

# MAKE AN IMPACT



Community Capital Management  
IMPACT SUMMARY REPORT  
4Q 2017

**\$2.1m**

Statewide homeownership and down payment assistance

**+ \$31.5m**

Economic development, environmental sustainability, neighborhood revitalization, healthy communities

Since inception, CCM has invested over \$8.3b in impact initiatives nationwide on behalf of its clients.

**31,850**

Affordable rental housing units

**+ 712**

Home mortgages for low- and moderate-income borrowers

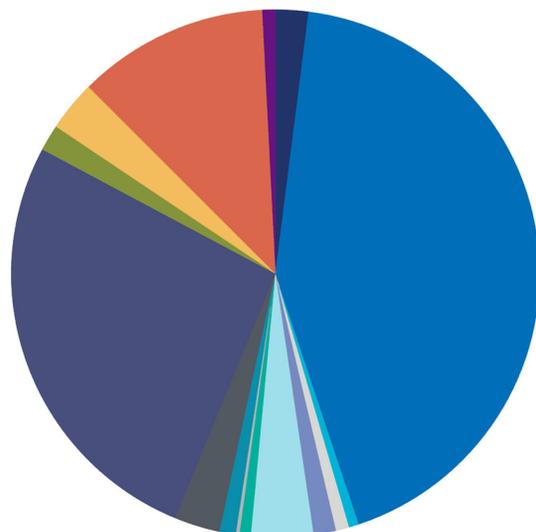
**= \$193m**  
4Q 2017 TOTAL IMPACT INVESTMENTS

**IMPACT THEMES** See back page for definitions of all impact themes.



**4Q 2017 TARGETED IMPACT THEMES** Target impact themes are approximate figures as of 12/31/17.

- Affordable Health/Rehab Care (2.0%)
- Affordable Housing (42.9%)
- Arts & Culture (0.0%)
- Disaster Recovery (0.6%)
- Education/Childcare (0.8%)
- Enterprise Development/Jobs (1.4%)
- Environmental Sustainability (3.8%)
- Gender Lens (0.7%)
- Government Supported Communities (0.2%)
- Healthy Communities (1.0%)
- Human Empowerment (2.8%)
- Minority Neighborhoods (26.6%)
- Neighborhood Revitalization (1.6%)
- Rural Community Development (3.1%)
- Seniors/Disabled (11.7%)
- Sustainable Agriculture (0.0%)
- Transit-Oriented Development [TOD] (0.8%)



## Beau Sejour Estates

CARENCRO, LOUISIANA

### IMPACT THEMES



AFFORDABLE HOUSING



SENIORS/ DISABLED

Beau Sejour Estates is an affordable rental property for seniors and the disabled in Lafayette Parish, Louisiana. It resides in a moderate-income and high-poverty census tract with 28% of the population living below the poverty line. The garden style property is comprised of 77 one-bedroom and 27 efficiency units. All of the apartments are equipped with two medical emergency call buttons which when pressed immediately dispatch an ambulance and the police department for medical emergencies. All of the 104 residential units receive Section 8 assistance. The property features well-maintained grounds with large shade trees, two gazebos with BBQ pits, patio furniture and ceiling fans for socializing, a beauty shop, a fully equipped laundry room, exercise room, library, indoor mailboxes, and a large community room.

Residents have access to an array of activities such as bingo, quarterly birthday parties with a live band, presentations from area service providers and complimentary holiday dinners. The property also features an on-staff service coordinator to aid residents in finding programs and services to satisfy their needs. Beau Sejour Estates serves as a meal site for the Meals on Wheels Program where seniors in the Carencro area may come Monday through Friday to receive a freshly prepared, well balanced meal.

## Henson Ridge Phase II

WASHINGTON, D.C.

### IMPACT THEMES



AFFORDABLE HOUSING



EDUCATION/ CHILDCARE



ENTERPRISE DEVELOPMENT/JOBS



ENVIRONMENTAL SUSTAINABILITY



HUMAN EMPOWERMENT



MINORITY NEIGHBORHOODS



SENIORS/ DISABLED

Henson Ridge Phase II is located in a low-income census tract in Washington D.C. where 99% of the population are minority households and 25% of the population live below the poverty line. Henson Ridge is a scattered site project located on the site of the former Frederick Douglass and Stanton Dwellings public housing developments, both of which were part of the city's poorest neighborhoods plagued by high poverty and crime. In 1999, the D.C. Housing Authority received a \$29.9 million HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD) for the revitalization of these two facilities.

