

IMPACT REPORT

2023



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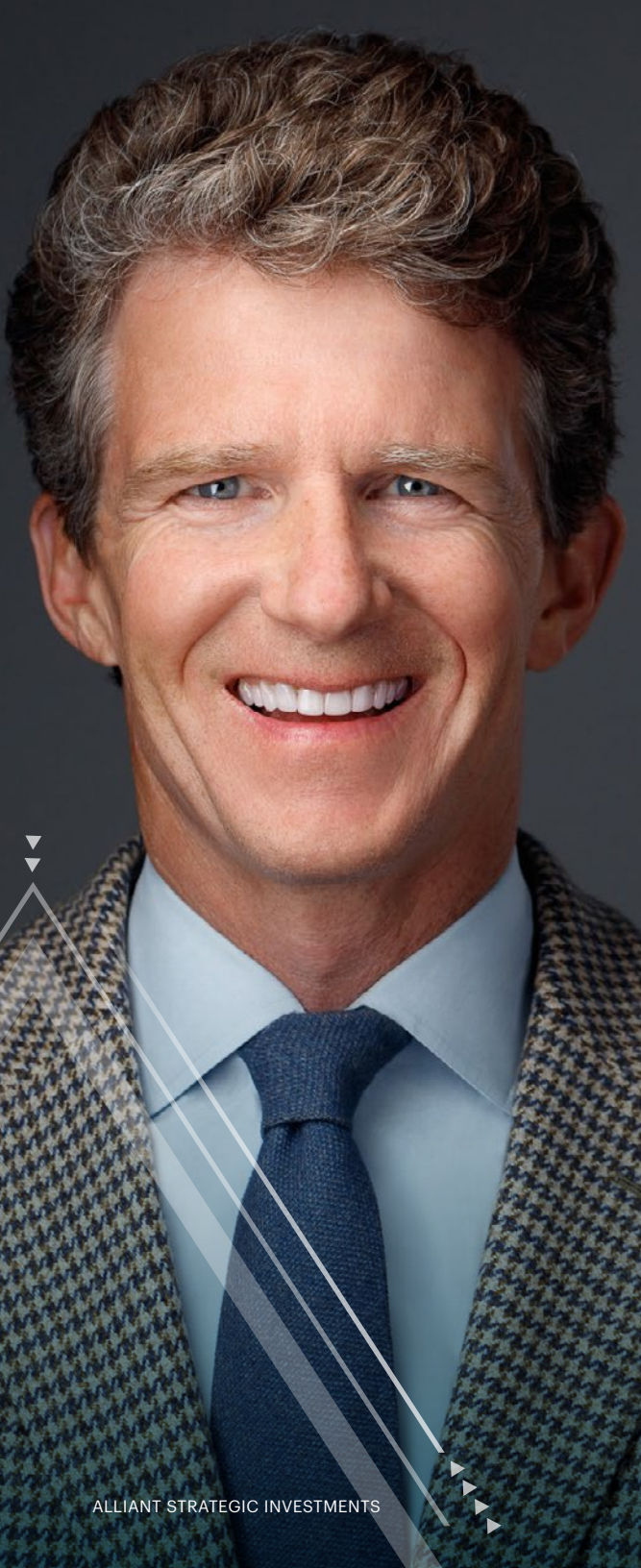




MESSAGE FROM THE CEO AND PRESIDENT

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MESSAGE FROM THE CEO OF WALKER & DUNLOP

WILLY WALKER - CHAIRMAN & CEO

America's affordable housing supply is severely limited, with an estimated shortfall of millions of units. Far too many families across the country lack one of life's necessities, a safe place to live that they can afford without undue financial strain.

We believe that the commercial real estate industry must address this crisis head-on, and Walker & Dunlop is committed to doing our part to help create communities where people can afford to live, work, shop, and play.

ALLIANT JOINS OUR RANKS

Before the acquisition of Alliant Capital and Alliant Strategic Investments (ASI), the Walker & Dunlop Affordable Housing team focused on lending and investment sales. With the acquisition of Alliant Capital, the 6th largest syndicator of low-income tax credits (LIHTC) in the United States, and ASI, the preservation affiliate of Alliant Capital, Walker & Dunlop became a leader in the affordable housing sector.

ASI'S KEY ROLE IN OUR AFFORDABLE STRATEGY

Our affordable housing vision meshes perfectly with that of ASI. We believe that affordable, safe housing is fundamental to all the key aspects of life, including financial stability, educational attainment, and physical and mental wellbeing.

Walker & Dunlop works to make capital available for affordable housing, but ASI adds capabilities that address another piece of the affordable challenge. **ASI works to preserve existing affordable housing and invest for real social impact.** ASI invests in affordable properties with an eye toward extending the properties' useful lives—keeping them attractive for investors and residents.

To that end, ASI partners with resident service providers to improve and enhance the lives of thousands of American families. Some of the services provided include after-school tutoring, financial literacy classes, personal budgeting classes, and the list goes on. This work makes a real difference. It is social impact investing at a granular level.



WHY ASI'S MISSION OF PRESERVING AFFORDABLE HOUSING IS KEY

Without the type of investment ASI makes, the supply of affordable housing units likely decreases. When an affordable housing property comes to market, there are three common outcomes:



Investors come in with the goal of improving the property and preserving its affordable status.



Investors come in with no plans to improve the property, which ultimately leads to sub-standard housing and obsolescence.



Investors come in with the intention of removing rent restrictions to convert the property to market-rate housing.

ASI falls firmly in the first category, making direct investments in affordable housing projects with the stated goal of preserving the affordable housing inventory in some of our nation's most vulnerable communities.

OUR ESG PROGRESS

Our work in the affordable housing space is the centerpiece of our Environmental, Social, and Governance (ESG) program. The addition of Alliant provides us with a materially increased presence in the affordable space, and ASI's preservation work has a direct social impact on the communities in which ASI invests.

LOOKING TO THE FUTURE

Going forward, Walker & Dunlop will continue to integrate the Alliant team and leverage its affordable housing expertise in support of our ESG and organizational objectives. As a united company, we are committed to supporting the affordable housing market and all the communities we serve. Alliant will play an essential part in achieving our shared mission to help build and support affordable housing communities and their residents. Together, we can and will make a real difference in the lives of millions of American families.



