

MAKE AN IMPACT

Community Capital Management IMPACT SUMMARY REPORT 4Q 2019



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4Q 2019 OUR CLIENTS' POSITIVE IMPACT¹

**Approximate from figures.*

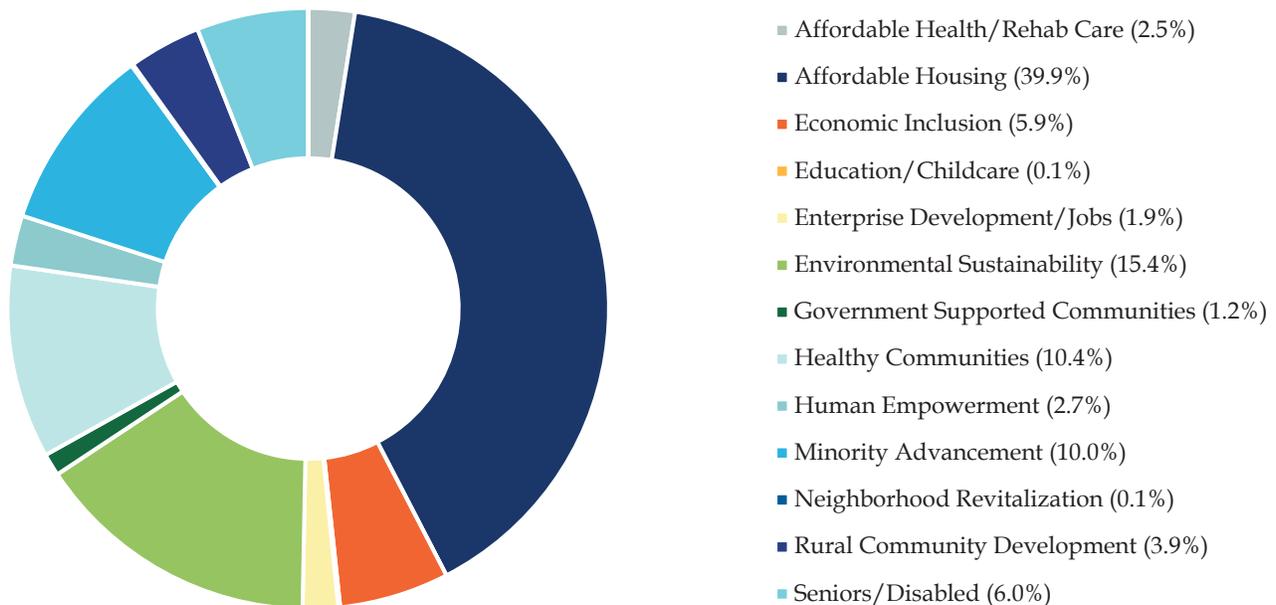


As a firm, CCM has invested \$10B in impact initiatives nationwide on behalf of its clients.

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



4Q 2019 TARGETED IMPACT THEMES *Target impact themes are approximate figures for the time period 10/01/19 to 12/31/19*



¹In 2019, we conducted a database review on our impact and ESG metrics and reclassified some fixed income securities across our six broad categories. We also removed some non-impact securities previously included in our impact data figures. This resulted in a decrease, year over year, in the dollar amount totals in some of the six categories. This database review did not affect the accuracy of individual client reporting and it did not affect the accuracy of any performance data.

Henry Greene Apartments

LOUISVILLE, KENTUCKY

IMPACT THEMES



Affordable Housing



Environmental Sustainability



Healthy Communities



Minority Advancement

Henry Greene Apartments is an affordable rental property in Louisville, Kentucky. The property consists of 125 units, 124 of which receive Section 8 assistance, and is in a low-income, high-minority and high-poverty area. Ninety percent of the population residing in this area are minority households, and eighty-five percent live below the poverty line. In 2019, the property was renovated to include energy efficient upgrades and safety changes including additional outdoor lighting, improved walkways, and upgraded appliances across all units. The apartments remained affordable during the upgrade and residents were not displaced.

Henry Greene Apartments has a Walk Score® of 76, which is considered very walkable, where daily errands can be accomplished on foot. In addition, the property has a Bike Score® of 84, indicating biking is convenient for most trips. Walkable neighborhoods are one of the simplest and best solutions for the environment, overall health, and the economy. The property is in the Russell neighborhood which is going through a revitalization that includes a new, mixed-income housing development, a new YMCA, and a new multi-sport facility developed by the Louisville Urban League.

Permanent Affordability Commitment Together

STATEWIDE NEW YORK

IMPACT THEMES



Affordable Housing

The Permanent Affordability Commitment Together (PACT) program was designed to facilitate the conversion of public housing units to Section 8 to stabilize properties. The mortgage loan is expected to rehabilitate nine multifamily developments across Brooklyn while safeguarding tenant rights and preserving long-term affordability. Over 6,300 residents will benefit from the comprehensive upgrades that will occur across 2,625 apartments and common areas, including:

- The renovation of apartment interiors, including kitchens, bathrooms, windows, and flooring
- Full rehabilitation of elevators and heading systems
- Improved safety and security measures including fire systems and new high-tech intercom and security camera systems in common areas
- Other needs identified by resident association leaders at each development

The nine developments plan to work with the following social service partners to enhance the resident experience with on-the-ground community services: Bedford Stuyvesant Restoration Corporation, El Puente, ParCare, NAN Tech World, and United Jewish Organizations of Williamsburg and North Brooklyn.

The program is anticipated to renovate 62,000 apartments serving roughly 142,000 residents in highly distressed developments across New York City. PACT also plans to address approximately \$12.8B of capital needs over 10 years by using HUD Section 8 conversion programs that produce improved quality of life for residents, the same rents, and tenant rights.

Impact Themes



Affordable Health/Rehab Care: Creating and retaining affordable healthcare services and rehabilitation facilities for low- and moderate-income and medically underserved persons¹ 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, including workforce housing², 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, including immigrants and refugees, 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.³



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 Scores², community parks, access to nutritious foods, and investing in opportunities that promote health and wellness.



Human Empowerment: Assisting individuals and families, including immigrants and refugees, 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.⁴

¹“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.

²The most common definition of workforce housing comes from the Urban Land Institute, which defines workforce housing as: “housing that is affordable to households earning 60 to 120 percent of the area median income.”

³<https://www.walkscore.com/>

⁴<http://www.tod.org/>