

How CCM Partners with Foundations in Aligning Their Investment Strategy with Philanthropic Purpose

CCM partners with foundations by aligning fixed income investment strategies with their philanthropic mission. Through mission-aligned bond solutions, CCM helps foundations deploy assets in ways that look to preserve capital, generate competitive returns, and create measurable societal impact. Fixed income impact investments can be a great tool to align a foundation's endowment and donor-advised fund (DAF) portfolios with its mission.

How Fixed Income Impact Investments Can Support a Foundation's Mission

Redirecting even a small portion of a foundation's investment portfolio to fixed income impact investments could shift billions of dollars toward addressing economic and environmental disparities nationwide. CCM works closely with foundations to understand their mission priorities—such as affordable housing, education, health equity, economic opportunity, or climate resilience—and tailor investment solutions that directly support those goals.

The Dual Seeking Role of CCM's Impact Core Fixed Income Strategy

Our portfolios invest in bonds that finance real-world projects and programs benefiting underserved communities, allowing foundations to extend their impact beyond grants and into their balance sheet. CCM's market-rate impact core fixed income strategy is within the liquid fixed income sleeve of a client's asset allocation, offering endowments and DAFs a practical way to align charitable intent with responsible stewardship of capital.

By focusing on bonds where the use of proceeds is directed toward mission-aligned projects, foundations can extend their impact beyond grantmaking, ensuring their endowment and investment assets are actively advancing the same outcomes they seek through their philanthropy, while maintaining a disciplined fixed income approach.

This perspective explores:

- Aligning bond investments with philanthropic purpose**
 How CCM helps foundations integrate philanthropic purpose into their fixed income portfolios
- Using fixed income as an impact tool**
 How impact bonds can extend a foundation's impact beyond grants by directing endowment and DAF assets toward its mission
- Customizing impact by mission**
 How CCM's customizable impact enables foundations to target specific geographies or themes aligned with its mission

For DAF providers, CCM serves as a partner with impact expertise that can help sponsors meet fiduciary standards while expanding impact-oriented investment options.

Grants	(PRI) Program-Related/Below Market-Rate Investments		Market-Rate Investments			
	Donations to help support community activities	Investments that would otherwise not be possible without concessions		Investments that generate a total rate of return high enough to support grants and expenses and the mission to exist in perpetuity		
PRIVATE		LIQUID/TRADITIONAL		PRIVATE/ALTERNATIVES		
Debt		Equity	Fixed Income	Equity	Debt	Equity

Customizable Impact and Reporting

Since 1999, CCM's market-rate Impact Core Fixed Income strategy has provided tailored solutions to meet client needs. Foundations can align their mission within the liquid fixed income portion of their portfolios by customizing investments to target specific geographies, impact themes, or initiatives—through CCM's flagship mutual fund, the Community Impact Bond Fund (CRANX), or via a separately managed account.

Impact by Geography

When a client selects impact by geography, the investments will be in their targeted area(s), which can be as narrowly defined as a county, and support at least one or more of CCM's impact themes.



or Impact by Theme

When a client selects customization by impact theme, the investment(s) will support those themes and can be located nationwide.



For descriptions of all impact themes, visit www.ccminvests.com.

or Impact by Initiative

When a client selects customization by impact initiative, the investments will specifically support the goals of the respective initiative nationwide.



Case Study: Centennial Plaza

Location: **St. Louis, MO** | Sector: **Agency CMBS**
 Client: **Healthcare Foundation** | Mission: **Affordable Healthcare**

Centennial Plaza is an affordable rental property in St. Louis, Missouri. All 77 units receive Section 8 assistance. The property is in a majority-minority census tract where 66% of the population are minorities. Centennial Plaza is a project of Lutheran Senior Services (LSS), a faith-based non-profit organization that provides a range of services to seniors in the St. Louis area including affordable housing and healthcare.

Located in the beautiful and historic Central West End of St. Louis, Centennial Plaza offers 58 one-bedroom apartments and 18 efficiency apartments. Residents can enjoy community activities and events, shared gathering spaces, and a library with computer and internet access. An on-site service coordinator helps seniors connect with resources to maintain their independence.

Residents at Centennial Plaza have access to LSS Home and Community Based Services, in-home senior services designed to meet a wide range of individual needs. These include home-based medical care, professional rehabilitation and therapy services, personal caregivers, and faith-inspired end-of-life hospice care.

LSS offers a program called Project Wellness, a free service available to all residents in its affordable housing communities. Project Wellness gives residents access to wellness and exercise programs and to telehealth wellness kiosks that provide immediate blood pressure, weight, blood glucose, and other biometric readings. On-site registered nurses help residents stay informed and make choices to improve their overall health and quality of life. Since LSS launched Project Wellness, hospitalization rates among participating seniors have decreased by more than a third and moves to higher levels of care have been reduced by 11%.

Impact Themes

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

Impact Designations

- Majority-Minority Census Tract
- Persistent Poverty County

Walk, Bike, Transit Scores®

- 79** Walk Score
- 64** Bike Score
- 54** Transit Score

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