MESSAGE FROM THE PRESIDENT OF ALLIANT STRATEGIC INVESTMENTS

RUSSELL GINISE - PRESIDENT

Safe, sustainable, good-quality housing is essential to the physical, mental, and economic well-being of Americans and their communities. America has an insufficient number of affordable housing units to meet the basic needs of its population. Rising costs and lagging incomes make a difficult situation even more challenging. Additional obstacles include evolving regulatory hurdles and insufficient support for the development of more affordable housing.

Alliant Strategic Investments (ASI), a Walker & Dunlop Company, is firmly committed to the creation and preservation of attainable affordable and workforce housing that meets the needs of all residents. We believe this is the best way to create a strong foundation for communities and their residents to prosper and grow.

Affordable housing in the U.S. is urgently needed in almost every location. There simply is not enough

of it in any part of the U.S. Moreover, limited supply that currently exists is at risk of being lost due to:

- » Financial or operational deficits
- » Neglect
- » Obsolescence
- » Conversion to more costly housing

National Low-Income Housing Coalition's The Gap: A Shortage of Affordable Homes found that there is not a state in the country with an adequate supply of affordable rental housing for the lowest-income renters, our most vulnerable population.

Only 36 affordable and available rental homes exist for every 100 extremely low-income rental households. Only 58 exist for every 100 renter households with incomes at or below 50 percent of the area median income (AMI).

The limited supply has far-reaching effects on U.S. households. The increased potential for housing insecurity or homelessness is just the tip of the iceberg. Historical data tells us that the lack of affordable and available housing also spells trouble for U.S. families in the form of:

- » Decreased access to educational opportunities
- » Inadequate healthcare resources
- » Financial instability that hinders economic mobility and growth

Access to affordable housing is the linchpin for stable, safe communities.

It's clear that much work remains to be done to address the affordable housing shortage. ASI is proud to be a part of that work. In communities across the country, we're working to create and preserve affordable and workforce housing properties. Our goal is to ensure the continued vibrancy and sustainability of these communities so residents may thrive.

We do this by making impactful investments in communities with our partners. But it's much more than that. We also support these investments by facilitating additional services that move the needle toward:

- » Improved community engagement
- » Better education
- » Expanded health and wellness services
- » Increased access to financial literacy and resources
- » Implementation of environmental conservation and sustainability initiatives

We're excited to be helping communities reach their full potential across the country and we are committed to making a lasting impact for good. We know this is only achievable through a commitment to continual improvement, both internally in our operations and externally with our partners and the communities we serve.

The takeaway from this report is in the title itself. This is the ASI **Impact** report. Making a real impact with our time and capital matters to us. In this year's report, you will see what happens when committed partners come together to do well by doing good. You'll witness real actions having a real impact in real communities. We're excited to share the stories that defined 2022 for us and outline our plans for 2023 and beyond as we pursue our goal of making affordable and workforce housing a reality in every community across our nation.





WALKER & DUNLOP ESG UPDATE

IN THIS SECTION

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- 09 Progress On ESG-Related Drive To '25 Goals



WALKER & DUNLOP ESG UPDATE

In the fourth quarter of 2021, Walker & Dunlop, one of the largest commercial real estate lenders in the United States, acquired ASI. Like ASI, Walker & Dunlop looks beyond commercial real estate. We are committed to creating meaningful social, environmental, and economic change in the communities we serve.

ENVIRONMENTAL

As a leader in the commercial real estate finance industry, Walker & Dunlop recognizes our responsibility to reduce our environmental impact through both our operations and our lending practices. Here's what we're doing to make that happen:

- » Walker & Dunlop's employee-led Green Task Force focuses on engaging employees in the reduction of our company's carbon footprint and implementing more sustainable practices throughout our business.
- » Since we started calculating our company's carbon footprint in 2017, we have remained carbon neutral through the purchase of Renewable Energy Credits (RECs) and carbon offsets.
- » We are actively involved in the Fannie Mae Green Rewards and Freddie Mac Green Advantage programs. These programs help property owners reduce their energy and water consumption in multifamily properties. In 2022, we financed over \$1.2 billion for Green loans with the GSEs and were ranked the #1 Fannie Mae Green lender in the United States.

(Green loans are loans for properties with Green Building Certifications, or loans targeting a 30 percent reduction or more in energy and water consumption, inclusive of at least 15 percent energy reduction consumption.)



OVER \$1.2 BILLION

GREEN LOANS FINANCED



#1 FANNIE MAE'S

GREEN LENDER IN THE UNITED STATES

SOCIAL

At Walker & Dunlop, we treat all individuals with respect and dignity and create opportunities for our employees to thrive. The Walker & Dunlop Diversity, Equity, & Inclusion (DE&I) team works to advance a culture of inclusion and equity throughout our company and beyond. We do this by:

- » Empowering our Employee Resource Groups
- » Completing diversity audits
- » Launching recruitment partnerships
- » Leading industry initiatives such as **CREUnited** to promote diversity throughout the commercial real estate industry

Walker & Dunlop's business touches communities across the United States. We can positively impact these communities through the financing we provide to much-needed affordable and workforce housing. In 2022, we financed over \$9 billion of affordable and workforce housing and were named Fannie Mae's #3 Multifamily Affordable Housing Lender.

GOVERNANCE

Walker & Dunlop's senior management and Board of Directors are committed to strong governance of ESG-related matters. Our ESG Working Group, which comprises various department heads across the company, is responsible for overseeing our short- and long-term ESG strategy, driving progress toward our 2025 ESG Goals.

Walker & Dunlop and ASI work together to ensure **our ESG strategies** are aligned, as well as monitor and manage the impacts these strategies have on our stakeholders. In 2022, we published our third annual ESG Report. The report provided stakeholders with robust disclosures surrounding the company's ongoing ESG efforts, achievements, and goals.

Additionally, Walker & Dunlop published our second annual Task Force for Climate-related Financial Disclosures (TCFD) report. The report provides transparency on our climate-related risks and opportunities and how we are working to integrate relevant climate change considerations into our governance, strategy, and risk management policies.



PROGRESS ON ESG-RELATED DRIVE TO '25 GOALS

DRIVE TO '25 GOAL

Continue to neutralize our greenhouse gas (GHG) emissions each year and reduce GHG emissions by **50%** from 2019 levels on a per-employee basis.

Increase the proportion of women and minorities in management positions to **35%** and **25%**, respectively.

Increase the proportion of women and minorities among top company earners to **15%** each.

Donate **1%** of annual income from operations to charitable organizations.

