

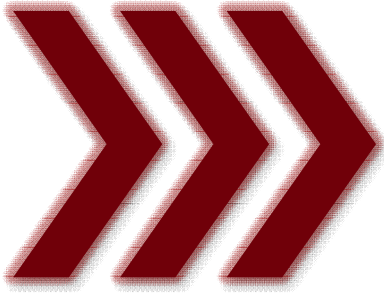


SOCIAL PROGRAMS

IMPACT REPORT
2017 - 2022

K KAIROS
INVESTMENT MANAGEMENT

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OVERVIEW



TOGETHER WE HAVE PROMOTED POSITIVE SOCIAL IMPACT

In 2017, Kairos Investment Management Company launched its Social Programs initiatives to promote positive social impact and community support through resident programs that are tailored to meet the needs of tenants based on their demographics and more.

From 2017 – 2022, the number of affordable apartment communities receiving Social Programs grew from 9 to 26, reaching approximately 7,600 residents.

Located in Arizona, California, Colorado, Florida, Georgia, Nevada, Oklahoma, Oregon, New Mexico, Texas, and Utah, our social impact programs are serving a diverse population.

One common thread occurs across all communities and that is the collaborative support from our partners who have worked tirelessly to bring important resources to our residents.

We have prepared this report to share with you and to thank and recognize you for making a positive impact on the lives of our residents across the United States.

TIMELINE OF SOCIAL IMPACT PROGRAMS



2017

Introduction of Kairos Social Impact Programs



2018

Student Meals /Food and Back to School Programs Start



2019

Warm Winter Bundles Begins as Core Initiative



2020

Pandemic Hits - Social Programs Goes Online and Focuses on Basic Needs



2021

Kairos Partners with Esusu to Offer Free Rent Reporting and Rent Relief



2022

Social Programs Expands – Hires Impact Program Coordinator and Grows Capacity to Offer Programs

SOCIAL PROGRAMS CURRENTLY SERVING RESIDENTS AT 26 PROPERTIES.

SOCIAL IMPACT CATEGORIES & RELATED PROGRAMS



NUTRITION

Food Programs for Families
Food Programs for Children
Food Programs for Seniors
Cooking Classes
Nutrition Education



EDUCATION

Back to School Supplies
Reading Rooms and Tutoring Programs
Mobile Libraries
Access to Technology / Internet



CHILDREN & FAMILIES

Warm Winter Gear
Holiday Gifts
Placing At-Risk Moms in an
Apartment



FINANCIAL LITERACY & CREDIT IMPROVEMENT

Free Tax Preparation
Rent Reporting
Rent Relief Programs
Financial Literacy Classes



RESIDENT HEALTH & SAFETY

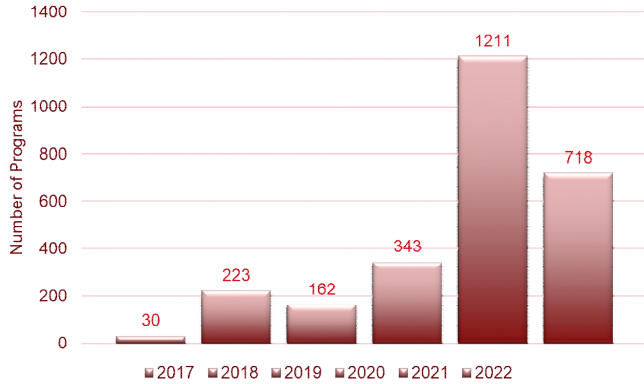
Flu / Covid Shots
Senior Wellness Clinics
Community / Neighborhood Watch
Swimming Safety Classes
Disaster Preparedness Events



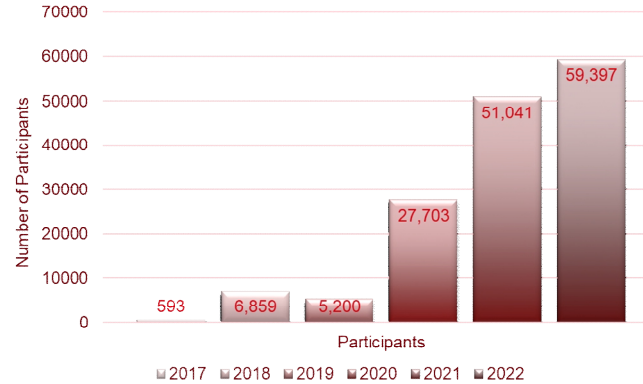
CAREER DEVELOPMENT

Resume & Cover Letter Writing
Job Sourcing & Job Fairs
Skills Training & Certifications
Free Internet & Technology

