

Enterprise Development and Jobs

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:

Enterprise Development and Jobs

Investments aligned with this theme provide small businesses with access to capital. It also includes investments supporting entrepreneurship; job creation, job retention, and job training; inclusive growth strategies; increased access to business ownership for underserved groups; and stable employment.

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

- Support for small businesses, including Small Business Administration (SBA) loans.
- Programs that provide job or vocational skills training, employment assistance, or interview preparation.
- Housing or institutions that offer employment services to residents.
- Support for ownership investing and the ownership economy.

Case Studies: Enterprise Development and Jobs

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 **Enterprise Development and Jobs**.

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

Capital Impact Partners

Nationwide | Corporate Bonds

Capital Impact Partners (CIP) is a nonprofit, mission-driven Community Development Financial Institution (CDFI). Through capital and commitment, CIP helps people build communities of opportunity that break barriers to success and has been working on social and racial justice issues since 1982. In 2011, CIP was certified as a CDFI, which is the U.S. Department of Treasury’s recognition of specialized financial institutions serving low-income communities..

CIP provides financial support and technical assistance to cooperatives and organizations that are dedicated to supporting underserved communities, including minority populations, through comprehensive community revitalization. It finances projects related to healthcare, education, affordable housing, and community development and provides project development technical assistance to borrowers and other market participants to increase the likelihood their projects will be successful and impactful. Capital Impact’s ultimate objective is to create a nation of communities that are built upon foundations of equity, inclusiveness, and cooperation, where high-quality healthcare, healthy foods, affordable housing, and a quality education are accessible to everyone.

CIP financially supports and provides technical assistance to mission-aligned cooperatives and organizations through two main offerings: loans and sector-specific expertise. CIP offers several loan products: revolving lines of credit, working capital financing, bridge financing, construction and renovation loans, tenant improvement loans, real estate acquisition loans, predevelopment loans, permanent loans, and equipment loans. CIP believes that it is strategically positioned to bring people together in a spirit of cooperation to create businesses, provide services, and develop property in their own communities, thus increasing access to goods, developing needed infrastructure to support commerce and essential community services, and opening fair and efficient markets to a greater segment of the population.

The Capital Impact Investment Notes are fixed income securities that raise capital to finance impact investments. Consistent with CIP’s charitable purpose, the proceeds of the notes will be primarily used to fund initiatives that meet critical needs in low-income communities across the United States, including through Capital Impact’s subsidiaries, affiliates, strategic partners, joint ventures, and third-party intermediaries, including CDC Small Business Finance Corporation, a Certified Development Company as recognized by the U.S. Small Business Administration. The proceeds may also be used to purchase securities or other assets that will be leveraged to support Capital Impact’s lending activities and general operations, and for general corporate purposes.

Examples of organizations CIP serves include small businesses, mission-driven community lenders, employment-focused nonprofits, financial health social enterprises, housing developers, housing nonprofits, new models of production, transit-oriented nonprofits, charter schools, early childhood education centers, childcare providers, vocational/higher education programs, education technology companies, grocery stores, healthy food-focused nonprofits, food co-operatives and enterprises, urban farms, hunger-focused nonprofits, health nonprofits, federally qualified health centers (FQHCs), elderly care facilities/pace, new healthcare models, homecare co-operatives, and healthcare enterprises, and community centers.



Impact Themes	
	Affordable Health and Rehabilitative Care
	Affordable Housing
	Education and Childcare
	Enterprise Development and Jobs
	Human Empowerment
	Minority Advancement
	Seniors, Veterans, and People with Disabilities
	Sustainable Communities
Impact Designations	
N/A	
Walk, Bike, Transit Scores®	
N/A	

Monaco Apartments

Millcreek, UT | Agency CMBS

Monaco Apartments is a Low Income Housing Tax Credit (LIHTC) property in Millcreek, Utah (Salt Lake County) in Census Tract 1119.06, a moderate income census tract. To qualify for the LIHTC allocation, the property owner agreed to reserve all 247 units for low income residents, earning no more than 80% of the area median income (AMI) for a period of 30 years. Some units are further restricted 99 for individuals earning less than 60% AMI and 10 for individuals earning less than 50% AMI.

Monaco Apartments offers one and two bedroom garden style units with private balconies and walk in closets. Select units also feature full sized washers and dryers, stainless steel appliances, and wood burning fireplaces. Community amenities include a resort style pool with a sundeck, a fitness center, a clubhouse, grilling and picnic areas, a playground, a dog park, sports courts, a soccer field, a business center, covered parking, and on site maintenance and management.

Monaco Apartments partners with Project Access a leading provider of vital on site health, education, and employment services for families, children, and seniors living in affordable housing communities. Project Access operates on site Resource Centers to provide tools and opportunities to under resourced individuals so they can stabilize and empower themselves and their households. Its programs focus on four key impact areas: health and well being, youth education and empowerment, financial opportunity, and community building.

Project Access employs an on site resident service coordinator at each Resource Center to implement programs and services, including mental health workshops, supplemental food programs, health insurance assistance, gardening workshops, academic and career support, homework assistance, college and career readiness programs, financial literacy workshops, job search assistance, technology support, job interview preparation, family engagement events, and community gatherings.



Impact Themes

-  Affordable Health and Rehabilitative Care
-  Affordable Housing
-  Education and Childcare
-  Enterprise Development and Jobs
-  Human Empowerment
-  Seniors, Veterans, and People with Disabilities
-  Sustainable Communities

Impact Designations

-  Low- or Moderate-Income Census Tract

Walk, Bike, Transit Scores®

- 36** Walk Score
- 47** Bike Score
- 47** 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.

² Medically underserved areas or populations are 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.

Community Capital Management, LLC (CCM) is an investment adviser registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. Registration as an investment adviser does not imply a certain level of skill or training. The verbal and written communications of an investment adviser provide you with information you need to determine whether to hire or retain the adviser. Past performance is not indicative of future results. CCM has distinct investment processes and procedures relating to the management of investment portfolios for institutional clients. The firm's strategies are customized, rather than model-based, and utilize an innovative approach to fixed income and equity by combining the positive societal outcomes of impact investing with rigorous financial analysis, an inherent focus on risk management, and transparent research. Bonds are subject to interest rate risk and will decline in value as interest rates rise. Stocks will fluctuate in response to factors that may affect a single company, industry, sector, or the market as a whole and may perform worse than the market. Different types of investments involve varying degrees of risk, and there can be no assurance that any specific investment will either be suitable or profitable for a client's investment portfolio. A sustainable investment strategy that incorporates impact criteria may result in lower or higher returns than an investment strategy that does not include such criteria. Impact figures mentioned are approximate values. Opinions, estimates, forecasts, and statements of market trends are based on current market conditions and are subject to change without notice. Third party links, trademarks, service marks, logos and trade names included in this content are the property of their respective owners. The inclusion of a third party link is provided for reference and does not imply an endorsement or, association with, or adoption of the site or party by us. Acceptance of this material constitutes your acknowledgement and agreement that the Advisor does not make any express or implied representation or warranty as to the accuracy or completeness of the information contained herein and shall have no liability to the recipient or its representatives relating to or arising from the use of the information contained herein or any omissions there from. Any of the securities identified and described herein are for illustrative purposes only. Their selection was based upon nonperformance-based objective criteria, including, but not limited to, 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. Impact figures mentioned are approximate values. For a full list of relevant disclosures, please visit <https://www.ccminvests.com/regulatory-disclosures>.