

WALKER & DUNLOP

AFFORDABLE PRESERVATION IMPACT REPORT

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MESSAGE FROM OUR LEADERSHIP

SHERI THOMPSON

Executive Vice President & Head of Affordable Housing, Walker & Dunlop

As Walker & Dunlop's Head of Affordable Housing, it has been my honor to help develop W&D's vision for a comprehensive, affordable platform and assemble the businesses and experts to provide a full range of affordable solutions, including the much-needed preservation of affordable housing nationwide.



Effecting change in affordable housing is more critical than ever. According to the *Joint Center for Housing Studies of Harvard University's (JCHS) "America's Rental Housing 2024" Report*, America's stock of low-rent units continues to shrink. In the last decade, the number of low-rent units dropped by a staggering 2.1 million, including a loss of 230,000 from 2021 to 2022 alone.

Walker & Dunlop Affordable Preservation (formerly known as Alliant Strategic Investments) is deeply committed to the mission of creating and preserving quality affordable housing. We envision a world where our investments are catalysts for enriched lives and healthier communities. We know it is both our privilege and responsibility to make a significant impact in the affordable housing space.

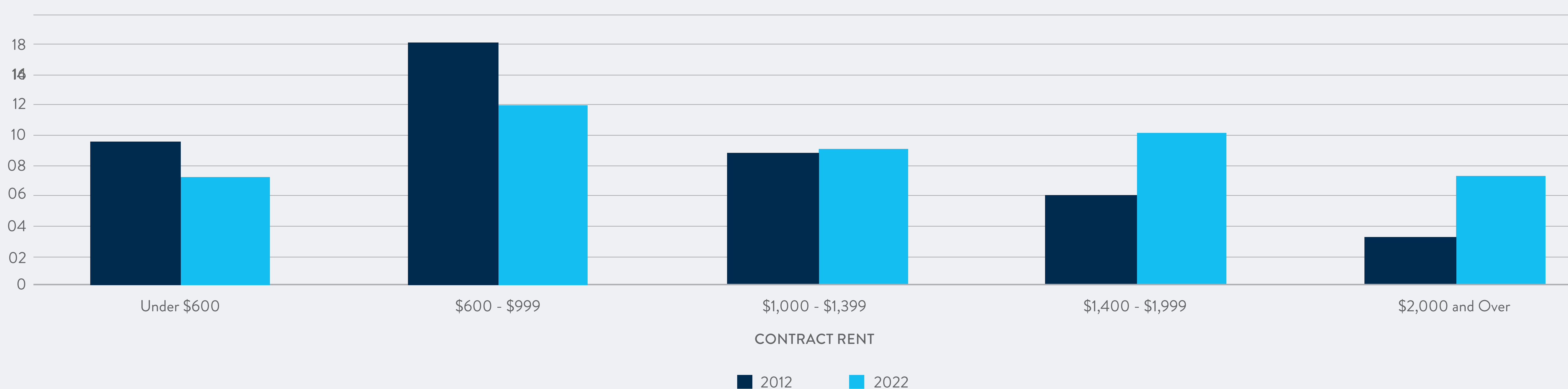
This year's Walker & Dunlop Affordable Preservation Impact Report is a snapshot of what we are doing now and what we aim to do in the future to make a real difference in the lives of residents in the affordable housing communities we support. As we progress toward our goals, our work will continue to help affordable communities nationwide survive and thrive.

Sheri N Thompson

SHERI THOMPSON

Executive Vice President & Head of Affordable Housing, Walker & Dunlop

NUMBER OF RENTAL UNITS (MILLIONS)



Notes: Rents are adjusted for inflation using the CPI-U Less Shelter. Units that are occupied but do not receive payment are excluded. Contract rents exclude utility costs. Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

RUSSELL GINISE

President of Walker & Dunlop Affordable Preservation

Our core mission is to acquire, enhance, and preserve critically important, quality, affordable housing for the residents and communities we serve. Despite recent market volatility, we have continued to use our passion for affordable housing, experience, and strong industry relationships to expand our impact and further our mission.

Quality affordable housing—making a house a home

A home is more than just a structure or shelter, it is where foundations are established, opportunity takes root, and individuals and families may thrive. It is where strong communities begin. We strive to help our residents create homes in our communities.

Investments in affordable housing are key to reducing intergenerational poverty and increasing economic mobility. When housing is affordable, residents aren't left to choose between paying for housing versus healthcare, childcare, education, and groceries. Economists have unequivocally found that

children living in stable, affordable homes are likelier to thrive in school and have greater opportunities to learn inside and outside the classroom.



Investments in affordable housing are key to reducing intergenerational poverty and increasing economic mobility.

We believe that access to quality affordable housing can support family stability and lead to more resilient communities. Each investment we make is intended to expand on the primary concept of housing and focuses on broadening provided services in areas such as health and well-being, education, financial literacy and stability, food security, and social and community development. These programs and services are essential to contributing to the well-being of our residents and, therefore, strengthening the community at large.

Strong investor-partner relationships are crucial to success

We realize that our success in making a real impact on communities hinges on our investor and partner relationships. Our investor relationships are essential to our ability to provide, preserve, and expand affordable housing. We know our mission is unattainable without our partners and their commitment to affordable housing.

