

# MAKE AN IMPACT

## Community Capital Management IMPACT SUMMARY REPORT 4Q 2018



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## 4Q 2018 OUR CLIENTS' POSITIVE IMPACT\*

\*Approximate from figures.

**\$24.7m**

Economic development, environmental sustainability, neighborhood revitalization, and healthy communities

+

**1,580**

Affordable rental housing units

+

**205**

Home mortgages for low- and moderate-income borrowers

=

**\$71.5m**

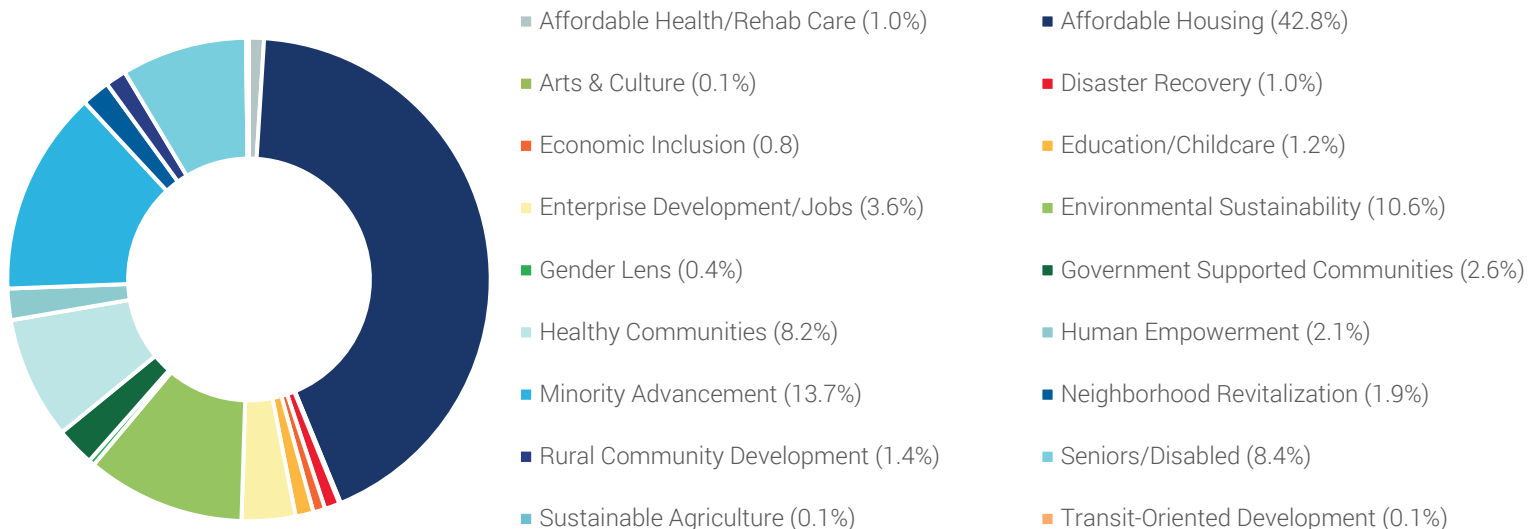
**4Q 2018 TOTAL IMPACT INVESTMENTS**

*As a firm, CCM has invested over \$9.2b in impact initiatives nationwide on behalf of its clients.*

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



## 4Q 2018 TARGETED IMPACT THEMES *Target impact themes are approximate figures for the time period 10/1/18 to 12/31/18*



## Miami Stadium Apartments

MIAMI, FLORIDA

### IMPACT THEMES



AFFORDABLE HOUSING



ENVIRONMENTAL SUSTAINABILITY



HEALTHY COMMUNITIES



MINORITY ADVANCEMENT

Miami Stadium Apartments is a Low Income Housing Tax Credit Property for families in Miami, Florida. Built on the site of the former Miami Stadium, the 12.6-acre property now provides 336 units of affordable housing. Miami Stadium Apartments consists of 24 one-bedroom units, 180 two-bedroom units and 132 three-bedroom units across 14 garden style buildings. In connection with the Low Income Housing Tax Credit allocation, the Borrower executed an Extended Low-Income Use Agreement requiring that 100% of the residential units in the property be reserved for persons or households whose incomes are 60% or less of the area median income for an additional 15 years beyond the initial 15 year compliance period, for a total of 30 years. The property features self-service laundry, a fitness center, playground, clubhouse, swimming pool, and volleyball court.