Originate **\$60B** of affordable lending (cumulative over a five-year period).



2022 PROGRESS

Working with an outside consultant to measure our 2022 emissions, we expect that our flexible work policy will continue to **impact our emissions positively.**

In 2022, women held **28%** of management positions, and members of traditionally underrepresented racial/ethnic groups held **13%** of management positions.

In 2022, women represented **10%** of top company earners, and minorities represented **7%**.

In 2022, we contributed **\$1.4M** to charitable organizations, which is 0.53% of our 2022 income from operations.

Over the past two years, Walker & Dunlop financed **\$20.4B** in affordable housing properties.

Together, Walker & Dunlop and ASI are a key solution to creating, maintaining, and preserving affordable and workforce housing across the country. Our combined commitment to corporate social responsibility will undoubtedly positively influence the vibrant communities we serve.



2022: ASI YEAR IN REVIEW

IN THIS SECTION

11 2022: ASI Year In Review



2022: ASI YEAR IN REVIEW

In 2022, ASI focused on continuous improvement, both in the properties we serve and in our ability to streamline internal processes to put our resources to the best possible use. As always, our focus is on impactful investments that generate positive outcomes for our stakeholders, investors, residents, and partners. We found new ways to simplify our processes and deliver more of what the communities we serve asked for.

At the beginning of 2022, we set two major goals:



1 | To deliver more relevant and impactful resident programs and services to our residents



2 | To improve our communications and processes to better measure the impact of our work on the lives of the residents we serve.

2022 was a resounding success on both fronts.



NEW PROPERTIES

We were able to deliver more resident programs through the **acquisition of three new properties**—two in Dallas, TX, and one near Cleveland, which represents our first community in the Ohio market. We are very proud of this expansion and eager to become a contributor in these vibrant, diverse communities.



IMPROVING CREDIT REPORTING WITH ESUSU

Our partnership with Esusu will allow our residents' rental payments to be reported to the major credit bureaus, **helping residents to build a strong credit profile.**



FEEDING THE NEED

We continued to work with our partners and associates to **refine, improve, and expand the services and programs** we offer to residents. We made significant progress on physical improvements to many of the communities in our portfolio, including 24-hour package delivery access and efforts to address food insecurity through food pantry availability and after-school nutritional offerings.



COMPLETE SOLUTIONS FOR WASTE DISPOSAL

Our partnership with Complete Solutions will provide our residents with **full trash removal services and the education** and tools necessary to recognize and separate items that can be recycled or composted. It's a win-win for residents and the planet.





UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

IN THIS SECTION

- 14 U.N. Sustainable Development Goals
- 16 Environmental
- 20 Social
- 24 Governance

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

As an essential part of a shared blueprint for peace and prosperity, 17 Sustainable Development Goals (SDGs) have been identified by the U.N. as an urgent call for action for all countries in a global partnership.

Following the blueprint, ASI is building impact in the following areas:



NO POVERTY

- » Preserve, expand, and enhance affordable and workforce housing
- » Coordinate with agencies to provide rental assistance
- » Assist with applications for microloans for residents who have short-term financial hardships
- » Promote and provide application assistance for free Wi-Fi programs



ZERO HUNGER

- » Offer food pantries and grocery donations
- » Partner with local organizations for ongoing food delivery
- » Work to minimize food insecurity



GOOD HEALTH AND WELL-BEING

- » Provide stable quality housing which directly impacts residents' health & well-being
- » Host health fairs, vaccine access, exercise programs, nutrition programs, and counseling opportunities



QUALITY EDUCATION

- » Organize job and career development (*job training, resume writing, job search assistance, application assistance, etc.*)
- » Promote financial literacy
- » Offer computer labs
- » Provide afterschool programs



GENDER EQUALITY

- » 50% of ASI's leadership team are female
- » Large population of female head of households living in our affordable housing communities
- » Commitment to work with women-lead organizations such as PRS, HAPI, and JFS

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (CONTINUED)



AFFORDABLE & CLEAN ENERGY

- » Engage energy audits
- » Complete energy retrofits
- » Explore solar options at every property
- » Perform Energy Star benchmarking and reporting



REDUCE INEQUALITIES

- » Preserve, expand, and enhance affordable and workforce housing
- » Enhance self-sufficiencies through social and supportive programming



SUSTAINABLE CITIES & COMMUNITIES

- » Create efficiencies through utility audits
- » Support communities with green areas
- » Seek transit-oriented communities
- » Implement recycling programs



PARTNERSHIP FOR THE GOALS

- » Partner with local nonprofits & resident services organizations
- » Partner with like-minded investors and lenders
- » Partner with residents to create vibrant, sustainable communities



CLIMATE ACTION

- » Increase diversion by educating residents about recycling and composting and providing access to recycling tools
- » Commission a third-party vendor to provide analysis of trash/diversion needs
- » Offset carbon emissions
- » Implement energy and water saving initiatives at properties



ESG - ENVIRONMENTAL

UTILITY EFFICIENCIES



In 2022, ASI engaged Echelon Energy to perform energy audits and complete related energy and water efficiency improvement projects at 8 properties within the ASI Portfolio.

Improvements included:

- » LED lighting retrofits
- » High-efficiency toilets/retrofits
- » High-efficiency shower heads
- » Aerators
- » Smart irrigation controls

In total, Echelon installed 10,000 water-saving conservation measures

and 3,500 high-efficiency LED lamps and fixtures at the properties. The total cost of the improvements was \$1.8M and is on track to **save the properties \$724K in annual utility expenses, which represents a 40.3 percent return on the investment.** Water efficiency improvements are on track to **reduce water usage by 63 million gallons per year.** That's equivalent to 95 Olympic swimming pools. The energy efficiency improvements are on track to remove 103,000 kgCO2 from the atmosphere, which is equivalent to removing 21 cars from the road.