Throughout the past year, there has been an appropriate and increased expectation for more disclosure in impact investing. We intend to meet and exceed those expectations. In response, our reporting has intentionally provided more data and transparency in explaining and interpreting that data. This year's annual report includes expanded metrics related to environmental and social impact initiatives as well as physical asset improvements.

Double bottom line philosophy

We proudly adhere to the 'double bottom line' philosophy, emphasizing economic returns and real impact. Our aim is not just profitability but also making a positive contribution to our communities. We know that we can do well by doing good.

Our expertise lies in our ability to deliver impact at scale through experience and disciplined strategies aimed at producing consistent, risk-adjusted returns alongside measurable impactful change.

In a year of abundant challenges, we are pleased to have grown our portfolio, impact initiatives, and team. We are positioned for growth, and as conditions align, we expect to expand quality, affordable housing that offers substantial impact while meeting high investment standards.

A handwritten signature in black ink, appearing to read 'R. T. Ginise', written in a cursive style.

RUSSELL T. GINISE
President of Walker & Dunlop Affordable Preservation

W&D COMPANY-WIDE ESG INITIATIVES

Our affordable preservation group is a key part of Walker & Dunlop's strategy to create, maintain, and preserve affordable and workforce housing nationwide. Our commitment to corporate social responsibility will undoubtedly positively influence the vibrant communities we serve.

Our preservation group is a critical contributor to the larger Walker & Dunlop goals of ensuring company-wide ESG strategies are successful, as well as monitoring and managing the impacts these strategies have on our stakeholders. In 2023, W&D published its fourth annual *ESG Report*, providing stakeholders with robust disclosures surrounding the company's ongoing ESG efforts, achievements, and goals. W&D also published its third annual *Task Force for Climate-related Financial Disclosures (TCFD) report*, which provides

transparency on W&D's climate-related risks and opportunities and explains how W&D is working to integrate relevant climate change considerations into its governance, strategy, and risk management policies.

The ESG report details W&D's 2025 ESG Goals, a subset of a five-year strategic growth plan called the Drive to '25.

PROGRESS ON ESG-RELATED DRIVE TO '25 GOALS

DRIVE TO '25 GOALS

Manage greenhouse gas emissions (GHG) yearly.

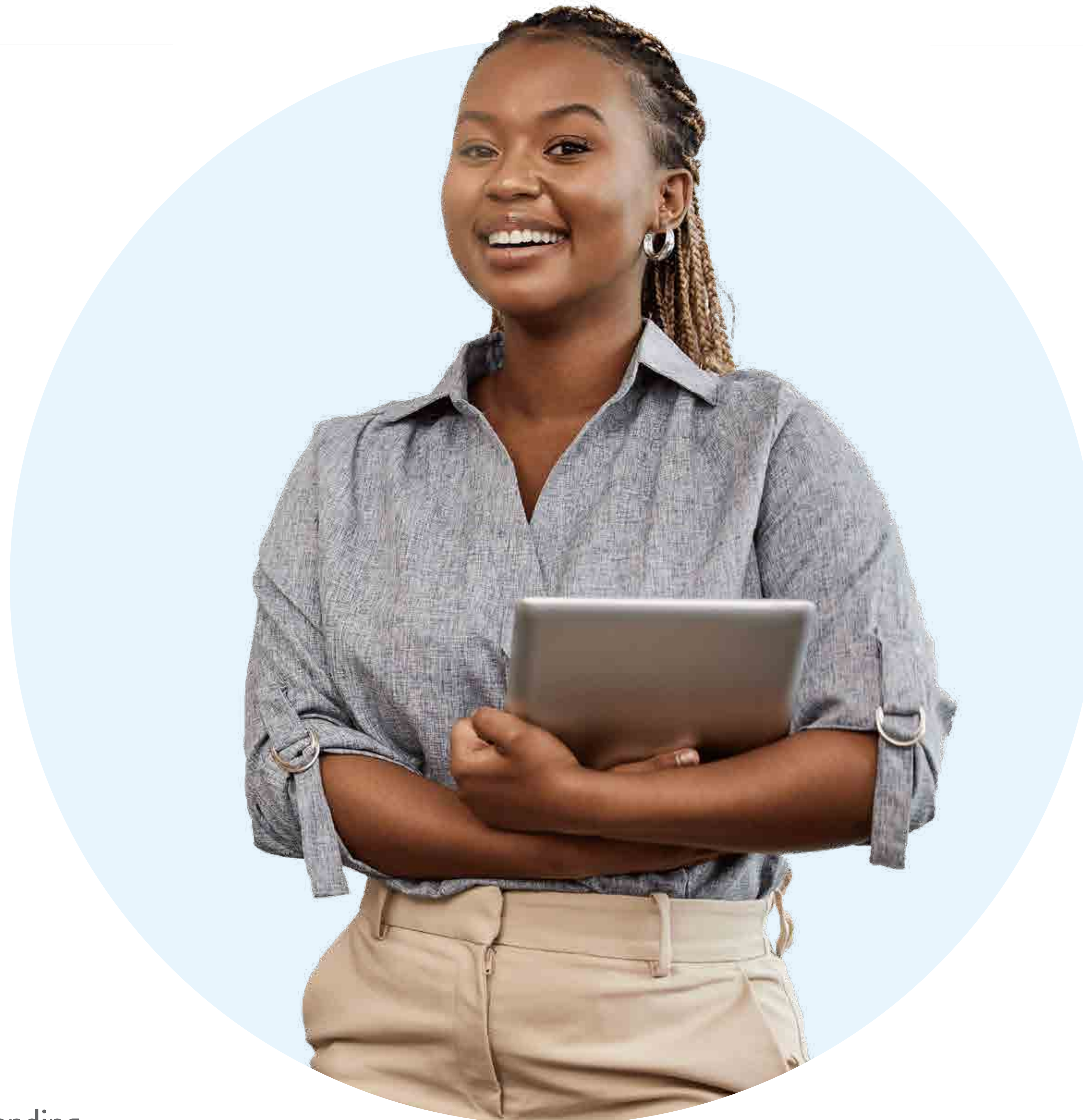
Reduce GHG emissions by **50%** from 2019 levels.

