COMMUNITY CAPITAL MANAGEMENT

Impact Initiatives

In 2020, CCM introduced a new customizable impact option that enables clients to direct their capital to broader impact initiatives that align with their values.

Minority CARES

$3.7B Invested[1]

Initiative Inception	June 2020
Targeted Impact	Focused on solutions to advance racial inequality, tackle social disparities, and help build an economy that provides opportunities for everyone.

Impact Narrative

Mayfield Memorial Apartments

Charlotte, NC | Agency CMBS

Mayfield Memorial Apartments is an affordable housing property for seniors and people with disabilities in Charlotte, North Carolina (Mecklenburg County). All 60 units receive Section 8 assistance under Section 8 Contract NC19T821025, which was initiated August 1, 1985, and runs through January 14, 2031. The property is in Census Tract 0054.04, a moderate-income, high-minority, high-poverty census tract where 84% of the population are minorities and 28% live below the poverty line.

Mayfield Memorial Apartments, Inc. (MMAI) is an outreach endeavor and wholly owned subsidiary of the Mayfield Memorial Missionary Baptist Church. Its purpose is to provide, on a nonprofit basis, a clean, wholesome, quality living environment for seniors and people with disabilities. MMIA is governed by a board of directors comprised of members, deacons, and trustees of the church.

Daily operations of this community of garden-style apartments are managed by a professional team, which works with the board and volunteers to create year-round programs for residents including cookouts, social gatherings, holiday dinners, and worship opportunities for those who are interested. MMAI is situated in a beautiful parklike setting with lake views and picnic areas. The property was recently renovated.

Impact Themes

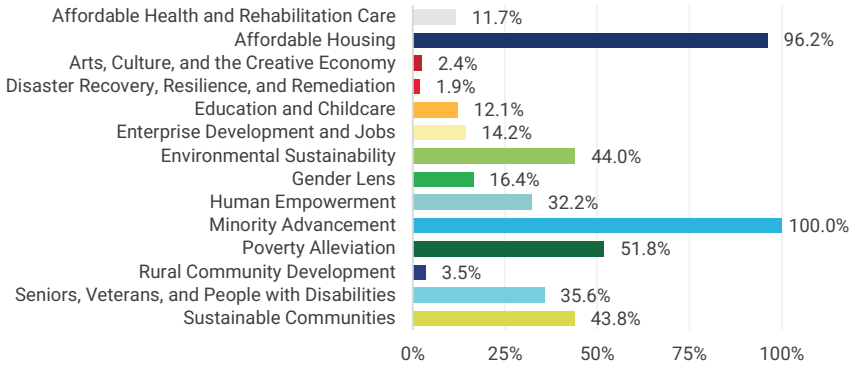
- Affordable Housing
- Minority Advancement
- Poverty Alleviation
- Seniors, Veterans, and People with Disablilities

Impact Designations

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

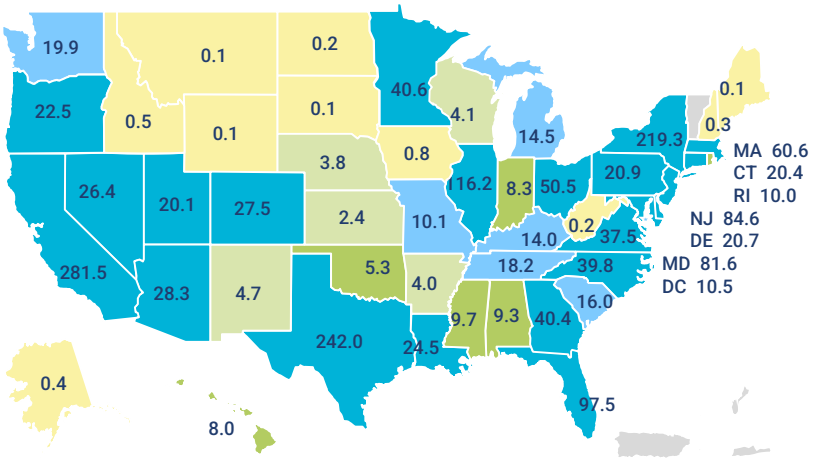
Impact by Theme[2]

The chart shows current holdings in Minority CARES and their alignment with our impact themes as of 09/30/26. One investment can align with multiple impact themes.



Impact by Geography[2] (In $Millions)

The map shows current holdings in Minority CARES by state as of 09/30/26. Holdings that are not state specific fall in National/Multiple States.



National / Multiple States: 245.7

- < $1M
- $1M to $5M
- $5M to $10M
- $10M to $20M
- $20M+

First-Time Homebuyer

$774M
Invested[1]

Initiative Inception	February 2024
Targeted Impact	Focused on solutions to support homeownership for first-time homebuyers, promote wealth creation, and help with housing-related costs like down payments and closing costs.

Impact Narrative

Colorado Housing and Finance Authority

Colorado | Taxable Municipals

The Colorado Housing and Finance Authority (CHFA) invests in affordable homeownership, rental housing, businesses, and communities with the vision of providing everyone in Colorado with the opportunity for housing stability and economic prosperity. CHFA will use proceeds of its 2024 Series B-1 Single Family Mortgage Bonds to finance mortgage and down payment assistance (DPA) loans, generally made to first-time homebuyers in the state.

