

Equitable Development Initiative

In an effort to better ensure that emerging real estate developers are able to participate in local growth and revitalization efforts, we have launched the Equitable Development Initiative (EDI).

Charting a new path toward inclusive economic opportunity, this program combines our local knowledge, partnerships, and key strengths – including program design and project financing – to support community-rooted real estate developers in growing their careers and renewing communities.



Empowering Community-Rooted Developers to Lead Revitalization Efforts

Participant Selection Criteria

- Actively working to further careers in real estate development in one of our identified EDI geographies
- Living in and having a strong connection to the city in which they work
- Having some real estate development experience
- Demonstrating a commitment to inclusive growth as part of their city's revitalization
- Being underway or intending to develop multifamily or mixed-use real estate projects to address the region's supply of housing

The Equitable Development Initiative works to broaden participants' skills and opportunities through three key areas:

- **Training:** Program participants engage in formal mixed-use real estate development training, workshops with local development experts and city leaders, and discussions around challenges and opportunities for developers of color in metropolitan regions;
- **Mentorship:** Participants receive one-on-one support from developer or finance mentors. These local experts provide project-specific guidance to further participants' real estate development efforts; and
- **Financing:** Capital Impact will work with program participants to connect them to project financing options, leveraging the tools they have gained to strengthen their financing applications.

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The Momentus Capital Family of Organizations

The Momentus Capital branded family of organizations is dedicated to ensuring all people have equitable access to the capital and opportunities they deserve. Rooted in social mission, we support locally led solutions through our continuum of capital, including lending, impact investments,

training programs, technology platforms, investment banking, and transaction advisory services.* Leveraging 80+ years of combined experience, we are transforming how the financial sector can help communities build health & generational wealth. Learn more at momentuscap.org



*Investment banking & transaction advisory services provided by Momentus Securities, an SEC-registered broker-dealer, MSRB-registered, & a FINRA/SIPC member.

Building Communities of Opportunity

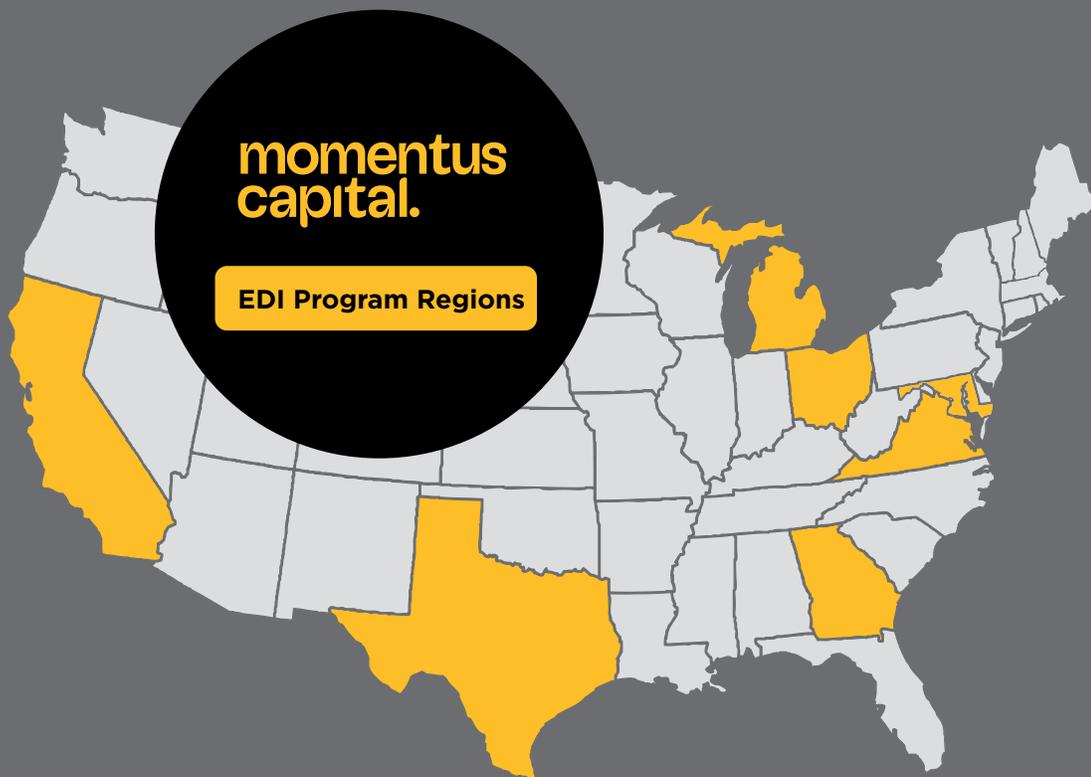


Program Goals

- Provide a holistic solution that builds capacity, increases access to opportunities, and reduces wealth disparities diverse communities. In doing so, the program helps ensure economic growth is inclusive for both developers and residents;
- Support the development projects of community-rooted real estate developers with limited experience and who are potentially undercapitalized. Target projects are typically smaller in size (six to 20 units), require approximately \$2 million in costs, and are located in one of Capital Impact's target investment areas in an identified EDI geography;
- Create flexible financing and capacity building tools that can be customized to each participant's experience and needs to ensure long-term career growth; and
- Replicate the program in key metropolitan cities.

Supporting Emerging Developers Nationally

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