ESTIMATED ANNUAL WATER SAVINGS



62,676,659

GALLONS

EQUAL TO



95

OLYMPIC SIZED SWIMMING POOLS

ESTIMATED ANNUAL ELETRIC SAVINGS



102,724

KGCO2

EQUAL TO



21

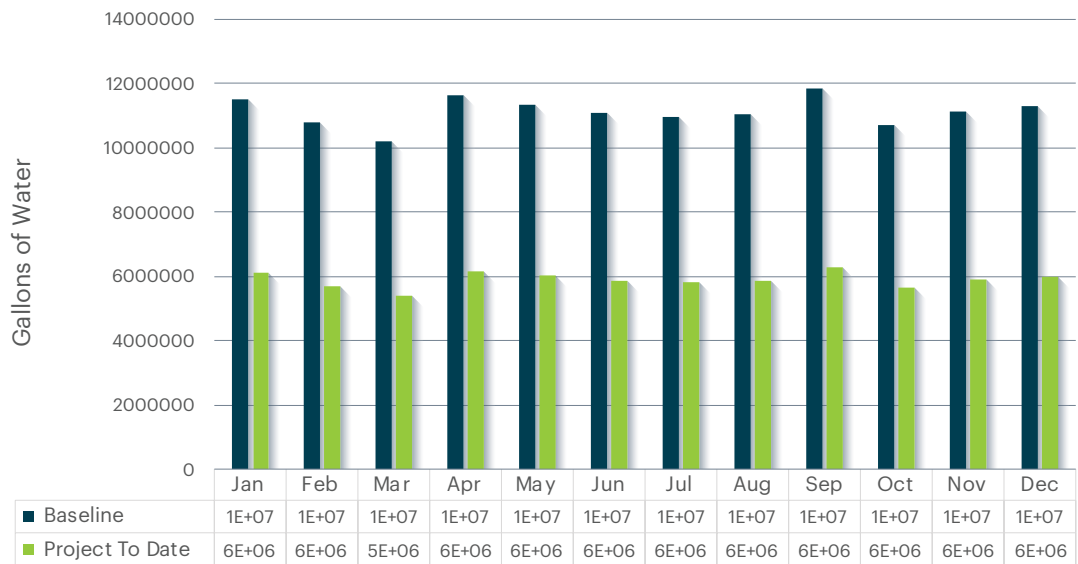
FEWER CARS ON THE ROAD



WATER SAVINGS RESULTS

- » Current performance from total active properties resulting in **47 percent water usage reduction**.
- » Projecting 2023 performance based on 47 percent reduction provides the following results:
 - » \$717K projected annual savings with 46 percent ROI
 - » 63M gallons of water saved (95 Olympic sized pools)
 - » \$14.3M estimated cap value (5 percent)

MONTHLY WATER USAGE



PROJECT DETAILS

46%
ESTIMATED
ROI

\$1,574,932
CAPITAL
INVESTMENT

\$717,648
EST. 2023
SAVINGS

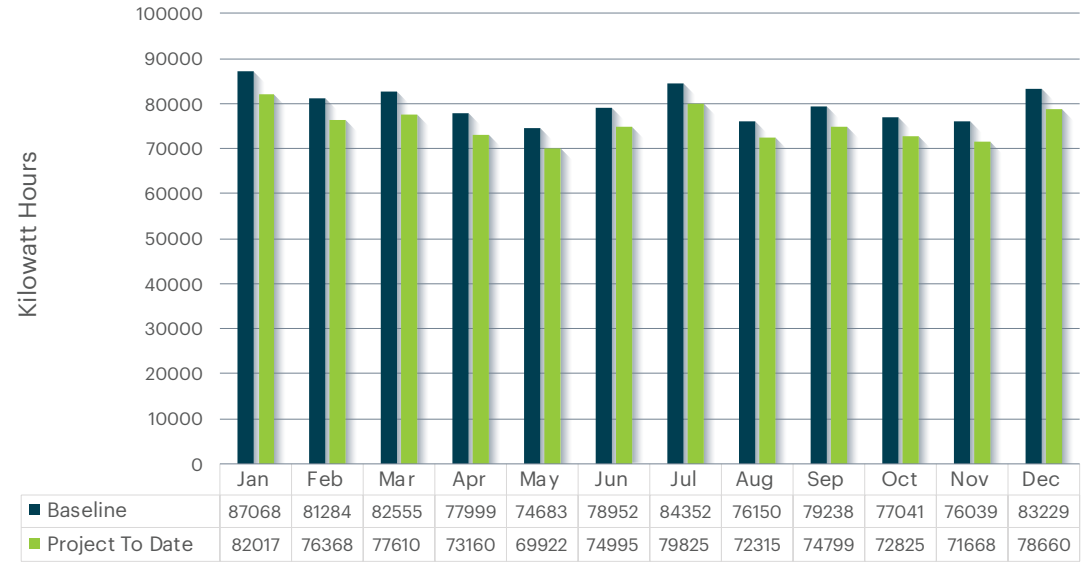
\$14,352,955
EST. CAP VALUE
INCREASE (5%)



ELECTRIC SAVINGS RESULTS

- » Current performance from total active properties resulting in **6 percent electric usage reduction**.
- » Projecting 2023 performance based on 6 percent reduction provides the following results:
 - » \$7K projected annual savings with 3 percent ROI
 - » 40K KgCO2 saved (8 fewer cars on the road)
 - » \$136K estimated cap value (5 percent)

MONTHLY ELECTRICITY USAGE



PROJECT DETAILS

3%	\$231,231	\$6,809	\$136,184
ESTIMATED ROI	CAPITAL INVESTMENT	EST. 2023 SAVINGS	EST. CAP VALUE INCREASE (5%)



WASTE MANAGEMENT



ASI engaged Complete Solutions to work on a comprehensive sustainable waste and recycling program to help meet our ESG diversion goal. The current baseline diversion across the ASI portfolio being managed by Complete Solutions is at 4 percent. **Complete Solutions will help increase diversion by providing solutions like cardboard-only recycling bins, which allow broken-down cardboard to be put into dumpsters.**

In addition, Complete Solutions will work with the Management team to **educate residents on recycling and composting.** Teaching residents to recycle properly is essential to impact community diversion goals. By understanding the basics of recycling, residents can save resources and help their community become more sustainable. Complete Solutions shares education materials and can help managers organize community

events to assist with the education and adoption process.

Complete Solutions will also be monitoring and analyzing each property to ensure that ASI is not paying for unnecessary services and that ASI is meeting all state/local requirements as well as tracking our corporate goals. Complete Solutions provides monthly reporting for each property, which includes the following:

- » Data conversion of waste and recycling common sustainability factors
- » Diversion calculations
- » Custom data interface to ESG reporting partner

ASI's goal in 2023 is to work with residents to implement an ambitious goal of obtaining a 15-percent diversion across the portfolio.



