent to Parkway Gardens. The new field replaced an asphalt lot and gives students—90% of whom live at Parkway Gardens—access to outdoor space for recess and sporting events for the first time in the school's history. Additionally, Related offers a scholarship program for residents pursuing college or advanced degrees. Eligible students can apply for funds to cover tuition, fees, books, room and board, and other educational expenses.

In collaboration with After School Matters (ASM) and local artist Erick "ROHO" Garcia, teenagers from Parkway Gardens worked on a mural project titled Positive Productivity, which is now installed near the apartment community. Parkway Gardens also partnered with ASM on the Peacemakers program, which empowers Chicago teens to fight violence and foster community by designing and carrying out service projects to meet their neighbors' needs. ASM is a non-profit that provides out-of-school opportunities in arts, communication and leadership, sports, and STEM for teens across Chicago.

In 2014, the Local Initiatives Support Corporation Chicago awarded Parkway Gardens with the Chicago Neighborhood Development Award for Outstanding For-Profit Neighborhood Real Estate Project.



Impact Themes

-  Affordable Housing
-  Arts, Culture, and the Creative Economy
-  Education and Childcare
-  Minority Advancement
-  Poverty Alleviation
-  Sustainable Communities

Impact Designations

- ✓ High Minority Census Tract
- ✓ High Poverty Census Tract
- ✓ Low- or Moderate- Income Census Tract
- ✓ Majority-Minority Census Tract
- ✓ Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Walk, Bike, Transit Scores®

- 61** Walk Score
- 65** Bike Score
- 76** Transit Score

Manhattan Plaza

New York, NY | Agency CMBS



Manhattan Plaza is a 46-story affordable rental property in New York, New York (New York County). All 1,689 units receive Section 8 assistance under Section 8 contract NY36H110005, which was initiated October 1, 2004, and runs through July 31, 2037. Approximately 70% of the apartments are reserved for local performing artists, 15% for seniors, and the remaining 15% for current neighborhood residents. Amenities include a multi-story garage, the building's state-of-the-art playground, five tennis courts, a basketball court, a wall-climbing center, and a health club with an enclosed swimming pool.

The rental complex is in Manhattan's Midtown West neighborhood, two blocks from Times Square. It has been dubbed "Broadway's Bedroom" due to its large concentration of performing artist residents. Manhattan Plaza was conceived as part of a larger effort to revitalize the neighborhood. By limiting occupancy to residents who were, or had been, engaged in the performing arts, the idea was to fill the project, stabilize the neighborhood, and support the regrowth of legitimate theater in Times Square. Since opening in 1977, it has become the anchor of a community that has been transformed into a thriving neighborhood of shops, restaurants, and theaters.

Manhattan Plaza is managed by Related, a company that started as an affordable housing developer in 1972 and is now one of the largest developers and preservationists of affordable and workforce housing in the county. In March 2024, Related partnered with Gravity, an electric vehicle (EV) infrastructure startup, to open an EV hub with 24 charging stalls in Manhattan Plaza's garage. The Manhattan Plaza location is Gravity's first full public deployment of equipment, and many additional sites are already in development.



Impact Themes

-  Affordable Housing
-  Arts, Culture, and the Creative Economy
-  Environmental Sustainability
-  Seniors, Veterans, and People with Disabilities
-  Sustainable Communities

Impact Designations

N/A

Walk, Bike, Transit Scores®

100 Walk Score

95 Bike Score

100 Transit Score

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.

¹ Impact criteria exceptions are only applicable to transitional assets that are used for portfolio management purposes.

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