

How CCM Partners with Healthcare Organizations to Address Social Determinants of Health (SDOH)

Impact investing offers hospitals and health systems to address social determinants of health (SDOH) through their investment strategies, driving broader systemic change while seeking to preserve strong financial performance. CCM supports this effort by aligning healthcare organizations' fixed income investment strategies with the SDOH and enabling geographic targeting to support the communities where they operate hospitals and other services.



SDOH and Health Outcomes

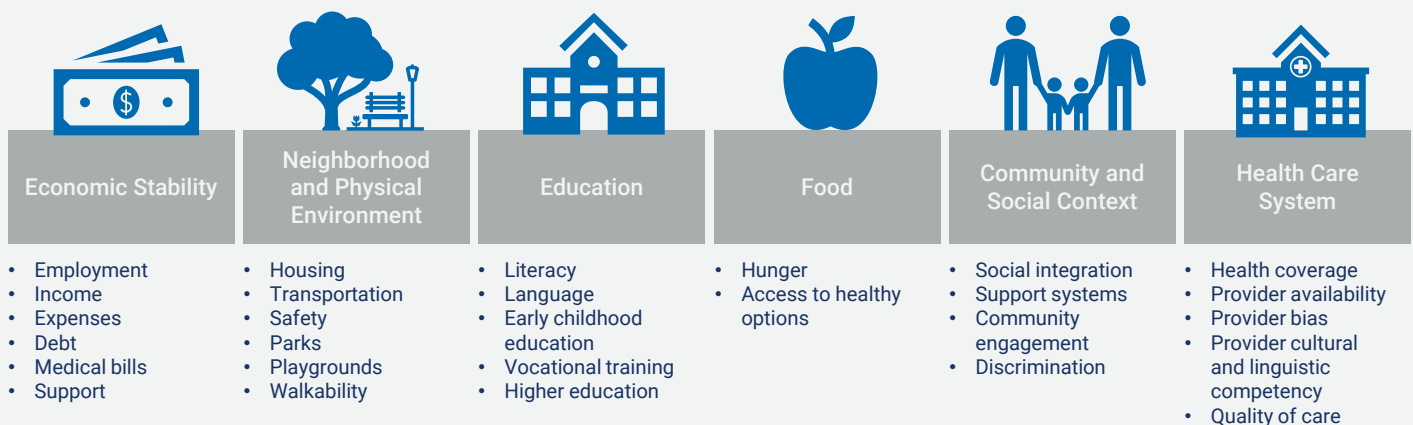
The Commission on SDOH was established by the World Health Organization (WHO) in March 2005 to support countries and global health partners in addressing the social factors leading to ill health and health inequities.¹ SDOH are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.²

SDOH are grouped into five domains: **Economic Stability, Education Access and Quality, Health Care Access and Quality, Neighborhood and Built Environment,** and **Social and Community Context.**

Impact Investing and the SDOH

As health care systems and health care-related foundations are seeking more from their investment dollars, impact investing has become an opportunity to attain social contribution and address SDOH while earning financial returns. Place-based impact investing allows health systems to direct capital to specific geographies, enabling them to deploy more investment to directly benefit local communities and support larger-scale projects that may not be reachable through grants alone. This geography-specific investment strategy can help strengthen a health system's influence and relationship with their local community.

The social determinants of health



Health Outcomes

Mortality

Morbidity

Life Expectancy

Health Care Expenditures

Health Status

Functional Limitations

Source: Kaiser Family Foundation

How Impact Bonds Can Support the SDOH

CCM recognizes that health outcomes are shaped not just by clinical care, but by the conditions in which people live, work, and age. Through its fixed income portfolios, CCM channels capital toward sectors that address these underlying drivers of health such as affordable housing, access to quality education, economic opportunity, and community infrastructure. CCM'S approach offers health systems the opportunity to direct capital in alignment with SDOH while seeking competitive risk-adjusted returns. Health systems can customize their portfolio to support specific geographies (also known as place-based investing) or to align with specific impact themes that fall in the realm of SDOH.

Economic Stability	Education Access and Quality	Health Care Access and Quality	Neighborhood and Built Environment	Social and Community Context
Poverty Alleviation <i>Decrease the number of people in poverty.</i>	Arts, Culture, and the Creative Economy <i>Support educational programs involved with art-related work. Invest in support of ethical fashion, social impact media, creative places, and other elements of the creative economy.</i>	Affordable Health and Rehabilitation Care <i>Create and retain affordable health care services for LMI and medically underserved communities.</i>	Sustainable Communities <i>Support community parks, safe places to exercise and play, and the integration of walkable communities centered around high-quality train system.</i>	Human Empowerment <i>Bring targeted and minority populations closer to the economic mainstream and promoting upward mobility and greater self-sufficiency.</i>
Enterprise Development and Jobs <i>Support job creation, retention, and training.</i>	Education and Childcare <i>Provide high-quality, equal access to education opportunities and resources.</i>	Sustainable Communities <i>Help achieve health equity in communities.</i>	Environmental Sustainability <i>Conserve natural resources and protect ecosystems.</i>	Affordable Health and Rehabilitation Care <i>Dismantle barriers to inequities in healthcare.</i>
Education and Childcare <i>Provide high quality, equal access to education.</i>	Enterprise Development and Jobs <i>Support job creation, retention, and training.</i>	Education and Childcare <i>Provide access to affordable childcare services and resources.</i>	Disaster Recovery, Resilience, and Remediation <i>Stimulate community and economic development.</i>	Affordable Housing <i>Finance affordable homeownership.</i>
Human Empowerment <i>Invest in programs that support upward mobility and economic advancement.</i>	Gender Lens <i>Assist women and girls with access to educational programs.</i>	Seniors, Veterans, and People with Disabilities <i>Provide supportive services.</i>	Human Empowerment <i>Invest in programs that support equal access to essential services such as broadband and public transportation.</i>	Minority Advancement <i>Invest in services beneficial to ethnic minorities and minority communities.</i>
Minority Advancement <i>Support equal access to jobs and economic development.</i>		Gender Lens <i>Assist women and families with access to health-related services.</i>	Affordable Housing <i>Finance and/or preserve affordable rental housing for LMI and workforce borrowers.</i>	Rural Community Development <i>Improve the welfare and livelihoods of people living in rural areas.</i>
Gender Lens <i>Assist women with access to educational programs, affordable homeownership, and capital.</i>				Seniors, Veterans, and People with Disabilities <i>Provide affordable living and supportive services for seniors, veterans, and people with disabilities.</i>

