

VIRGINIA COMMUNITY CAPITAL  
2016 IMPACT REPORT

*Let's do more, together.*



# Impact

## What we do matters.

As a Community Development Financial Institution (CDFI), Virginia Community Capital impacts people by improving how and where they live. We have a mission to bring resources to **create jobs, energize places,** and **foster an enhanced quality of life** for all Virginians.



**\$218m** Assets under management

**595** Total projects financed

**9,135** MWh of clean energy produced

**15** Loans addressing food access

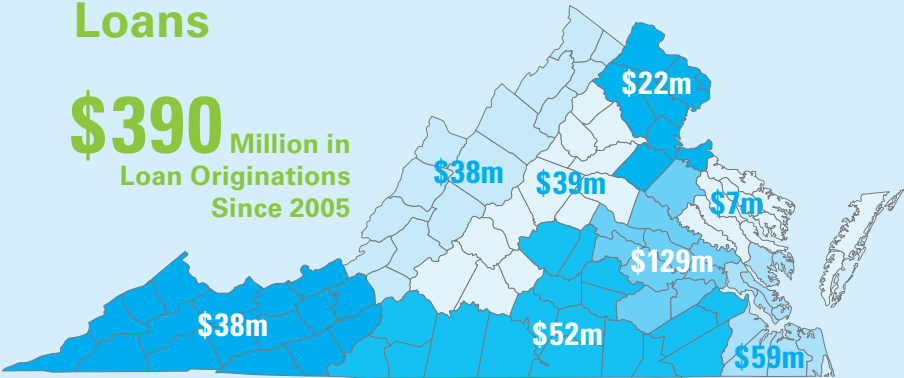
**18,391** Hours of free advising services