The project received Low Income Housing Tax Credits ensuring that the 280 total rental units will remain affordable for low- and moderate-income residents for a minimum of 30 years. In addition, a total of 320 units have been set aside for affordable home ownership opportunities. The project will ultimately consist of a 600 unit townhouse community (280 rental units and 320 units for affordable purchase). Fifty units were built to serve both seniors and persons with disabilities and meet Uniform Federal Accessibility Standards. In addition to new housing, the project also provides youth and elderly with a community and supportive services program which provides education, job training, entrepreneurship, mentoring programs, a state-of-the-art computer learning center, and self-sufficiency programs, resulting in more than 270 employment opportunities.

During demolition, developers remediated extensive asbestos and lead paint materials, while preserving hundreds of tons of wood flooring, brick, cabinetry, and copper piping to sell on the retail construction market. The developers employed and trained over 83 local workers for this recycling program. The development's new units are highly energy-efficient; each unit is equipped with ENERGY STAR-rated appliances, HVAC systems and water heaters, and water-saving devices are used on all faucets, shower heads, and toilets. Each design feature provides cost-savings to residents, and lowers the project's environmental impact.

*The securities identified and described herein are current holdings and are for illustrative purposes only. Its selection was based upon non-performance criteria, such as the security's social and/or environmental attributes.*

# Impact Themes



**Affordable Health/Rehab Care:** Creating and retaining affordable healthcare services and rehabilitation facilities for low- and moderate-income and medically underserved persons.\*



**Affordable Housing:** Financing for affordable homeownership to low- and moderate-income borrowers and renters.



**Arts & Culture:** Supporting educational programs, businesses, organizations, and the development of properties involved with visual, performing, design, literary, and other art related works.



**Disaster Recovery:** Supporting disaster-prevention initiatives and community development activities in federally designated disaster and disaster-prone areas to enable the recovery and continuation of daily life.



**Education/Childcare:** Providing education and/or childcare services primarily in low- and moderate-income communities.



**Enterprise Development/Jobs:** Providing small businesses with access to capital, creating jobs, retaining jobs, and offering job training programs.



**Environmental Sustainability:** Supporting properties, projects, and small businesses implementing sustainable initiatives such as rehabilitation of existing buildings/adaptive reuse; meeting energy codes; LEED certification; using renewable energy, reused, or recycled materials for construction; water conservation efforts; and brownfield development.



**Gender Lens:** Benefiting women and girls, primarily those that are low- and moderate-income, such as women-owned businesses, educational programs, health-related services, and affordable homeownership.



**Government Supported Communities:** Assisting communities in need of economic and community development as designated by U.S. Government and federal agencies.



**Healthy Communities:** Establishing and maintaining effective strategies to achieve healthy equity in low- and moderate-income neighborhoods such as multi-use trails, bike paths, and neighborhood parks as well as access to nutritious foods within a community.



**Human Empowerment:** Assisting individuals and families through resources and programs designed to achieve personal goals, greater self-sufficiency, and upward mobility.



**Minority Neighborhoods:** Supporting communities with a high minority population (over 50%) and/or organizations/programs helping to ensure equal access to jobs, economic development, and affordable housing for minorities thus improving their quality of life.



**Neighborhood Revitalization:** Transforming blighted neighborhoods into areas of opportunity by assisting in the revitalization of neighborhood facilities.



**Rural Community Development:** Investing in small businesses and other economic opportunities in rural communities.



**Seniors/Disabled:** Offering affordable living for seniors and/or disabled individuals including physical, social, and psychological services.



**Sustainable Agriculture:** Supporting agriculturally-sustainable businesses such as those that engage in pesticide-free agriculture, hydroponics, aquaponics, and vertical farming.



**Transit-Oriented Development (TOD):** Integrating transit-oriented infrastructure within a half-mile of a walkable community that typically includes a mixture of housing, office, and retail.

\* "Medically Underserved" are areas or populations 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, Inc. is an investment advisor registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. The securities identified and described herein are for illustrative purposes only and their selection was based upon non-performance criteria, such as the security's social and/or environmental attributes. Past performance does not guarantee future results. Market conditions can vary widely over time and can result in a loss of portfolio value.