The property is located in a moderate-income, high-minority and high-poverty census tract. The majority of the population residing in this census tract are minority households (97%) and 31% of the population lives below the poverty line. The property has a Walk Score of 85 from walkscore.com which is considered very walkable, where most errands can be accomplished on foot. Walk Score's mission is to promote walkable neighborhoods. Walkable neighborhoods are one of the simplest and best solutions for the environment, overall health, and the economy. Per a study in the American Journal of Preventative Medicine, people in walkable places weigh 6-10 pounds less.

## YMCA of Greater New York

GREATER NEW YORK AREA

### IMPACT THEMES



EDUCATION/ CHILDCARE



ENTERPRISE DEVELOPMENT/JOB



ENVIRONMENTAL SUSTAINABILITY



HEALTHY COMMUNITIES



HUMAN EMPOWERMENT



NEIGHBORHOOD REVITALIZATION



TRANSIT ORIENTED DEVELOPMENT

Bond proceeds are being used by the Young Men's Christian Association (YMCA) of Greater New York to finance and refinance various capital projects at some of its program sites. The majority of the bond proceeds will be used to finance two new facilities located in La Central YMCA and Edenwald YMCA. These two branches will serve tens of thousands of residents each year, create new jobs, and add recreational and learning spaces to the neighborhood, fostering community engagement for all people of all ages.

La Central YMCA is being developed in the south Bronx as part of a five-building mixed-use development. Located in the center of the rapidly growing south Bronx, the development is within steps of multiple subway and bus lines. The first phase of the project includes the 49,000 square foot YMCA, a rooftop garden, and 496 new apartments that will be affordable to extremely low-, low- and moderate-income households. The new sustainable buildings are expected to generate 250,000 watts of power through the use of rooftop solar panels. Additional green features include grey- and black-water recycling and natural gas-fired cogeneration. The new state-of-the-art YMCA facility will provide residents and the broader community with access to programs and services for youth, families, and seniors.

Edenwald YMCA is located near the Baychester Avenue subway station and is expected to attract 5,000 new membership units. The environmentally friendly facility will include outdoor play and program space for enhanced camp and afterschool programs. The space will also feature two swimming pools, a full-length basketball court, fitness center, indoor track, and a childcare facility. Specific childcare programming will include afterschool care and a summer camp. The YMCA is conducting community outreach to gather valuable information that will help customize the facilities offerings. The facility is also expected to yield 100 new permanent jobs and will employ many individuals from the northeast Bronx neighborhood.

# Impact Themes



**Affordable Health/Rehab Care:** Creating and retaining affordable healthcare services and rehabilitation facilities for low- and moderate-income and medically underserved persons<sup>1</sup> and investing in opportunities that promote wellness and access to high-quality health care for everyone.



**Affordable Housing:** Financing for affordable homeownership to low- and moderate-income borrowers and renters and investing in opportunities that promote affordable homeownership and access to quality living.



**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 and resiliency initiatives and community development activities in federally designated disaster and disaster-prone areas to enable the recovery and continuation of daily life.



**Economic Inclusion:** Assisting and supporting the process of bringing targeted groups, individuals, and communities closer to the economic mainstream and capital markets. Financial literacy training, loans to first-time homebuyers, small business loans, rent-to-own housing programs, and “banking the unbanked” initiatives are all examples of economic inclusion opportunities.



**Education/Childcare:** Providing education and/or childcare services primarily in low- and moderate-income communities, improving the quality of educational services and facilities, and offering broad-based youth development programs that look to have a beneficial impact to children.



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



**Environmental Sustainability:** Supporting properties, projects, companies, 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; brownfield development; and Walk Scores.<sup>2</sup>



**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. Investing in opportunities with women leadership, workplace equity, products and services beneficial to women and girls, and related shareholder engagement and policy work.



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



**Healthy Communities:** Establishing and maintaining effective strategies to achieve healthy equity in neighborhoods such as multi-use trails, high Walk Scores, high Bike Scores<sup>2</sup>, community parks, access to nutritious foods, and investing in opportunities that promote health and wellness.



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



**Minority Advancement:** Supporting communities with a high minority population (over 50%), programs offering equal access to jobs, economic development, and affordable housing. Investing in opportunities with minority leadership, workplace equity, services beneficial to minorities, and related shareholder engagement and policy work.



**Neighborhood Revitalization:** Transforming blighted neighborhoods into areas of opportunity and vibrant, safe places to live by assisting in the revitalization of neighborhood facilities.



**Rural Community Development:** Investing in small business- es 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):** Creating vibrant, livable, and sustainable communities through the integration of compact, walkable, pedestrian-oriented, mixed-use communities centered around high-quality train systems.<sup>3</sup>

<sup>1</sup>“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.

<sup>2</sup><https://www.walkscore.com/>

<sup>3</sup><http://www.tod.org/>