Increase women and minorities in management to **35%** and **25%**, respectively.

Increase women and minorities as top company earners to **15%** respectively.

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

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



2023 PROGRESS

W&D purchased carbon offsets and RECs.

W&D achieved a **40%** reduction in emissions per employee since 2019.

Women hold **28%** of management positions, and minorities held **14%**.

Women hold **12%** of top company earners, minorities represent **8%**.

W&D contributed **\$1.6** million to charitable organizations, **1%** of our annual operating income.

W&D financed **\$27.1** billion of affordable housing in the past 3 years.

AFFORDABLE PRESERVATION: A YEAR IN REVIEW

In 2023, we focused on continuous improvement, both in the properties we serve and in our internal processes, to put our resources to the best possible use. As always, we focused 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 of us.

HERE ARE JUST A FEW OF THE HIGHLIGHTS OF OUR EFFORTS IN 2023



New partnership with Veritas Impact Partners

We partnered with Veritas Impact Partners, a non-profit organization focused on multifamily housing advocacy. Veritas provides resident services across three main pillars: education, telehealth, and economic wellness.

With a strong commitment to making a real impact in residents' lives, Veritas offers virtual programs such as 24/7 telehealth through Teledoc, virtual and hybrid economic wellness coaching, and K-12 tutoring. Veritas focuses on immediate and responsive support for residents in our communities, illustrating its alignment with our goal of positively impacting our country's most vulnerable communities.

New investment partnership with The Vistria Group

In 2023, our preservation group partnered with The Vistria Group, a next-generation private investment firm that operates at the intersection of purpose and profit. The Vistria Group makes investments that aim to deliver attractive financial returns and lasting societal impact. The firm is a welcomed

partner for our preservation group as we work to move the needle on the preservation of affordable communities nationwide.

Continuing process improvements

Walker & Dunlop Affordable Preservation spent most of 2023 improving and enhancing the resident service programs we offer as well as enhancing our ESG data gathering and reporting process. To this end, we worked extensively to restructure and refine our resident service programs, deepen our existing partner relationships, and define and refine partner requirements regarding impact.

As part of that initiative, we worked closely with partners to gather data for emission baseline calculations for our properties. We continue to explore potential investments to reduce the carbon footprint of each property in our portfolio.

We also reevaluated our community resident programs to identify areas where more can be done to boost and measure real impact. We focused primarily on programs to enhance mental, physical, and emotional health, youth programs to enhance family development, and financial well-being programs to make an impact in the areas of rental assistance and job and career development.

UN GLOBAL SUSTAINABLE DEVELOPMENT GOALS

In 2024, Walker & Dunlop became a UN Global Compact (UNGC) signatory. The UNGC is a voluntary initiative-based commitment to adopt sustainable and socially responsible policies and report on their implementation. As a participant in the UN Global Compact, a company adheres to four key pillars related to human rights, labor

practices, environment, and anti-corruption. Throughout this report, we indicate where we believe our practices support efforts to meet the Ten Principles of the UNGC.

Additionally, the UN has seventeen Sustainable Development Goals (SDGs) that have been identified as an urgent call for action for all countries in a global partnership as an essential part of a shared blueprint for peace and prosperity.

Following the blueprint, we have built impact in the following areas:



1 | 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



2 | ZERO HUNGER

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



3 | GOOD HEALTH AND WELL-BEING

- Provide stable quality housing that directly impacts residents' health & well-being
- Host health fairs, vaccine access, exercise programs, nutrition programs, and counseling opportunities
- Create community gardens and walking paths
- Provide access to 24/7 telehealth services



4 | 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
- Provide access to virtual tutoring





5 | GENDER EQUALITY

- 33% of Walker & Dunlop Affordable Preservation's leadership team are female
- Large population of female heads of households living in our affordable housing communities
- Commitment to work with women-lead organizations such as PRS, Veritas, and JFS



7 | AFFORDABLE & CLEAN ENERGY

- Engage energy audits
- Complete energy retrofits
- Explore solar options
- Perform Energy Star benchmarking and reporting



10 | REDUCE INEQUALITIES

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



11 | SUSTAINABLE CITIES & COMMUNITIES

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



13 | 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



17 | 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



ENVIRONMENTAL, SOCIAL, AND GOVERNANCE OUTCOMES



In alignment with the overall ESG goals set by Walker & Dunlop, our affordable preservation team worked to create a positive ESG impact in 2023. Here are some of the steps we took with that goal in mind.