EDUCATE RESIDENTS

ON RECYCLING AND COMPOSTING



SAVE RESOURCES

AND HELP THE COMMUNITY BECOME MORE SUSTAINABLE



ESG - SOCIAL

RESIDENT SERVICES

Resident Services Snapshot

■ 2020 ■ 2021 ■ 2022



SOCIAL PROGRAMS



Adult Development

- » Basic Adult Education
- » Good Neighbor Program Women's Group
- » Credit Counseling
- » ESL Classes
- » Financial Planning Assistance
- » Legal Assistance
- » Home Buyer Education
- » Abuse Awareness
- » Counseling & Crisis Support
- » Identity Theft & Fraud Prevention
- » Self Defense Education
- » Financial Literacy



Family Development

- » Self Esteem Enhancement
- » Character & Leadership
- » Child Development
- » College Prep Course
- » Computer Literacy
- » Personal Growth
- » Parenting Classes



Job & Career Development

- » Entrepreneurial Education
- » Vocational Training
- » Vocational Guidance
- » Job Referrals
- » Job Preparation Skills



Health & Nutrition

- » Nutrition Education
- » Prevention Education
- » Cooking Basics
- » Fitness Classes
- » Health Fair
- » Health Screening
- » Immunizations



Neighborhood Development

- » National Night Out
- » Resident Council
- » Crime Watch Meeting
- » Cultural Enrichment
- » Fire Safety
- » Community Gardens & Green Projects
- » Stranger Danger Education



Recreational Activities

- » Self Esteem Enhancement
- » Arts and Crafts
- » Games
- » Team Sports
- » Social Events
- » Seasonal & Holiday Activities



Resource Assistance

- » Rental Assistance Programs
- » Utility Assistance Programs
- » Connectivity Assistance Programs



Family Development

- » iPad Lending Library
- » Virtual Programs



Youth Development

- » 4-H Club
- » Junior Achievement
- » Dance and Cheer Teams



Recreational Activities

- » Walking Club
- » Pet Activities

* Not all programs offered at all properties



POSITIVE CREDIT REPORTING



Alliant Strategic Investments works with Esusu, a financial technology company, to help residents build their credit history and benefit from their on-time rent payments directly through positive credit reporting to the credit bureaus. Esusu helps multifamily affordable and workforce rental housing providers offer meaningful financial amenities to their residents. With Esusu, ASI residents can gain free access to rent reporting, rent relief, and financial education and resources.

Through this partnership, 68 percent of residents at ASI's participating properties have increased their credit scores, with 308 credit-invisible

residents establishing scores for the first time. The adoption of rent reporting among residents has increased by 31 percent throughout the program.

As of January 2023, Alliant Strategic residents have an average credit score of 655, up 10 points from the starting average score. Additionally, \$132,625 in rent relief funds were deployed to 81 residents in 2022. Properties with the highest rent relief adoption also showed a more significant increase in average resident credit score. This demonstrates how Esusu's rent relief and rent reporting work in tandem to increase the financial health of residents.



68% OF RESIDENTS

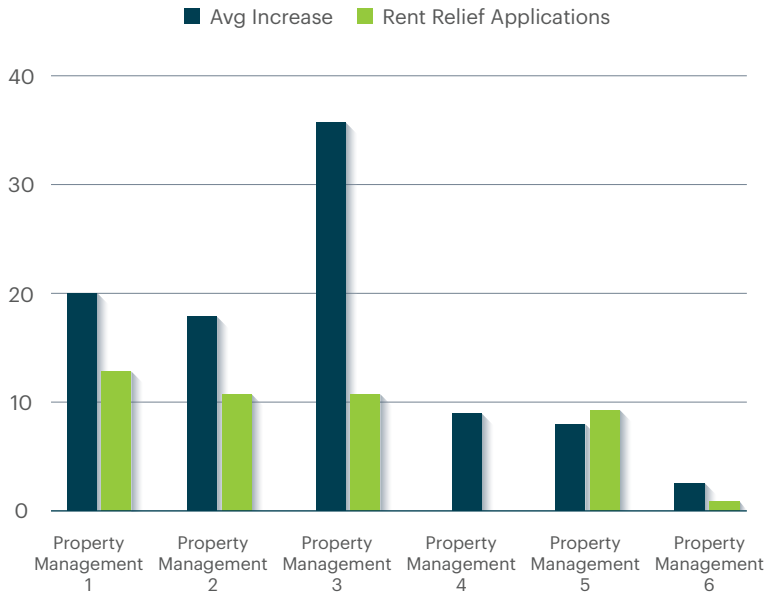
HAVE INCREASED THEIR CREDIT SCORES



\$132,625 RENT RELIEF FUNDS

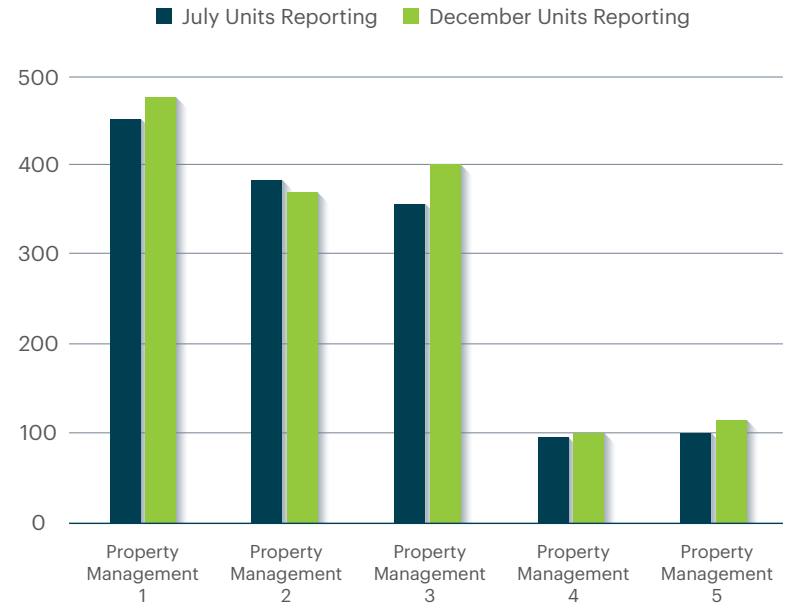
WERE DEPLOYED TO 81 RESIDENTS IN 2022

AVERAGE CREDIT SCORE INCREASE WITH RENT RELIEF ISSUED, 2022



For operators with reporting data in 2022

ALLIANT STRATEGIC INVESTMENTS UNITS REPORTING WITH ESUSU, 2022



For properties reporting the entire July - December period



ESG - GOVERNANCE

ASI continues to implement new ways to integrate Environmental, Social, and Governance practices into our daily operations and investment decision-making to deliver stronger returns on our investments. Our focused and intentional collaboration with key stakeholders helps ensure alignment with our ESG goals. This intentionality supports the delivery of impact and future performance.