**1,675** Organizations impacted

**11** Healthcare projects

## Loans

**\$390** Million in  
Loan Originations  
Since 2005

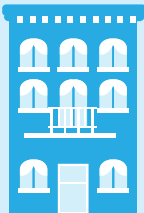


**7.7**  
Million  
Square Feet

Business and Housing Spaces  
Created or Rehabbed

Affordable Housing  
Units Financed

**5,881**



**5,974**

Jobs Created and Retained



# Financial Impact

\$8.4

Million  
 Net Income  
 Over 11 Years

10

Number  
 Of Years  
 Profitable

77%

Growth  
 In Equity  
 Over 11 Years

VCC vs. Peers<sup>\*^</sup>

.34%

5-year average charge-offs

1.99%<sup>\*</sup>

98%

5-year average deployment rate

78%<sup>\*</sup>

73%

5-year efficiency ratio

89%<sup>^</sup>

<sup>\*</sup> OFN members

<sup>^</sup> Selected community development banks

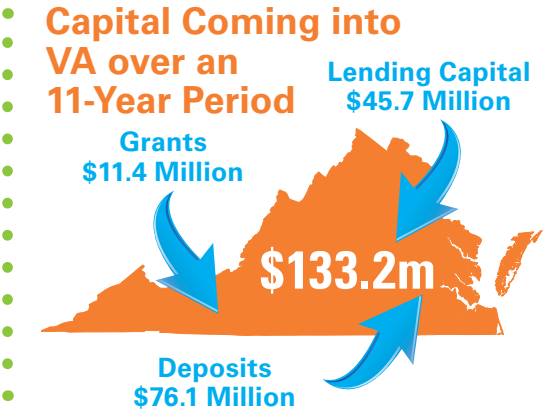
Book Value per Share of Bank Stock

\$4,841

2008

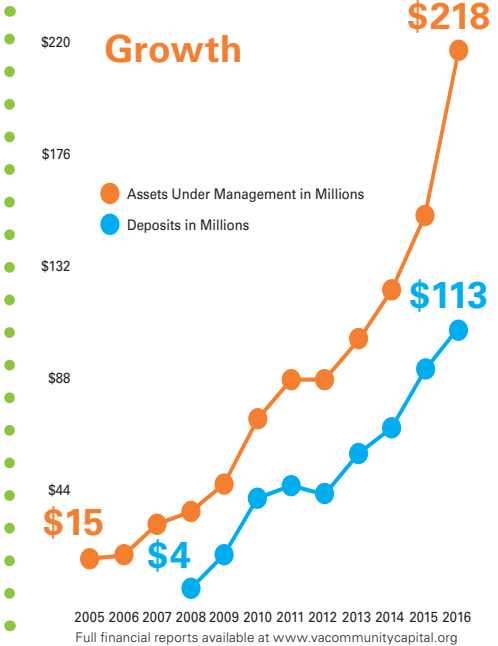
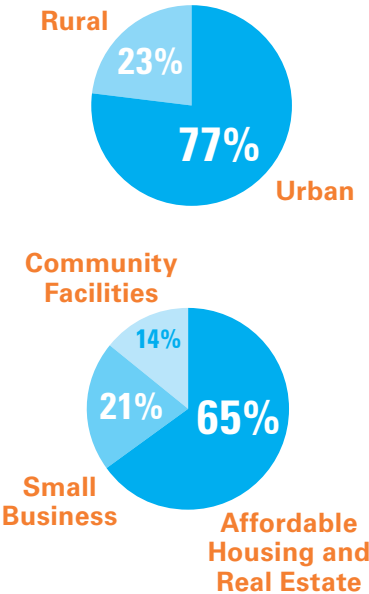
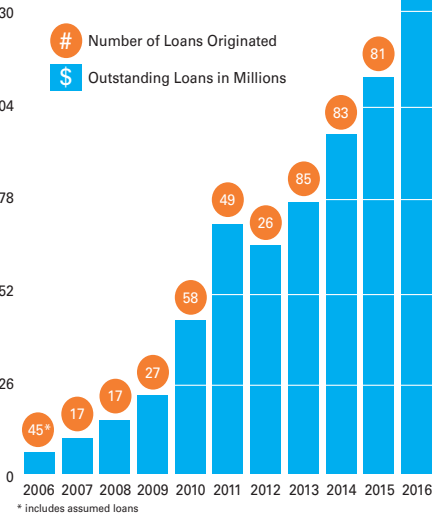
\$5,763

2016



## Loans

### Loan Volume





## JOBS

*Dave McCormack saw an opportunity to create a vibrant place for people to gather and generate positive energy. VCC saw an opportunity to help make it happen. Crediting VCC's flexible financing, McCormack also relied on VCC to share his vision of bringing new energy to struggling areas. By administering a loan and bringing other partners to the table, Trapezium Brewing Company created 24 jobs while breathing life into a vacant building and invigorating a depressed neighborhood. This is why what we do matters to Petersburg, Virginia.*

# Lending

## How we lend matters the most.

We are driven by our mission to inspire and drive change. Many of the projects we support are considered “too complicated” by the broader financial community. Our strength is our ability to leverage additional resources from partners to create a greater impact. Our knowledgeable team works diligently to provide creative financial solutions for the borrower. With our flexible tools and advisory services, we help businesses grow and build sustainable communities.



To offer the greatest long-term impact, we focus on four particular areas for lending:

- **real estate and community development**
- **small business**
- **clean energy lending**
- **food-based business**

In addition to mission-focused lending, VCC offers conventional loans to eligible real estate developers and small businesses.



# Impact Investing

## It matters to many.

Impact investing is a growing force of good in communities across the nation. These investments, especially at local levels, can deliver immediate results in job creation and enhancing a community's quality of life. Those who invest for social change, innovation, and impact seek to improve the lives of people and communities while earning a financial return.

Our ability to drive measurable social impact in communities, combined with our capacity to generate financial return for our partners, makes VCC a natural vehicle for impact investors. From foundations making program-related investments to individual investors funding specific sectors and communities, VCC offers flexible ways to invest, including impact deposits, loan funds, equity investments, and philanthropic grants.

## QUALITY OF LIFE

*Richmond Association of REALTORS® (RAR) launched their "Quality of Life" investment strategy in May of 2016. This strategy is funded through a partnership between VCC and The Community Foundation Serving Richmond and Central Virginia (TCF). In this model, RAR is bringing together impact investing and philanthropy on tackling affordable housing and education issues in the Richmond region.*



## ENERGIZED PLACES

*In the heart of Clifton Forge, is the historic, 111-year-old, Masonic Theatre. The architectural masterpiece was donated to the town of Clifton Forge in 2003 and remains a vital part of the community thanks to the work of the Masonic Theatre Preservation Foundation. VCC supported this project by providing innovative financing through a historic tax credit bridge loan. Masonic Theatre has hosted such stars as Gene Autry, Tex Ritter, Burl Ives, the Drifters, and the world-famous Count Basie Orchestra.*

Photo courtesy of Commonwealth Architects

## Investing for Good

We partner with organizations and individuals to provide financial resources and advisory services for projects designed to have a positive impact in their community. We are a Community Development Financial Institution (CDFI) with a mission to create jobs, energize places, and promote an enhanced quality of life for Virginians. Let's do more, *together*.



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