ESTIMATED ANNUAL WATER SAVINGS



73mm
GALLONS

EQUAL TO



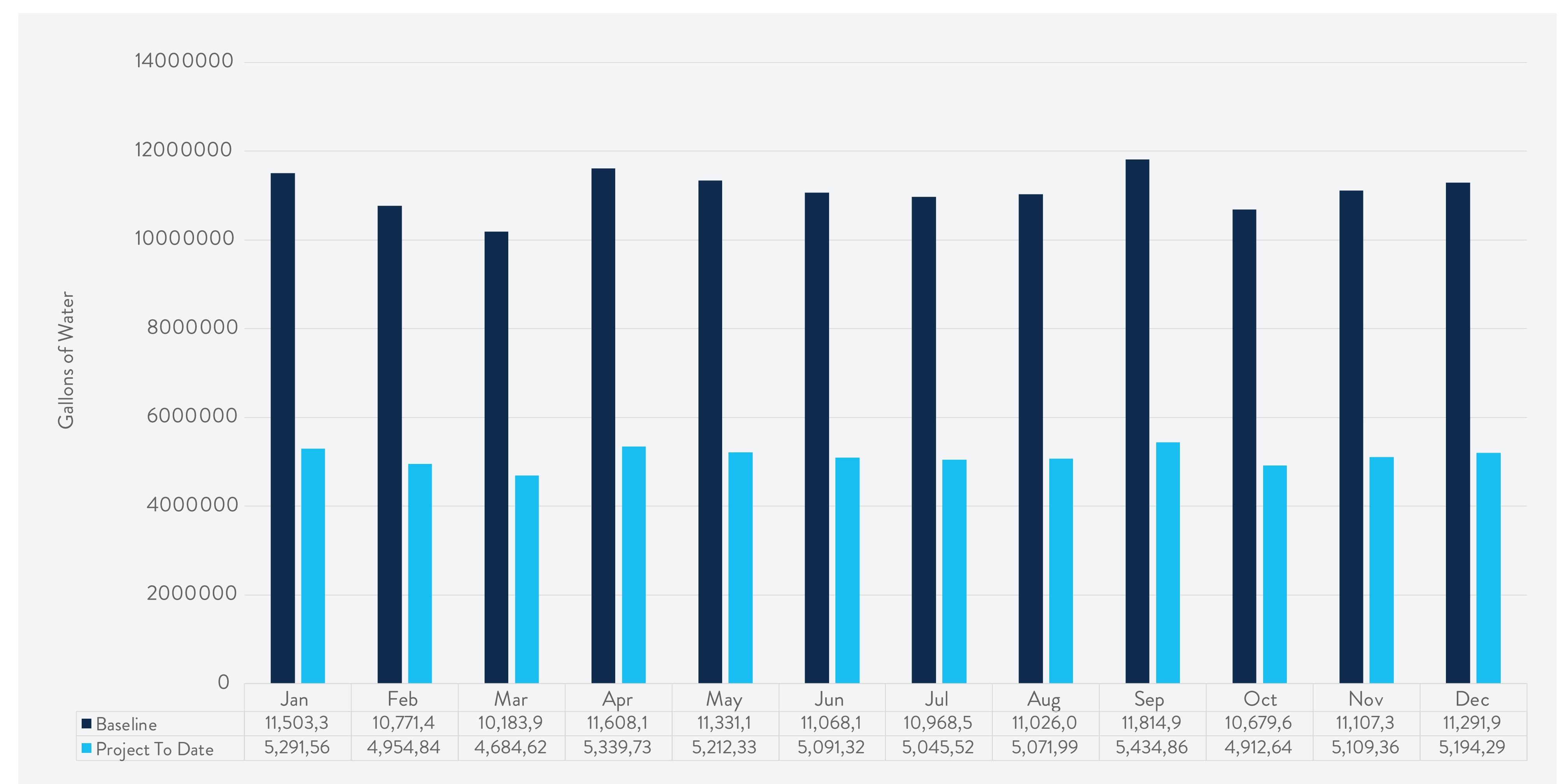
110
OLYMPIC-SIZED
SWIMMING POOLS

ENVIRONMENTAL UTILITY EFFICIENCIES

We built on the successful implementation of energy and water efficiency improvement projects with our partnership with Echelon Energy in 2023. Echelon Energy has now completed nine total projects within our portfolio since 2022.

Echelon Energy's comprehensive utility audit suggested the installation of smart irrigation controls, over 9,500 low-flow plumbing fixtures, and over 3,500 LED lighting retrofits. Overall, the projects are on pace to **deliver over \$958k in annual utility savings**, which represents a **48% return on the \$2mm investment**. Implementation of these suggestions is anticipated to result in an estimated 48% reduction in water consumption and a decrease of 15% in electricity usage, translating to saving 73 million gallons of water and removing 248,000 kg CO2 from the atmosphere.

