



NEW HAMPSHIRE CHARITABLE FOUNDATION

IMPACT INVESTMENT POOL

2019 Investment Report

The New Hampshire Charitable Foundation's Impact Investment Pool is an investment fund that makes capital available to innovative business ventures and solid organizations that have the potential to strengthen communities while generating a financial return.

These investments are helping to create local jobs, bolster economic development, increase the region's affordable housing stock, expand local food production and assist local families. In addition to these societal benefits, the pool (which was launched in 2016) generated an investment return of 8.9 percent in 2019.

2019 BY THE NUMBERS

- \$13.4 million in current assets deployed

- 357 jobs created

- 111 child care slots created

- 373 affordable housing units supported

- 8.9 percent investment return generated

CURRENT INVESTMENTS (initial investment date)

Access Capital Community Investment Fund (2016)

An investment in Access Capital's Community Investment Fund supports homes for working families. As of December 2019, Access Capital had provided more than \$2.5 million in affordable mortgages to 15 low-and middle-income borrowers in New Hampshire.

Community Housing Capital (2018)

Community Housing Capital provides loans to finance the creation and preservation of affordable housing using nonprofit developers in the NeighborWorks network. In 2019, CHC managed 10 loans across New England — totaling \$18.9 million — which created or preserved 337 units of affordable housing for 685 residents. CHC has active projects in Bethlehem and Nashua, New Hampshire. These two projects have created new affordable housing for 105 New Hampshire residents while preserving units for an

additional 16. Many of these individuals and families had been in transitional housing and now have a stable place to live.

The Granite Fund (2013)

The Granite Fund, a venture capital fund, is helping New Hampshire's high-tech sector grow and thrive. Since the initial investment, The Granite Fund portfolio companies have created or retained 864 jobs. In 2019, portfolio companies created or retained 69 jobs — adding \$9 million to company payrolls — with average salaries ranging from \$107,500 to \$144,000.

The Littleton Food Co-op (2017)

In 2017, the Littleton Co-op completed a 9,532-sq.-ft. expansion with help from a loan from the Foundation, in partnership with the New Hampshire Community Loan Fund. Since completion, the Co-op has hired ten additional local residents as full-time staff. In 2019, the Co-op purchased more than \$2.5 million in goods from local vendors, provided nearly \$50,000 in discounts on fresh produce to 160 residents in need, and reduced both their electricity and propane use by roughly 35 percent.

The Nature Conservancy (2016)

The Nature Conservancy is working to improve the ecological health of the Gulf of Maine and restore declining fisheries so that local fishermen can maintain their livelihoods. The Foundation's loan commitment to The Nature Conservancy is helping the organization expand its "permit bank" program, aimed at maintaining access to Gulf of Maine groundfishing permits for local fishermen — and fostering collaboration among fishermen, scientists, and conservation groups. TNC is raising and borrowing money to buy the permits, keeping them locally owned, and making them available for use by local fishermen. In return, those fishermen are collaborating on research on sustainable fisheries and reducing negative impacts on marine habitats. In 2019, TNC was approached by the New Hampshire fishing sector to acquire the Catamount permit so its valuable quota could stay with New Hampshire fishermen. This loan was instrumental in allowing TNC to acquire that permit.

New Hampshire Community Loan Fund (2014)

The New Hampshire Community Loan Fund works in towns and cities across New Hampshire to connect people and families with the loans, training and advice that allow them to have affordable homes, secure jobs and quality child care, and become economically stable. In fiscal year 2019, NHCLF closed on \$30 million in loans, resulting in 286 housing units created or preserved, 111 child care spaces supported and 278 new or retained jobs. Since 2014, the Charitable Foundation's investment in NHCLF has

supported 1,166 units of affordable housing, 396 child care slots, and 2,023 full-time jobs.

Twin Pines Housing Trust (2018)

Twin Pines Housing is building energy-efficient affordable housing with help from an impact investment from the New Hampshire Charitable Foundation. In 2019, Twin Pines completed and opened the Tracy Street Housing complex in West Lebanon, providing housing to 29 families in one of the tightest housing markets in the state. Made possible through the Charitable Foundation's investment, it is the first "net zero" multifamily building (the building will produce as much energy as it consumes) in New Hampshire. In addition, Twin Pines used the Charitable Foundation's investment to acquire an existing 24-unit housing development in Hanover for seniors and people with disabilities in 2019. The property was built in the 1970s, is energy inefficient, and 12 of the 24 units are only accessible by a staircase. Twin Pines has started construction of a new, energy-efficient 24-unit building on the site for existing residents.

The Vox Health Fund (2017)

The Vox Health Fund, a venture capital fund, is helping to grow New Hampshire's biotechnology ecosystem in the life sciences and digital health. Vox Health Fund works with portfolio companies to increase high-paying jobs while developing healthcare therapies that could benefit millions of people. In 2019, the fund advised 40 New Hampshire-based healthcare companies and provided support letters for seven New Hampshire start-ups seeking Small Business Innovation Research (SBIR) funding (two granted and five pending).

SUN Initiative (2017)

The Stabilizing Urban Neighborhoods Initiative focuses on foreclosure relief to prevent displacement of families. Since its launch in 2009, SUN has provided more than \$192 million in financing, resulting in more than 1,160 families being able to remain in their homes and avoid foreclosure. The initiative has helped reduce homeowners' monthly housing expense, on average, by 28 percent, or \$7,700 annually. In 2019, SUN originated mortgages totaling \$18.5 million, which helped more than 100 families — predominantly in New England — to remain in their homes.

Aperio Group (2017)

Aperio Group is an investment management firm specializing in hyper-customized portfolios designed to meet the specific tax, risk, and values-based/ESG goals of their clients. The Foundation's portfolio targets companies with high social scores based on workforce, community, diversity and environmental performance and management and

is tilted to companies headquartered in New England. In 2019, Foundation investments are more favorably scored than the Russell 3000 benchmark (most commonly used for foundations) in the Aperio Social Score (75 vs. 64 on 100-point scale).

CIM Enterprise Loan Fund (2018)

Community Investment Management partners with technology-driven leaders to provide capital to small businesses. To date, CIM has funded 34 businesses in 22 New Hampshire communities, supporting 648 jobs. In 2019, CIM funded five New Hampshire businesses, supporting 73 jobs.

QUESTIONS?

Michael Wilson, CFO and Vice President of Finance
mjw@nhcf.org or 800-464-6641 ext. 230

Simon Delekta, Senior Program Officer
sd@nhcf.org or 800-464-6641 ext. 22297