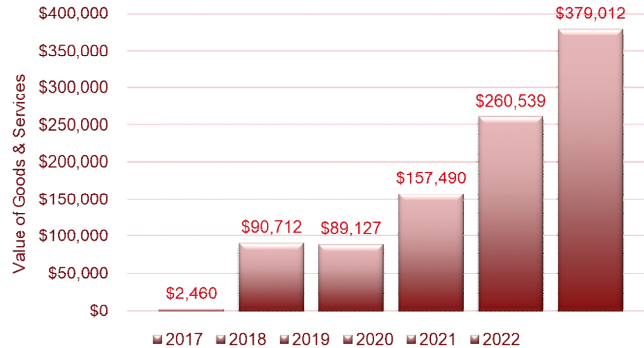
PROGRAMS OFFERED



RESIDENT PARTICIPATION



VALUE OF GOODS & SERVICES PROVIDED TO RESIDENTS



2017-2022

TOTALS

Core Programs	2,687
Participants	150,793
Value of Goods & Services	\$979,341

*2021 had a temporary increase in the amount of food delivery programs during the school year for students who were learning from home due to the Pandemic.

SOCIAL PROGRAMS BY THE NUMBERS



A SOCIAL IMPACT STORY

Seminole Ridge Resident, Sylvia Celestain, Graduates from Second Harvest Food Bank Culinary Training Program!

On February 12 of 2022, Sylvia Celestain attended a resident resource fair provided by Seminole Ridge Apartments that included several community partners. She had no idea that in doing so, she would be making a decision that would change the trajectory of her life and the life of her children.

During the Pandemic and as part of the Social Programs Impact initiatives, Seminole Ridge Apartments began hosting resource fairs as a method to bring much-needed services to residents while maintaining Covid-19 guidelines. The first resource fair hosted in 2022 featured Second Harvest Food Bank's outreach team who participated to promote its Culinary Training Program. Their 16-week program, provided at no charge, takes place Monday through Friday from 8:30am to 2:00pm in person at the Food Bank over a 3-month period. Though offered at no charge, it still requires a commitment.

After learning that she qualified for the program and understanding how this opportunity could lead to a better life for her and her children, Sylvia took the leap of faith and enrolled in the program. When asked how she felt about the program, she exclaimed "Oh, I love it! Everyone at Second Harvest is like family. You should never be afraid to ask for help. They just want you to succeed." When asked why she chose to participate in the program, she explained that "It was a sacrifice because I had to quit my job. I couldn't work for 3 months so I had to get help with my rent. But I was doing this to learn something new. Something new that would help me grow and get a career. Sometimes you have to make that sacrifice to make a better life for your kids."

After months of hard work and dedication, Sylvia graduated on Saturday, the 11th of June. She said that many, if not all, the funders who support the program offer job opportunities to the training program graduates.

"I have three interviews lined up already. I have my preference, but I will be happy with any of them. It depends on which one picks me up first!"

Seminole Ridge Apartments has been collaborating with Second Harvest Food Bank for multiple years, starting with offering the Summer Lunch program and then year-round meals during the Pandemic. This resident resource fair in February of 2022 was the first time the Culinary Training Program participated in on-site outreach. To learn more about Second Harvest Food Bank and the Culinary Training program, visit Second Harvest Food Bank www.feedhopenow.org.

Source:

Anita Rodriguez
Impact Programs Director
Kairos Investment Management Company
February 2022



Mobile food pantry at Orchard Mill with Impact Partner Sweetwater Mission receives accolades from local media for providing free groceries to 60-85 families each month!

ACT

From A6

MONDAY, APRIL 25

On April 22, Sweetwater Mission along with Lions Club and other volunteers served 130 families with dry/canned groceries, produce, Post Cereal, frozen dinners and Keny's Key Lime Pies. We had a great time as we helped our neighbors.

After the Sunday service on April 24, Roca De Salvacion Church hosted the Cobb County Sheriff Department Community Outreach celebration with a cookout, bouncy houses, community partners, deserts, a pinata bash and great fellowship. Thanks to the Sheriff's Department for cooking the food and Sweetwater Mission who helped organize the event. Maj. Gaynor and Mickey Rivera were both honored with Certificates of Recognition for their efforts. It was a great time for everyone involved.

— Barry Krebs



Special

Volunteer staff with bulk Cheez-Its at the Sweetwater Mission Meals On A Mission event on April 21.

mission each month is to sew and stuff small bears to be given to children that are having health issues.

On April 21, Pam Godfrey Younker, Community Development Officer for with Children's Healthcare of Atlanta, was the Speaker for

years ago by Irene Casteel and hundreds of bears have been given to Kennestone Hospital Children's ER and other facilities.