Monthly water usage



Water savings results

- Current performance from total active properties resulting in **48%** water usage reduction
- 2023 performance based on **48%** reduction provides the following results:
 - **\$906k** projected annual savings with **55%** ROI
 - **73mm** gallons of water saved (110 Olympic sized pools)
 - **\$18mm** estimated cap value (5%)



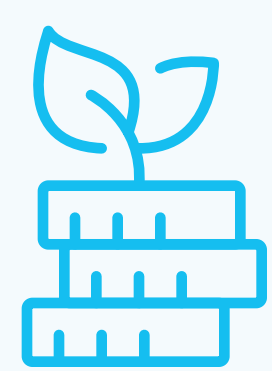
PROPERTY HIGHLIGHT

Riverstone Apartments, located in Bolingbrook, IL, once exhibited a consumption rate approximately 36% higher than its counterparts. The project included replacing existing plumbing fixtures with high-efficiency toilets, showerheads, and aerators, along with the installation of smart irrigation controllers and common area LED lighting. Implementation of these efficiency measures has resulted in an estimated **57% reduction in water usage and a 19% decrease in electricity consumption**, which has translated into saving over 28 million gallons of water and 209,000 kgCO₂. Riverstone has reduced annual utility expenses by an estimated \$448,000 since the project was implemented.