Together with our partners, ASI is committed to serving our residents and communities. **ESG governance is not just about how our company is doing today; it takes into consideration future trends and the critical impact on the communities we serve.** Highlighted in green below are the new governance initiatives ASI implemented in 2022:

	ANALYSIS	REPORTING	PARTNERSHIP	COMMITTEE
< 2022	<ul style="list-style-type: none"> » Impact analysis included in investment committee summary and discussions » Site tour ESG checklist and written ESG results summary 	<ul style="list-style-type: none"> » Annual impact report » Monthly, quarterly, and annual reporting from resident services providers » Initial and monthly utility audit reports 	<ul style="list-style-type: none"> » Partner with like-minded companies/organizations » Investors » Lenders » Property Managers » Nonprofits » Housing Agencies and Authorities 	<ul style="list-style-type: none"> » ASI impact team <ul style="list-style-type: none"> » Weekly meetings » WD impact team <ul style="list-style-type: none"> » Biweekly meetings
2022	<ul style="list-style-type: none"> » Key Stakeholder Surveys 	<ul style="list-style-type: none"> » Preliminary GRI Reporting » Utility Benchmarking » Enrollment in Energy Star Portfolio Manager » Esusu Monthly Aggregate Credit Reporting » Waste Management Diversion Reporting 		<ul style="list-style-type: none"> » Participation at ESG Conferences



PROPERTY HIGHLIGHTS

IN THIS SECTION

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- 27 Eagles Landing



PROPERTY HIGHLIGHTS

OAK HILL - WILLOUGHBY, OH

Oak Village Apartments is an affordable, 182-unit multifamily property situated in Willoughby, a suburban community located less than twenty miles from downtown Cleveland, Ohio.

Placed in service in 2003, Oak Hill Village is subject to LIHTC Regulatory Agreements restricting 100 percent of the units to 60 percent of Area Median Income (AMI) with 112 units (62 percent of the tenant base) receiving Section 8 vouchers. Oak Hill closed into Alliant Strategic' Multifamily Impact Fund (MFIF).

Resident Services programs are being offered at Oak Hill Village. In the first month of the resident services program, over 14 percent of the residents registered to participate in programs such as book donations, after-school programming, senior recreation programs, junior achievement programs, 4-H Club, food assistance, and utility assistance programs.



U.N. Sustainability Goals



Property Details



182
UNITS



WILLOUGHBY
OHIO



PROPERTY HIGHLIGHTS

EAGLES LANDING - EVERETT, WA

Eagles Landing is a 211-unit affordable housing community located 18 miles north of downtown Seattle in Everett, Washington. The property is well located close to Paine Field, a commercial airport served by Alaska Airlines, a major Boeing production facility, the port of Everett, and the Highway 99 corridor.

The property was constructed in 1987 and renovated in 2007 using low-income housing tax credits (LIHTCs). 146 of the 211 units are restricted to residents earning less than 60 percent AMI, with the balance restricted to 50 percent AMI. 42 units are set aside for residents with disabilities. 34 percent of the units are occupied by residents receiving Section 8 vouchers. The initial tax credit compliance period terminated on December 31, 2021, and the LURA runs through 2036.

The partnership has committed to developing an ancillary building onsite to accommodate resident programs and services. In addition, a walking path, pet park, and park seating around the property will be added for the benefit of our residents. Exterior renovations and enhancements to residential units are completed or planned.

U.N. Sustainability Goals



Property Details



211
UNITS



EVERETT
WASHINGTON



PROGRAM SUCCESS STORIES

IN THIS SECTION

- 29 Sage Apartments - Farmer Frog
- 30 Rochester Highlands - Children's Programming
- 31 Monte Vista Apartments - Pajama Program



PROGRAM SUCCESS STORIES

SAGE APARTMENTS – FARMER FROG

One of ASI's commitments is to U.N. Sustainable Goal – Zero Hunger. The cost of housing coupled with location constraints to fresh and nutritious foods can often limit access for the communities we serve. To address this issue, Sage Apartments, through our Resident Services Provider, PRS, has partnered with Farmer Frog. Farmer Frog supports families by **delivering 30 lbs. of nutritious foods monthly from a variety of food groups including fresh fruits and vegetables, dairy products, and sometimes meat.** The combination of access to and delivery of these foods helps support healthy eating patterns. Additionally, Farmer Frog is committed to sustainably producing healthy food in a protected environment, which

further the impact of this initiative. Each month, our residents will receive a box of produce from Farmer Frog. In, 2023 ASI is planning to partner with Farmer Frog to establish community gardens within the property.

ABOUT FARMER FROG:

Farmer Frog started with a food garden at a school in South Everett, Washington in 2009-2010. Today it supports over a dozen school gardens in the state, works with several sites in urban and rural communities, and is developing several farms on acreage. Farmer Frog cultivates programs, school gardens, and hands-on learning to nurture communities.

“ I had not previously been able to attend any of the programs offered at Sage until I received a knock at my door offering me fresh groceries for free! It was a true blessing, and I am so grateful that Sage offers great programs like these to us. I am looking forward to attending many more. ”

Renee Myrick
Resident at Sage Apartments



PROGRAM SUCCESS STORIES

ROCHESTER HIGHLANDS – CHILDREN’S PROGRAMMING

“Children living in public and affordable housing developments often lack the learning supports and opportunities that would greatly improve their chances of breaking the cycle of poverty. **Bringing afterschool programs directly to housing developments removes barriers to participation—and improves children’s school attendance, social-emotional skills, and graduation rates.**”

- PartnerforChildren.org

Rochester Highlands, through our Resident Services Provider, JFS, intensified outreach to families with children in the community. Programming was developed with a focus on fun, interactive, and educational activities during which healthy snacks would be provided.

Through these efforts, we received an additional 30 permission slips for children ranging from ages 3-12 to participate in our programming.