— Linda Miller

♦♦♦

On May 4, from 11 a.m. to 1 p.m., the Janice Overbeck

Source: Marietta Daily Journal – April 25, 2022

Special thanks to



A SOCIAL IMPACT STORY

A SOCIAL IMPACT STORY

Starting in February and extending through March of 2022, Impact Partner Heart of Florida United Way helped residents of Seminole Ridge Apartments receive \$20,000 in Tax Refunds with Free Tax Preparation Services provided on-site

Since 2019, Seminole Ridge Apartments has partnered with the Heart of Florida United Way to offer residents direct access to their free tax preparation services entitled Volunteer Income Tax Assistance program by offering this service on-site. Residents make appointments and have their paperwork completed just a few steps from their home at no charge. During the tax season of 2022, from February – March, the United Way helped 25 low-income families file their tax returns and helped them receive a total of \$20,000 in refunds.

Submitted by

Ynaira Burgos (she, her)
Financial Stability Initiatives Manager
Strategic Impact & Community Engagement

Special thanks to



Heart of Florida United Way

In June of 2022, Seminole Ridge Apartments' Impact Partner Healthy Start Coalition of Orange County submitted this client testimonial after successfully working with our social programs team including key staff at the property to place a homeless mother and her children into an affordable apartment.

"I am a single mother of two children [...] Healthy Start has helped me tremendously with finding housing. I have been on multiple waiting lists for apartments since 2019, including HUD and section 8 housing. At the time of me searching for a place I became homeless that year as well and then again in 2021. Healthy start provided me with an amazing case manager who has helped me from the beginning with finding housing. I was told by my case manager with Healthy Start they had partnered with Seminole Ridge to provide mothers/fathers with proper

assistance. I kept in contact with the leasing office for months until an apartment was available. Once an apartment became available, I moved in within two weeks. My kids love our new home and the environment as well. I'm very grateful for Healthy Start and Seminole Ridge for coming up with an awesome program. I hope other agencies follow suit. Orlando has a high homeless rate especially with young adults and parents like me who need just a little push in the right direction. Me and my kids are very happy and very grateful."

Submitted by a client of

JARRED McCOVERY, MHSA (he/him)
Contract & Quality Manager
Healthy Start Coalition of Orange County, Inc.
www.HealthyStartOrange.org

Special thanks to



**A SOCIAL
IMPACT STORY**

“ Across the world, leaders of organizations from all three sectors [private, public and non-profit] increasingly recognize the necessity of leading beyond the walls by developing partnerships that thrive on the shared strengths of their participants. The value of productive alliances for building healthy, cohesive communities has long been clear to leaders of nonprofit social sector organizations. The challenges our society faces cannot be met—nor our opportunities fully realized—by any one organization or sector alone. **Effective collaboration with other nonprofits, government agencies, and businesses is an imperative.** ”

Founded in 1990, the Drucker Foundation believes a healthy society requires three vital sectors: a public sector of effective governments, a private sector of effective businesses, and a social sector of effective community organizations. The organization was named after and inspired by the father of modern management, Peter F. Drucker, an economist, professor, writer, and consultant who focused his career on management and economics in the public and private sectors.

-Learn more: www.pfdf.org

SPECIAL THANK YOU TO OUR IMPACT PARTNERS

Impact Partners include nonprofit organizations, businesses, academic institutions, government agencies and individuals that have worked with us to bring programs to our residents. Those featured in these next pages have supported one or more activities between 2017 – 2022.

NONPROFIT (A-L)

101 Fathers of America
A New Leaf
AARP Foundation
American Red Cross
Boys & Girls Club Brazoria
Brazoria County Dream Center
Cascade Health
Children's Safety Village
Christian Outreach International
CHRISTUS Foundation for Healthcare
Colorado Alliance for Health Equity and Practice
Community Health Centers
Community Nursing Services
Community Renewal of Pottawatomie County
Community Veterinary Center
CrossPurpose
Crossroads Urban Center
Family Health Centers of Georgia
Fleet Farming

Florida's Vision Quest
Food for Lane County
Galveston County Food Bank
Goodwill Industries
Goodwill of Central Arizona
Goodwill of Central Florida
Goodwill of Colorado
Goodwill of Oregon
Goodwill Southern Nevada
GrowingUp New Mexico
Gulf Coast Regional Blood Center
Healthy Start Coalition of Orange County
Heart of Florida United Way
House of Timothy
Housing Connect
Houston Food Bank
Houston Housewives of Finance
InCharge Debt Solutions
InterConnection
Literacy Action Center
Literacy Advance of Houston

SPECIAL THANK YOU TO OUR IMPACT PARTNERS

NONPROFIT (M-Y)

Mission Shawnee
National Council of State Housing Agencies
National Safety Council
New Hope for Kids
Nourish PHX
Oklahoma Blood Institute
OneBlood
Open Doors
Operation Hope
PCs for People
People Fund
Phoenix Children's Medical Group
Pinnacle Prevention
PJ's Services
Place of Restoration Resource Center
Placer SPCA
Resident Relief Foundation
Second Harvest Food Bank of Central Florida