28mm

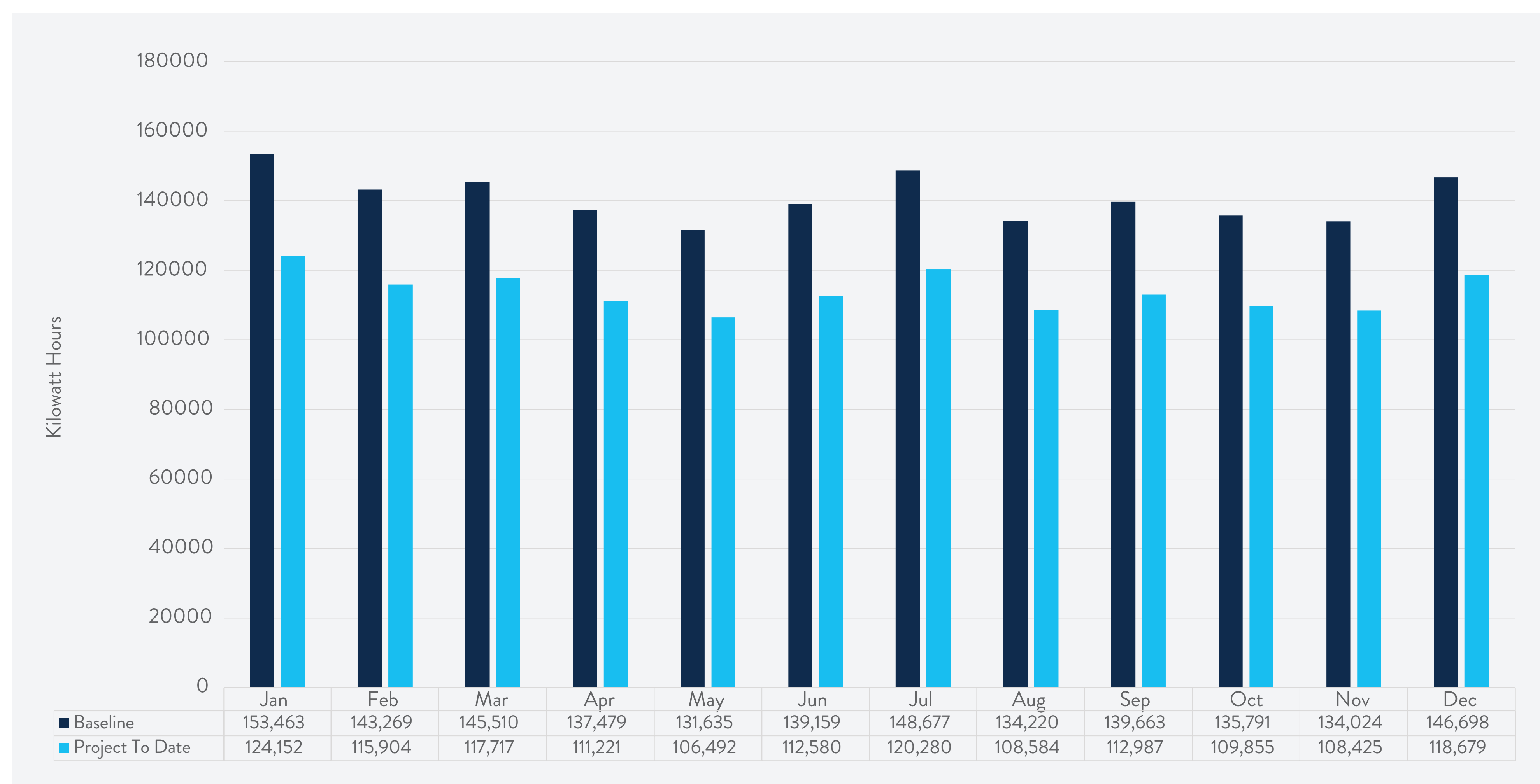
GALLONS OF WATER SAVED



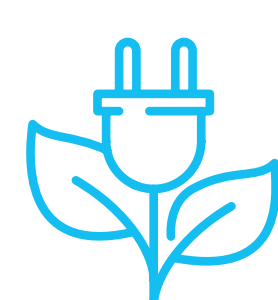
\$448k

SAVINGS IN ANNUAL UTILITY EXPENSES

Monthly electricity usage

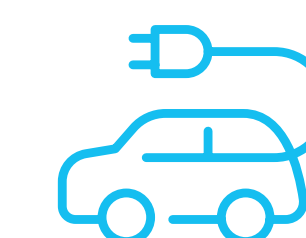


Estimated annual electric savings



248k
KG CO₂

EQUAL TO



50

LESS CARS ON THE ROAD

In 2024, we and Echelon will continue to identify and execute energy and water efficiency opportunities in both existing buildings and acquisitions. Echelon will continue to provide monthly reports on the nine projects that have been completed with us and provide recommendations for additional improvements that can be made. Furthermore, Echelon will continue to bring thought leadership on energy and water efficiency with innovative new technologies to reduce consumption and improve property cash flow.

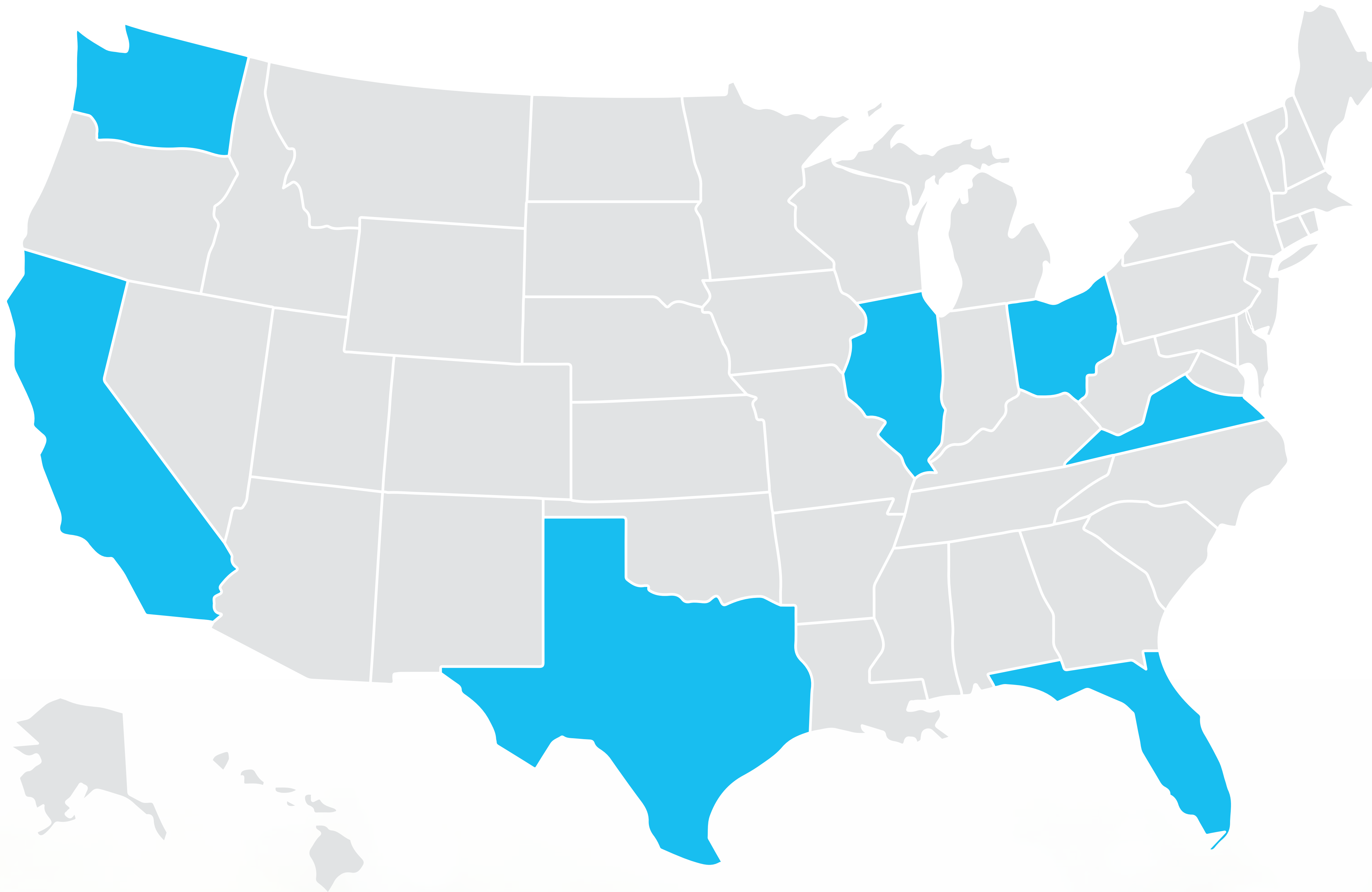
Electric savings results

- Current performance from total active properties resulting in **15%** electric usage reduction
- 2023 performance based on **15%** reduction provides the following results:
 - **\$52k** projected annual savings with **15%** ROI
 - **248k** kg CO₂ saved (50 fewer cars on the road)
 - **\$1mm** estimated cap value (5%)

In 2024, we plan to continue working with Echelon to complete energy audits and subsequent retrofits on new acquisitions and existing buildings. We will also work with Echelon to explore more energy and water

efficiency improvements at properties where projects have already been completed. Echelon will continue to monitor project efficiency and ensure they are performing as designed.