One of the suggestions that came forth was for an evening dance group during the school year, which launched in November 2022. The participants contributed to musical choices, dance moves, and the naming of the group. As with other programs onsite, healthy snacks and beverages were provided. The group held its first recital, which was promoted and open to the Rochester Highlands community in mid-February 2023.

“ Thanks for allowing the kids to come together and be creative! They really appreciated the opportunity to come and celebrate something they created and finished until the very end! ”

Anquinette Kirton
Resident at Rochester Highlands



PROGRAM SUCCESS STORIES

MONTE VISTA APARTMENTS – PAJAMA PROGRAM

At Monte Vista, through our Resident Service Provider, PRS, a back-to-school preparation program successfully contributed notebooks, pens, glue, pencil cases, and backpacks to school-aged children in the community. This program assists our commitment to U.N. Sustainability Goal – Quality Education, by preparing children with necessary items for effective learning.

Additionally, a new community partnership was formed with Pajama Program. This partner provided new pajamas and books for children in the community. The event was further rounded out with fun games and refreshments.

Pajama Program promotes and supports a comforting bedtime routine and healthy sleep for children to help them thrive. Sleep is as

important for children’s development as proper nutrition and exercise.

Pajama Program provides children facing adversity with the materials, information, and support they need to have Good Nights for Good Days.

ABOUT PAJAMA PROGRAM:

Pajama Program is a national 501(c)(3) nonprofit organization that promotes and supports healthy sleep for children to help them thrive. It provides new pajamas and storybooks, sleep health education, and caring connections to ensure that children facing adversity—including low family income, housing insecurity, and family instability—have the tools they need for better bedtimes. Since 2001, Pajama Program has delivered over 7.5 million Good Nights for Good Days.

“ My kids were able to receive free school supplies, books, and pajamas, thanks to PRS and property management. I am grateful that you all care so much about us as residents and do things like this. ”

Miriam Esquivel
Resident at Monte Vista Apartments



DIVERSITY, EQUITY, AND INCLUSION THE WALKER WAY

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DIVERSITY, EQUITY, AND INCLUSION THE WALKER WAY

At ASI, we believe that who we are and how we do things is just as important as what we do. Our insights are helping to build the future, push boundaries, and define what's next. We're guided by the Walker Way, which defines our values and who we are: **Collaborative, Driven, Caring, Insightful, and Tenacious.**

DRIVE TO '25

Walker & Dunlop has developed a comprehensive, strategic, and long-term approach to diversity, equity, and inclusion that aligns with the organization's Drive to '25 goals. Our goal is to be the most diverse, equitable, and inclusive company in commercial real estate for the following 3 reasons:



1 | It is the right thing to do.



2 | It gives us a strategic advantage in serving our clients.



3 | It drives innovative thinking and action, thereby advancing the personal opportunities and success of our stakeholders.

We want our culture to be one of “culture add,” not “culture fit,” where all are welcome and all are able to be their best selves at work, take professional risks, and achieve their full potential.

CULTURE AND BELONGING

Creating a true culture of belonging is what we strive for—a culture in which our “why” as a business connects deeply with the diversity and inclusion of our employees and drives great outcomes.

It’s not just about the numbers and metrics. It’s about the progress that tangibly impacts the lives of our employees and makes us a better organization in the process. This is the goal we will continue to strive toward in 2023 and beyond. We are at the beginning of a long-term journey—one we are committed to as an organization.

When ASI was acquired by Walker & Dunlop, we experienced that spirit of inclusion in action. ASI has been and continues to be valued as an integral part of the Walker & Dunlop family. We’re excited and encouraged to continue to build our strong foundation to achieve great progress in DE&I both internally and externally across the affordable housing industry. The last

couple of years have been years of significant growth at Walker & Dunlop. We have learned a great deal, challenged each other, and identified areas for continued growth.

Looking into 2023 and beyond as we continue to work toward our DE&I Drive to ‘25 goals, **one of our biggest areas of focus will be the growth and advancement of our female colleagues and those employees that identify as American Indian or Alaska Native, Asian, Black or African American, Hispanic or Latino, Two or More Races or Native Hawaiian or Other Pacific Islander.** We strive to arm our managers with the tools they need to effectively manage and lead diverse teams via intentional and targeted training and education. We invite all employees to do their part in helping us become the most diverse and inclusive organization in the industry.

For more information on Walker and Dunlop DEI Initiatives, please visit our [DEI webpage](#).





PARTNER HIGHLIGHT

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PARTNER HIGHLIGHT

COMPLETE SOLUTIONS & SOURCING



Formed in 2010, Complete Solutions & Sourcing is a comprehensive waste services company. Independently owned and operated, the company is filled with experts in waste and recycling solutions, with a key competitive difference – a boutique approach. Complete Solutions & Services strives to lead the way in developing innovative waste solutions while maintaining its commitment to the highest customer satisfaction. With over 3,500 Hauler relationships nationwide and more than 5,000 locations in service, **the company is committed to helping its clients reduce their environmental impact through sustainable waste management strategies.**

Complete Solutions & Sourcing works with each client individually to customize services to meet the

communities' unique needs, including waste disposal, recycling, and collection. Its waste experts have the knowledge and experience to provide the most efficient and effective solutions for any situation.

In addition to its core services, Complete Solutions & Services also provides sustainability reports that assess the impact of each client's waste operations in terms of waste reduction and diversion.

Complete Solutions & Sourcing strives to be the leader in sustainable waste management. The company is committed to helping its clients reduce their environmental impact and make the world a better place to live. Complete Solutions & Sourcing believes working together can help make the world cleaner, greener, and healthier.