Senior Charity Care Foundation
South Davis Community Hospital
SunCoast Blood Centers
Sweetwater Mission
Tax Foundation
The Food Depot
United Against Poverty
United Way Capital Region
United Way of Brazoria County
United Way of Northern Utah
United Way of Utah County
United Way of Salt Lake
United Way Southern Nevada
United Way Suncoast
United Way WorldWide
Utah Food Bank
Utahns Against Hunger
Valley of the Sun United Way
YMCA of Shawnee

SPECIAL THANK YOU TO OUR

IMPACT PARTNERS

GOVERNMENT

Arapahoe County
Arapahoe Libraries
Center for Disease Control Prevention
City of Austin (TX)
City of Glendale (CO)
City of Pasadena (TX)
City of Phoenix (AZ)
City of Sacramento (CA)
City of Santa Fe (NM)
City of Shawnee (OK)
Cobb County Community Services (GA)
Consumer Financial Protection Bureau
Draper Police Department
Eugene Public Library
Federal Communications Commission
Federal Trade Commission – Consumer
Glendale Police Service (CO)
King County Washington
Las Vegas-Clark County Library District
Layton City Police Department

New Mexico Department of Public Health
North Central Regional Transit District
Orange County Florida
Orange County Sheriff's Office (FL)
Oregon Health Authority
Pasadena City College (TX)
Pasadena Health Center (TX)
Pasadena Public Library (CA)
Pasadena Public Library (TX)
Placer County
Salt Lake County Aging & Adult Services
Seattle Police Department
Seattle Public Library
State of Colorado
Texas Ready
US Government Publishing Office
Utah Health Department
Washington State Health Care Authority
Weber Human Services
Workforce Arizona

SPECIAL THANK YOU TO OUR IMPACT PARTNERS

ACADEMIC INSTITUTIONS

Colorado State University, Extension
New Mexico State University, Extension
Oklahoma State University, Extension
Oregon State University, Extension
Texas A&M University, Extension
University of Arizona, Extension
University of Florida, Extension
University of Georgia, Extension
University of Nevada, Extension
Utah State University, Extension
Valencia College

INDIVIDUALS

Charmaine Powell
Evangeline Carter - Realtor
Seth Charleston
Terrell Thomas, Real Estate Broker

BUSINESS

Blue Zones Project
Comcast - Xfinity
Connie Mahan Real Estate Group
Creative Edge Art Studio
Creative Multicare
Dollar Days
Edible Earth Resources
Esusu
Event Harmony Medicine
Every Day People Yoga
First Community Bank
Genoa Healthcare
Guadalupe Credit Union
H&R Block
Houston Housewives of Finance

Kits for Kidz
League City Board & Brush
Medsource Mobility
MidFirst Bank
Mr. Color Property Restoration
Nova Health
Passport Health
Pressed
Primerica
Sauce Street Grill
Tarrytown Pharmacy
The Ceramic and Pottery Center
Urban Easel

SPECIAL THANK YOU TO OUR
PROPERTY MANAGEMENT TEAM PARTNERS



IMPACT SPONSOR AWARD

We are proud to have been selected as a 2022 Freddie Mac Multifamily Impact Sponsor



The Impact Sponsor Award was established in 2021 to recognize sponsors who simultaneously move the needle on affordable housing and create value through tenant advancement. The 2022 Impact Sponsor cohort is comprised of sponsors who stand out amongst their peers by going above and beyond to promote affordability, green improvements, tenant supportive services, and more.



To be considered for the Freddie Mac Impact Sponsor award, applicants should currently work with Optigo lenders; have portfolios of at least 1,000 units; employ business strategies that are specifically focused on affordability and tenant advancement. Kairos was one of 11 borrowers selected as part of the 2022 Impact Sponsor Cohort and no fee was paid to participate. This award is not indicative of the current or future performance of Kairos, as an investment adviser, or any of its strategies.

OUR SOCIAL IMPACT PROGRAM TEAM



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Impact Program Coordinator
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“What you do makes a difference, and you have to decide what kind of difference you want to make.”

– Jane Goodall

“No act of kindness, no matter how small, is ever wasted.”

– Aesop

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About Kairos

Kairos Investment Management Company (“Kairos” or “KIMC”) is a privately owned entrepreneurial real estate investment and asset management company headquartered in Rancho Santa Margarita, California. Founded by Carl Chang, Kairos features a team with solid acumen in successful commercial real estate development, redevelopment, value-add, distressed asset, and debt opportunities. The firm has extensive expertise in a broad range of asset types and geographical markets. To learn more about KIMC, visit www.KIMC.com.



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