

Affordable Health and Rehabilitation Care

Throughout our 25 years working in impact investing, we have developed a series of impact themes in which one or more themes aligns with each of our investments.¹ Themes are evaluated individually for alignment based on each investment’s use of or intent of proceeds.

Common Characteristics in CCM’s Impact

- Each theme strives to have positive societal outcomes because of capital provided by our investors.
- We look for high credit quality, liquid investment opportunities that contribute to the portfolio’s overall risk/return and align with at least one impact theme.
- We must be able to measure, monitor, and track the expected positive outcome(s) to maintain transparency in our client impact reporting.
- We must believe that market-rate opportunities exist so that client commitments to individual themes can be fulfilled over time.

Opportunity Set and Impact Themes

Our investment opportunity set includes securities that are liquid, financially sound, and that meet our impact criteria. We have found such securities in the following fixed income sectors: asset-backed securities, agency commercial mortgage-backed securities (CMBS), agency mortgage-backed security (MBS), corporate bonds, and taxable municipals.

Impact Themes		ABS	Agency CMBS	Agency MBS	Corporate Bonds	Taxable Municipals
Affordable Health and Rehabilitation Care		•	•		•	•
Affordable Housing		•	•	•	•	•
Arts, Culture, and the Creative Economy			•		•	•
Disaster Recovery, Resilience, and Remediation			•	•	•	•
Education and Childcare		•	•		•	•
Enterprise Development and Jobs		•	•		•	•
Environmental Sustainability		•	•	•	•	•
Gender Lens		•	•	•	•	•
Human Empowerment		•	•		•	•
Minority Advancement		•	•	•	•	•
Poverty Alleviation		•	•	•	•	•
Rural Community Development		•	•	•		•
Seniors, Veterans, and People with Disabilities		•	•		•	•
Sustainable Communities		•	•	•	•	•

Impact Theme Description:

Affordable Health and Rehabilitation Care

Investments aligned with this theme create and retain affordable physical and mental health care services and rehabilitation facilities for low- and moderate-income (LMI) and medically underserved persons. It also includes investing in opportunities that promote wellness and access to high-quality health care for communities and aims to dismantle barriers to inequities in health care.

Examples of bond financing activities in alignment with this theme (this list is not exhaustive):

- Health-related services available to low- and moderate-income (LMI) residents of multifamily housing properties (i.e., doctor visits, blood pressure screenings, home health care)
- Access to social services promoting mental and physical health (i.e., wellness programs)
- Socioeconomic advancement and empowerment programs that increase the availability of health-related services
- Projects being financed that increase and promote good health and wellbeing
- Financing, renovating, and/or expanding healthcare facilities for underserved people and communities
- Investments benefiting medically underserved areas²

Case Studies: Affordable Health and Rehabilitation Care

We believe real-world examples are one of the most powerful ways to demonstrate how a bond aligns with a specific impact theme. This perspective highlights two impact investments that exemplify the impact theme of **Affordable Health and Rehabilitation Care**.

For details on our impact in this theme or to see additional examples, please email us at info@ccminvests.com.

Conway Center

Washington DC | Agency CMBS

The Conway Center is a mixed-use property in Washington, D.C. that provides affordable housing, job training, and affordable healthcare. It is in Census Tract 0078.03, a low-income, high-minority, high-poverty census tract where 99% of the population are minorities and 21% live below the poverty line. The area has also been designated by the federal government as medically underserved.

The Conway Center is owned and operated by So Others Might Eat (SOME), a faith-based nonprofit that has provided families experiencing homelessness with food, clothing, housing, job training, and addiction treatment for over 40 years. The Conway Center is the first development in D.C. to combine affordable housing, job training, and healthcare. It provides 202 units of affordable housing, an employment training center operated by SOME, and a medical and dental health center operated by Unity Health Care.

All 202 residential units in the Conway Center are affordable, and 20 are reserved for people participating in a substance abuse treatment program. The Leadership in Energy and Environmental Design (LEED)-certified building features three courtyards, a playground, and two computer labs.

The healthcare facility is a state-of-the-art federally qualified health center with a full-service pharmacy. It created 20 jobs and provides 12,900 patients with medical services annually, including internal medicine, family medicine, OB/GYN services, nutrition counseling, mental health and substance abuse services, HIV treatment, and dental care. The health facility services residents of The Conway Center and those in the surrounding community, regardless of their ability to pay.

The Conway Center also provides office and program space for SOME including the SOME Center for Employment Training (CET). The expanded facility enables SOME to provide technical skills training to 300 people each year. The program combines adult education with six months of hard and soft skills instruction in building maintenance and healthcare. It also includes job placement services and employment retention support to ensure long-term success. The SOME CET places 85% of graduates from its programs in living wage jobs with benefits, and over 70% retain those jobs for at least one year. Additional services at the Conway Center include financial literacy courses, money management counseling, and mental health services. For children, it offers after-school programming with tutoring and enriching activities such as art and dance, school liaison and academic intervention services, and individualized counseling and support. The \$90 million development was financed by public and private funding, including \$34 million from the Local Initiatives Support Corporation's Healthy Futures Fund (HFF). HFF utilized \$20.5 million in low-income housing tax credits for the residential development and \$13.5 million in New Markets Tax Credits for the health center.