The DPA loans are non-amortizing loans with a 0% interest rate intended to help borrowers with their down payment and closing costs. For loans financed with Series 2024 B-1 proceeds, the first-time homebuyer requirement may be lifted for borrowers who are qualified veterans or who are buying a home in a Targeted Area. Income limits and purchase price restrictions may also be raised for homes purchased in a Targeted Area. A Targeted Area is defined as a census tract in which 70% of households have incomes less than 80% of the statewide median family income or an area of chronic economic distress.

According to CHFA's January 2024 Impact Report, in 2023 CHFA served 5,671 homebuyers with more than $2 billion in first mortgage loans; 91% of those borrowers were first-time homebuyers. Applicants for mortgage loans originated under most CHFA homeownership programs must complete a homebuyer education class. Homebuyer education classes are offered at no cost and are intended to give applicants a clearer understanding of their debt obligations, among other things. Homebuyer education classes are offered in both English and Spanish and include key information related to interest rates, borrowers' rights, the role of the lender, and more. In 2023, CHFA served 8,244 individuals with homebuyer education.

Equitable access to safe and affordable housing is particularly critical in Colorado because homeownership is lower than the national average for all communities in the state, and there is a significantly larger gap for communities of color. CHFA programs help reduce disparities in homeownership by providing fair mortgage lending opportunities to all qualifying borrowers. In 2023, CHFA committed additional resources to increase the visibility of programs and services in historically underserved communities of color.

Impact Themes

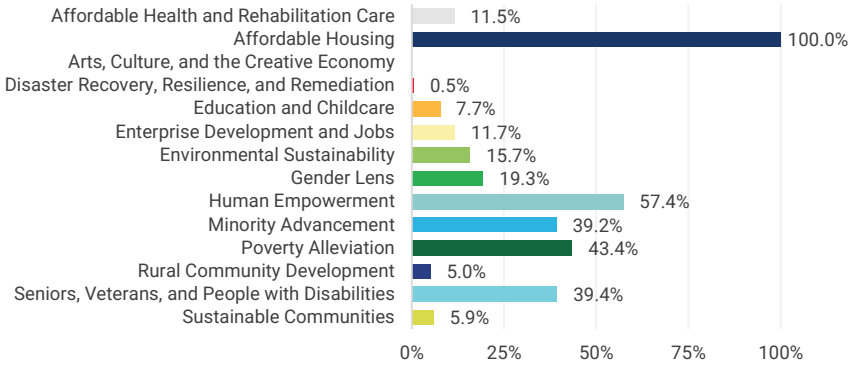
- Affordable Housing
- Human Empowerment
- Poverty Alleviation
- Seniors, Veterans, and People with Disablilities

Impact Designations

- First-Time Homebuyer

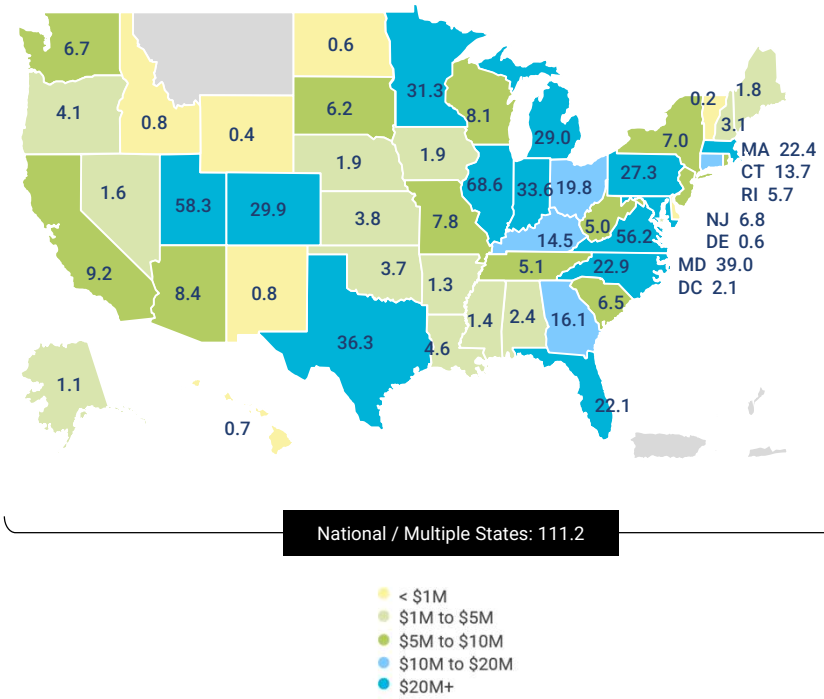
Impact by Theme[2]

The chart shows current holdings in First-Time Homebuyer and their alignment with our impact themes as of 09/30/26. One investment can align with multiple impact themes.



Impact by Geography[2] (In $Millions)

The map shows current holdings in First-Time Homebuyer by state as of 09/30/26. Holdings that are not state specific fall in National/Multiple States.



[1] Cumulative impact data is approximate and from the start of each respective initiative's inception to 09/30/26.

[2] Impact by theme and geography are calculated using the current face value of individual securities (original par value minus any principal paydowns, if applicable). Each security's contribution is counted in the impact themes it supports. Percentages are based on total portfolio exposure, including cash holdings. Investment amounts reflect capital allocated to securities aligned with CCM's impact initiatives and do not measure or guarantee social outcomes. Percentages are based on exposure for investments in the Minority CARES and First-Time Homebuyer initiatives, respectively. For impact by theme, each security's contribution is counted in the impact themes it supports.

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