CCM IMPACT THEMES

Case Study: Clark Manor


Location: Chicago, IL | Sector: Agency CMBS

Clark Manor is an affordable assisted living facility for seniors in Chicago, Illinois (Cook County). The property offers 263 beds with 93% (244 beds) occupied by residents receiving Medicaid, thereby qualifying the residents as low-or moderate-income. Clark Manor is in Census Tract 0102.02, a moderate-income, majority-minority census tract, where minorities comprise 64% of the population.

Clark Manor offers a variety of healthcare services and has a skilled team ensuring a safe, nurturing environment to assist each resident in their journey towards improved health. Highly specialized clinical services are offered across the following areas: Memory Care, Behavioral/Psych Health, Post-Hospital Rehabilitation, Psychosocial Programs, and Psychiatric Rehabilitation Services. Clark Manor's therapies, skilled care, and other services include physical rehabilitation, full-time physical/occupational/speech therapists, therapy gym, secure dementia and Alzheimer's unit, advanced wound care treatment, restorative therapy, nutrition planning, VA certified veteran's care, infectious disease care, telemedicine, wound care, and more.

The living accommodations at Clark Manor are designed for comfort and community. There are communal spaces for activities, serene outdoor areas, and activity programming. Dining services are available, and residents are encouraged to share meals in the main dining room. Certified dietitians ensure that all meals are nutritionally balanced and meet any medical and faith-based requirements. Clark Manor has received a Gold Seal of Approval Certification for Post-Acute Care and Accreditation for Nursing Care from The Joint Commission, the nation's leading and most respected healthcare accrediting authority. Clark Manor was also recognized as one of Newsweek's Best Nursing Homes in 2024.

Impact Themes

-  Affordable Health and Rehabilitation Care
-  Affordable Housing
-  Environmental Sustainability
-  Minority Advancement
-  Seniors, Veterans, and People with Disabilities
-  Sustainable Communities

Impact Designations

- ✓ Low- or Moderate-Income Census Tract
- ✓ Majority-Minority Census Tract

Walk, Bike, Transit Scores®

- 93** Walk Score
- 92** Bike Score
- 82** Transit Score

Case Study: Hillside at Village Square

Location: **Gorham, ME** | Sector: **Taxable Muni**

Hillside at Village Square is an affordable housing property for seniors in Gorham, Maine (Cumberland County). All 27 units are reserved for low-income tenants: 10 units are reserved for residents with incomes at or below 60% AMI and 17 units for residents with incomes at or below 50% AMI.

Hillside at Village Square will be a four-story building for seniors located near Portland Metro bus stops, dining, retail, pharmacies, and recreational areas. This building will be the fifth development in the Village Square community. Community amenities will include laundry facilities, community space, a staff office, and a telemedicine room. Telemedicine rooms provide the necessary digital resources and broadband to make telemedicine services possible. Telemedicine provides convenience and access to healthcare for those who do not have available transportation or a trusted provider, have caretaking duties, cannot take off time from work, or benefit from telemedicine services due to unique circumstances. According to a study in Telemedicine and e-Health, enhancements in healthcare for vulnerable populations have been brought about by telemedicine and telehealth.

This property is a project of Avesta Housing, which currently manages three affordable multi-family buildings for seniors and an assisted living facility in Village Square. The current seniors living at Village Square benefit from on-site property management, resident services, on-call transportation to medical appointments, a comprehensive healthcare program run in partnership with MaineHealth, and bi-monthly wellness clinics. Hillside at Village Square is ideally situated to benefit from these same services, and Avesta Housing plans to construct a plaza with outdoor seating in Village Square to physically connect this property to the existing community.

Avesta Housing is a non-profit affordable housing provider and HUD-certified agency with 109 properties across Maine and New Hampshire. Its residents benefit from resident service coordinators and free financial and homebuyer counseling. Financial counseling services help any community member who needs a plan for their personal financial goals and help struggling renters maintain financial stability.

Impact Themes

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

Impact Designations

- ✓ Low- and Moderate-Income Census Tract

Walk, Bike, Transit Scores®

- 74** Walk Score
- 39** Bike Score
- 0** Transit Score



¹ <https://www.instituteofhealthequity.org/resources-reports/commission-on-social-determinants-of-health-closing-the-gap-in-a-generation>

² <https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health>

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