2023 PORTFOLIO IMPACT



\$958k

ANNUAL UTILITY SAVINGS



\$2mm

CAPITAL INVESTMENT



\$19.2mm

CAPPED VALUE INCREASE



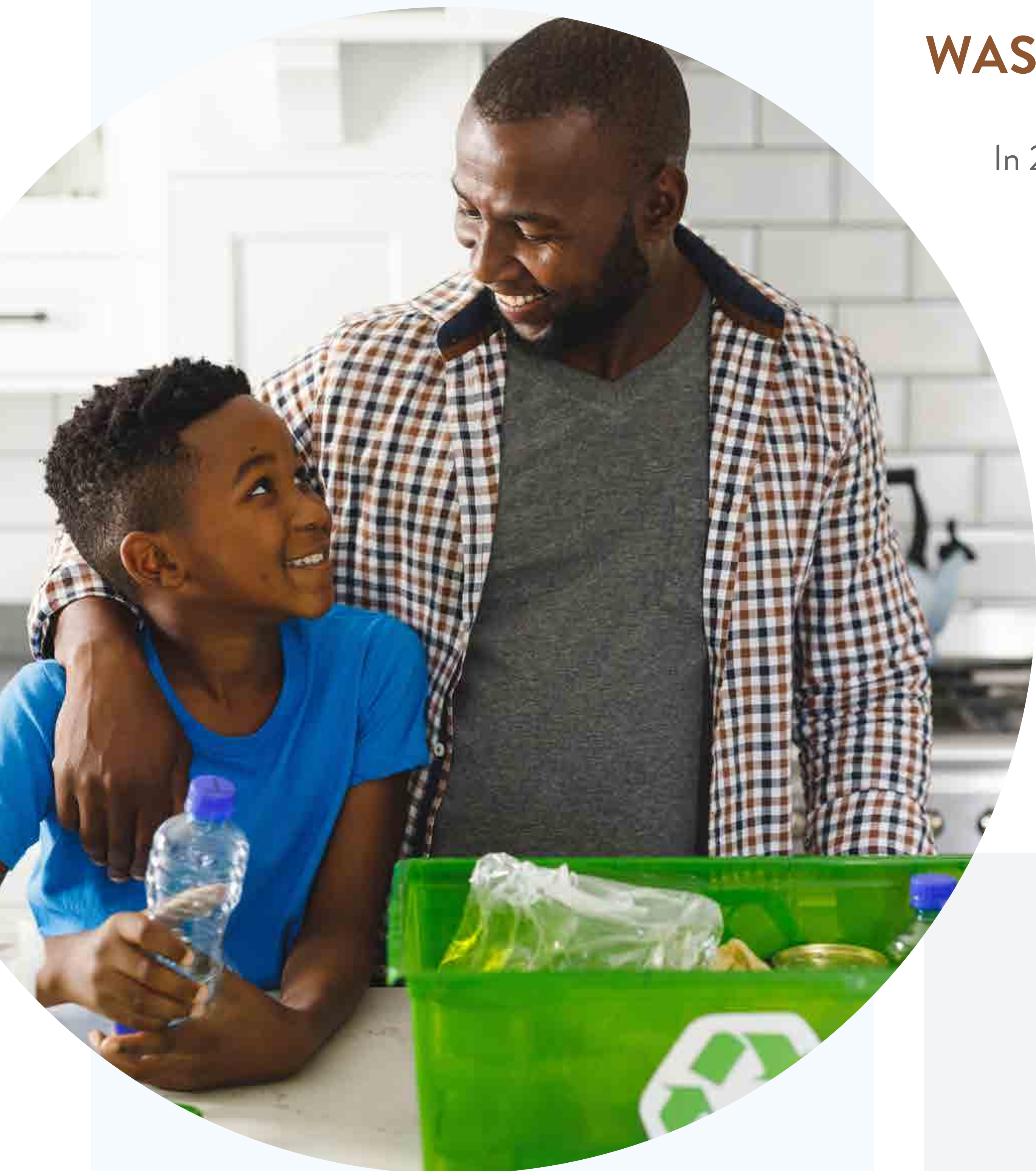
73mm

GALLONS OF WATER SAVED



248k

KG CO2 AVOIDED



WASTE MANAGEMENT

In 2023, we initiated benchmarking and monthly reporting for our existing portfolio. The intention was to take that data, and then implement a comprehensive sustainable waste and recycling program in future years. The primary objective was to understand diversion rates and work toward increasing them over time to meet our ESG diversion goal. Our baseline diversion rate stood at 4%.