Impact Themes

-  Affordable Health and Rehabilitative Care
-  Affordable Housing
-  Education and Childcare
-  Enterprise Development and Jobs
-  Environmental Sustainability
-  Human Empowerment
-  Minority Advancement
-  Poverty Alleviation
-  Sustainable Communities

Impact Designations

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

Walk, Bike, Transit Scores®

- 76** Walk Score
- 45** Bike Score
- 74** Transit Score

Garden Terrace Apartments

Union City, GA | Agency CMBS

Garden Terrace Apartments is an affordable rental property for seniors in Union City, Georgia (Fulton County). All 20 units receive Section 8 assistance under Section 8 Contract GA06T841002, which was initiated December 28, 2007, and runs through December 27, 2027. The property is in Census Tract 0105.39, a high-minority census tract where 97% of the population are minorities.

National Church Residences, the largest non-profit provider of senior housing and service coordinators in the country with 340 senior housing communities in 25 states, finalized the purchase of Garden Terrace Apartments in the fall of 2022. The property is located on the campus of Christian City, a non-profit organization that manages a 500-acre living community with over 1,000 residents. The acquisition of Garden Terrace Apartments marks the continuation of a partnership that is based on the organizations' common commitments to housing and supportive programs and a Christian vision of service to all. With this acquisition, National Church Residences now owns 291 units of senior housing on Christian City's campus.

Garden Terrace Apartments consists of four, one-story buildings that offer one-bedroom units. Shortly after the acquisition in 2022, National Church Residences invested approximately \$750,000 in improvements and repairs to the buildings. These improvements included full updates of apartment kitchens, enhancements to community rooms and communal areas, the complete renovation of handicap-accessible apartments, and ensuring that all public spaces were brought up to modern accessibility standards. Through National Church Residences, on-site community amenities include a resident service coordinator, social activities, laundry facilities, a community room, and 24-hour emergency maintenance. Apartments feature central heating and air conditioning, and all utilities are included in the rent to keep bills low.

Through the partnership with Christian City, Garden Terrace Apartment residents gain access to campus amenities and services. Campus amenities include an indoor swimming pool, hair salon and barbershop, pharmacy, thrift store, library with a computer center, walking paths, bus transportation, outdoor games, and a community garden that includes in-ground beds and raised beds that are ADA accessible. Christian City also provides an active senior living program that the residents have access to. A full-time Director of Campus Recreation runs the program and sets a calendar of activities and events to support the senior's physical, spiritual, emotional, intellectual, financial, and social wellness. In-person programming has resumed at Christian City's senior recreation center, but seniors can still utilize in-home wellness resources that were developed during the COVID-19 pandemic. Examples of activities and services offered in the recreation center and on campus include Thai Chi, aerobics, art programs, guest speakers, concerts, and social events. Additionally, a medical facility on campus operated by PruittHealth can provide physical, occupational, and speech therapies and other medical services.

Christian City's intention is for the organization to be a tangible expression of the Christian Church's call for ministry and community. The community is a welcoming place where all people and faiths are accepted, valued, and loved whether they live in the community or just use the community's supportive services. Christian City provides a broad range of community spiritual life programming, including regular community worship, Bible study, resident gatherings, special focus programming, and fine arts. Staffed by full-time chaplains and volunteers, Christian City's Spiritual Care Office serves the spiritual needs of the community by providing a full range of spiritual care and support. Additionally, local churches offer fellowship, with many coming to campus to share in ministry.

Christian City was founded in 1965 by a group of concerned citizens from the area's Christian churches who built the first cottage as refuge for children in need of a home. Over time, the community grew into the 500-acre campus it is today. Christian City's mission is to extend Christ's call to love your neighbor through housing, health care, and crisis intervention for children, families, and older adults. In addition to the affordable active senior living community that Garden Terrace Apartments is a part of, the other six programs that live on campus or are run through the organization are:

- The Children's Village: A residential program for youth who are victims of abuse, abandonment, or neglect.
- A Safe Place Runaway & Homeless Youth Program: Children in crisis can go to over 70 Safe Place locations in the metro Atlanta area if they feel they are in danger. As a licensed National Safe Place agency, staff are on call 24/7 to bring these children to safety at Christian City.
- The Crossroads Foster Care & Adoption Program: The program helps find and equip wonderful families for children in need of a loving home.
- The Thrive Graduate Transition Program: The program helps high school graduates prepare for independent living.
- A highly rated healthcare facility, operated by PruittHealth, that includes 150 assisted living units and a 200-bed skilled nursing and rehabilitation facility. Memory care and Alzheimer's support units are included.
- The Volunteer Program: This program provides hundreds of opportunities for residents of Christian City and the nearby communities to serve on campus.



Impact Themes

- Affordable Health and Rehabilitative Care
- Affordable Housing
- Education and Childcare
- Human Empowerment
- Minority Advancement
- Seniors, Veterans, and People with Disabilities
- Sustainable Communities

Impact Designations

- ✓ High Minority Census Tract
- ✓ Majority-Minority Census Tract

Walk, Bike, Transit Scores®

- 17 Walk Score
- 22 Bike Score
- 22 Transit Score

About CCM: Founded in 1998, Community Capital Management, LLC (CCM) is an investment adviser registered with the Securities and Exchange Commission. The firm's mission seeks to deliver superior risk-adjusted returns through investment strategies that contribute to positive societal outcomes. For more information, please visit: www.ccminvests.com.

¹ Impact criteria exceptions are only applicable to transitional assets that are used for portfolio management purposes.

² Medically underserved areas or populations are 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.

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