3,500

HAULER RELATIONSHIPS
NATIONWIDE



5,000

LOCATIONS IN
SERVICE



PARTNER HIGHLIGHT MULTIFAMILY IMPACT COUNCIL



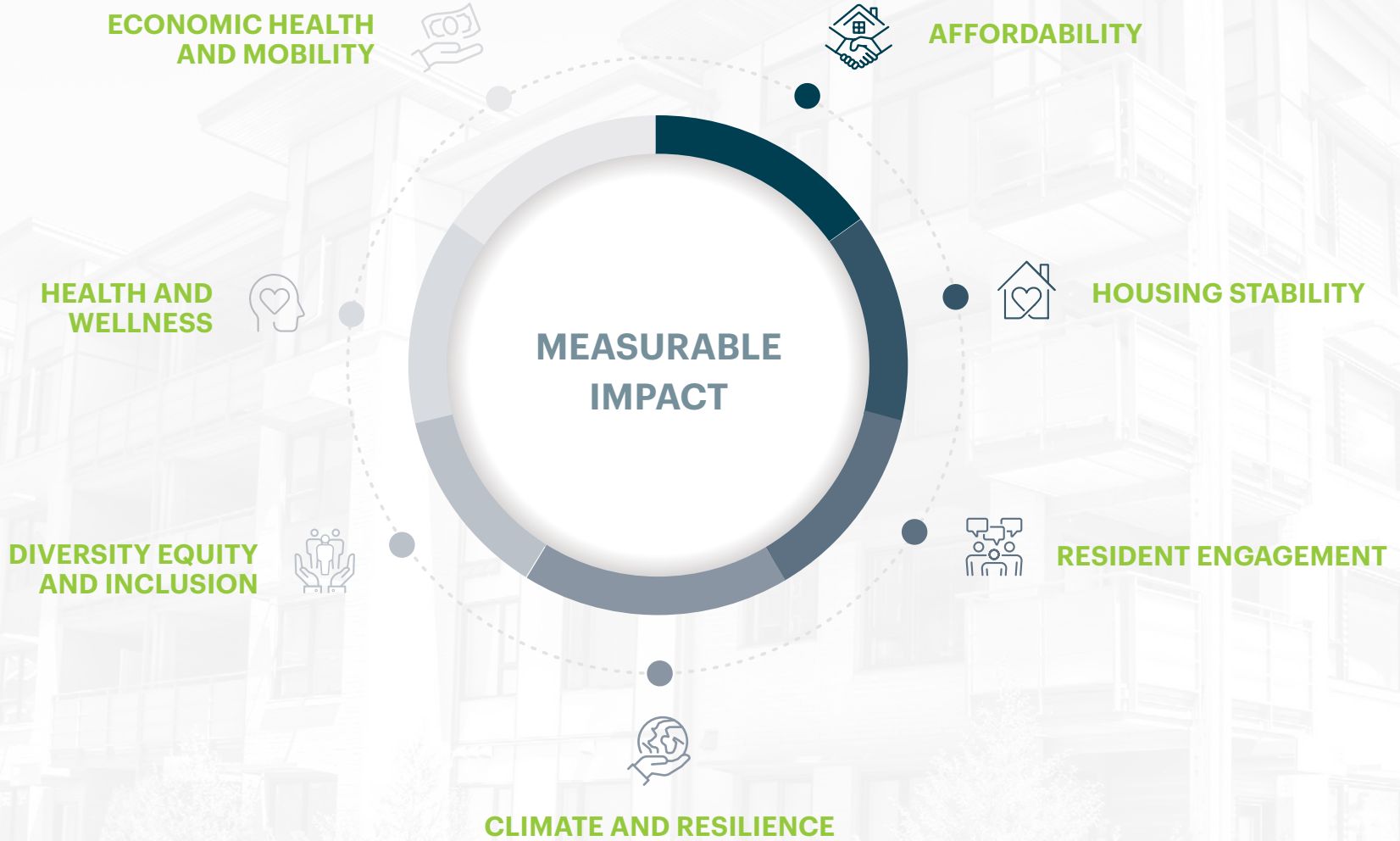
Alliant Strategic Investments is proud to be a founding member of the Multifamily Impact Council.

The Multifamily Impact Council (MIC) is a collection of multifamily housing leaders working to establish multifamily impact investments as a separate, widely accepted, and credible real estate asset class.

This asset class increases the flow of capital into our sector and gives investors comfort that the impact investments made are consistent with rigorous and transparent industry standards and principles.

- » Establish and maintain a framework of impact investing principles and reporting guidelines for the multifamily industry.
- » Develop multifamily impact investing principles aligned with global ESG certifications to guide investments and product development. MIC is establishing a framework to provide consistency for how the industry reports its impact.

- » Partner with external partners, research organizations, and ESG certification groups.
- » Work with others to incorporate MIC's multifamily impact investing framework into existing ESG certification programs. MIC is developing industry-specific tools for measuring an investment's social and financial returns.
- » Expand and grow the multifamily impact investing community.
- » MIC is committed to growing the industry by serving as a clearinghouse for research, best practices, and collaboration opportunities for new and existing market participants.
- » MIC is building an online research library and will host regular open forums for ESG leaders to share ideas, strategies, research, and more.





WHAT TO LOOK FOR IN 2023

IN THIS SECTION

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WHAT TO LOOK FOR IN 2023

Watch for expanded partner relationships and more refinement in our internal processes. We aim to make 2023 a year of increasing our overall impact on our most precious assets, the people we serve and work with.

ASI IMPACT FUND

As we turn our focus to 2023, we are eager to reveal new and innovative ways to serve our residents, which we plan to do by:



- » Finding new properties for our ASI Impact Fund and our investment partnerships



- » Expanding our roster of service providers



- » Refining our processes



- » Increasing community outreach efforts in communities of color



- » Reducing our carbon footprint

ONSITE PROGRAMS EXPANDING

We pride ourselves on providing residents with onsite programming such as after-school care, nutritional support, career development, credit counseling, and financial literacy. In 2023, our primary focus will be on the relationships with these service providers to see how we can do more, do better, and increase beneficial and positive outcomes. In addition, we plan to significantly expand our relationships by adding additional service providers, particularly women- and minority-owned businesses with both a passion for affordable housing and a focus on impact.

REFINING SYSTEMS AND PROCESSES

Operationally, we are never satisfied. We begin the year with a renewed focus on every single system and process within our company to ensure it is designed to deliver maximum impact for our residents and partners. Practically, this means reviewing how data is collected and developing common frameworks/metrics to better measure impact at both the property and portfolio levels.

CARBON FOOTPRINT

We aim to quantify and then reduce our carbon footprint by working with partners to measure emissions at each of our properties and develop strategies to reduce them. Whether this is through energy-efficient appliances, the adoption of solar power, recycling/composting programs, or paying close attention to water consumption, we will remain focused on integrating ESG principles into everything we do.

BUILDING COMMUNITY

While we are a for-profit company, we believe that we can do well by doing good. We are always searching for ways to produce better outcomes because we recognize the vital role that affordable and workforce housing plays in promoting social equity and economic stability in our communities. To that end, we are squarely focused on better safety, health, educational, and financial outcomes for our residents in the year ahead. We can't wait to see what we can accomplish together this year.

Learn more at alliantstrategic.com.



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