



CAPITAL IMPACT
PARTNERS



Investing for Impact in Texas' Underserved Communities

Capital Impact Partners Impact Brief

Underserved communities in Texas continue to face serious economic and social challenges.

Capital Impact Partners is committed to developing projects and partnerships that strengthen those communities and improve the lives of the people who live there.



Committed to Serving **Texas'** **Communities**

Capital Impact Partners has invested \$77 million across 22 projects in communities across Texas facing economic hardship, including more than \$50 million in the last three years. These projects are increasing access to high-quality health care, education, and healthy foods; developing affordable housing; creating new businesses and new jobs; and providing opportunities for elders to age with dignity in their communities.



Texas Investments
22 Projects = \$77.7M



Education
6 projects = \$33.3M



**Community
Development**
11 projects = \$19.6M



Health Care
2 projects = \$12.6M



Healthy Foods
2 projects = \$10M



Affordable Housing
1 project = \$2.2M



Capital Impact Partners at Work

Texas Success Stories

Education

School of Science and Technology

Capital Impact Partners provided two loans totaling **\$2.9 million** to enable Building Hope, a national nonprofit focused on closing the educational achievement gap, to build a new School of Science and Technology (SST) in San Antonio. SST schools are tuition-free, college preparatory institutions offering a science-based curriculum that includes fine arts and foreign languages. The new facility in San Antonio is the eighth SST school in Texas and will grow to serve 750 students in pre-K through eighth grade. At other SST campuses in San Antonio, Houston, and Corpus Christi, 50 to 80 percent of the students qualify for free or reduced-price lunch under the National School Lunch Program and the majority are Hispanic.

Magnolia Montessori

Magnolia Montessori for All is a free, high-performing charter school that welcomes all children and not just those who can afford the tuition usually required at Montessori schools. The school works to have its student population of more than 600 be inclusive of children from low-income and non-low-income backgrounds, to provide its students with a diverse educational experience. Capital Impact Partners provided a **\$14 million** investment that enabled the school to build a new, 39,623-square-foot campus in Austin designed specifically for Montessori education.

Health Care

North Texas Area Community Health Centers

Capital Impact Partners made a **\$4.3 million** loan and **\$6 million** NMTC investment that enabled North Texas Area Community Health Centers (NTACHC) to purchase a new, 33,000-square-foot health center in Fort Worth. The facility is NTACHC's third community health center and has allowed the organization to serve an additional 24,000 patients—more than two-thirds of whom are Hispanic, low-income, and uninsured—each year. The center is located in a Medically Underserved Area that has the state's highest infant mortality rate, as well as high rates of teen pregnancy, cancer, hypertension, diabetes, and dental diseases.



Healthy Foods

Meals on Wheels

Each year, the nonprofit Meals on Wheels of Tarrant County delivers more than one million meals to elderly and homebound residents throughout the Fort Worth metro area. Capital Impact Partners made a **\$6 million** New Markets Tax Credit investment to support the construction of a new, 62,000-square-foot meal production and distribution facility that is more than twice the size of the organization's former facility. The demand for Meals on Wheels of Tarrant County's services is expected to increase by 50 percent by 2020, and the new facility will enable the organization to continue to serve its clients—90 percent of whom are low-income—well into the future.

Community Development

Serve Denton

Capital Impact Partners made a **\$9.5 million** New Markets Tax Credit investment that enabled Serve Denton to develop a 48,000-square-foot nonprofit hub. The new Serve Denton Center provides affordable office space to local nonprofits that provide a variety of health and human services to individuals and families with low incomes. Co-located at the Serve Denton Center is a food bank, children's advocacy group, and federally qualified health center.

Affordable Housing

North American Students of Cooperation

Capital Impact Partners provided a **\$2.2 million** loan to North American Students of Cooperation (NASCO), a nonprofit organization that supports affordable housing cooperatives. Through a partnership with the Community Housing Expansion of Austin (CHEA), NASCO built Sasona and La Reunion, housing cooperatives that provide 37 residential units of affordable housing. Austin is a city where housing costs are increasing, but the long-term loan provided by Capital Impact Partners has enabled NASCO and CHEA to maintain affordable rents for their residents.

Building Communities of Opportunity that Break Barriers to Success

**Capital Impact
Partners champions
social and economic
justice for underserved
communities,
transforming them
into communities of
opportunity that foster
good health, economic
opportunity, and
interconnectedness.**

Through mission-driven lending, social impact program incubation, impact investing, and policy reform, we partner with local communities to help create equitable access to health care and education, healthy foods, affordable housing, and dignified aging for those most in need. For more than 35 years, we have helped forward-thinking entrepreneurs, organizations, and businesses revitalize neighborhoods and deliver social impact.



Address Systemic Poverty

Effect systemic change at scale - from social systems to government programs - so that all people have paths out of poverty



Create Equity

Support equitable access to quality services and economic opportunity regardless of race, ethnicity, gender, income, or geography



Build Healthy Communities

Foster connections and social supports that strengthen the links between health, education, housing, and opportunity that help people and communities thrive together



Promote Inclusive Growth

Build diverse, mixed-income communities that promote economic mobility and empower individuals to break the barriers to success

Strategic Financing ▶ Program Incubation ▶ Capacity Building ▶ Policy Reform



CAPITAL IMPACT
PARTNERS

a mission-driven
Community Development
Financial Institution



35
YEARS

experience working
in underserved
communities



\$2.7
BILLION

invested in
projects that deliver
social impact



Committed to Equity, Inclusion, and Opportunity

Capital Impact Partners is a national, nonprofit Community Development Financial Institution that is dedicated to ensuring that every community is built on a foundation of equity, inclusiveness, and cooperation.

We believe that communities facing economic hardship have the potential to thrive, but also recognize that realizing that potential is a complex challenge that requires innovative solutions.

That is why we have dedicated our mission to delivering both the capital and commitment to support projects in six key sectors that are critical to the development of healthy communities:

- ▶ Health care
- ▶ Affordable housing
- ▶ Dignified aging
- ▶ Education
- ▶ Healthy foods
- ▶ Cooperative development

Our goal is to build whole communities that support equitable access to quality services, foster good health, and create economic opportunity.



2.7 MILLION PATIENTS

receiving health care at 541 community health centers



265,000 STUDENTS

in 259 high-quality charter schools



1.1 MILLION PEOPLE

with access to healthy food from 88 local retailers



15,000 ELDERS

aging in place within 190 communities



38,000 AFFORDABLE HOUSING

units in 250 communities



870,000 COOPERATIVE CUSTOMERS

served by 221 co-op businesses

THROUGHOUT OUR 36-YEAR HISTORY, WE HAVE DEPLOYED OVER **\$2.7 BILLION** TO SERVE **5 MILLION PEOPLE** AND CREATE MORE THAN **38,000 JOBS** IN SECTORS CRITICAL TO BUILDING EQUITABLE COMMUNITIES.