Since then, there has been a **positive upward trend in our diversion rates, which now stand at 5.6%**. This increase demonstrates our dedication to sustainability and commitment to adopting environmentally responsible waste management practices throughout the portfolio.

Portfolio collection report

Active Locations:

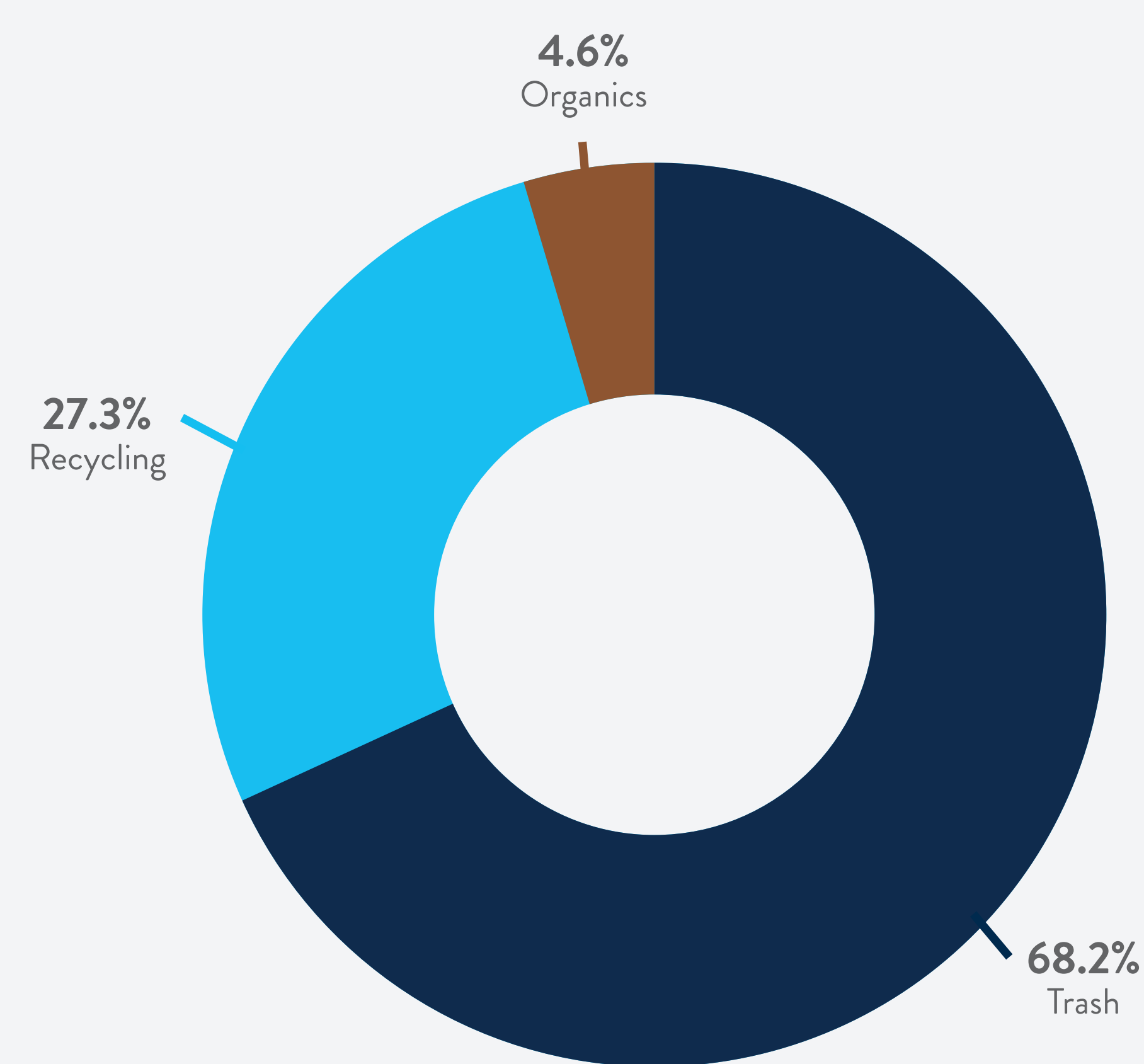
13

Locations Recycling:

06

Total YTD Diversion:

5.61%



2,497,132.14

ENERGY KWH



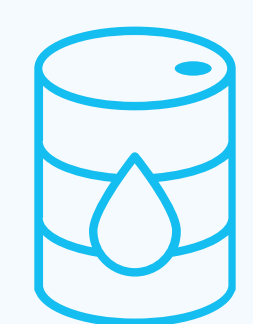
1,533,416.21

WATER GALLONS



4,650.88

TREES SAVED



46,274.82

OIL BBL

Surveys were completed on 85% of our portfolio to help us understand and identify opportunities for further recycling improvements. With a better understanding of each community's specific challenges and limitations, we are entering phase two of our work together in 2024.

Each property presents its unique opportunity to enhance recycling efforts. Weighing the cost vs. impact equation, we are working together to identify more areas to increase diversion and make additional impacts.

One key area is driving sustainable behavior change among residents, putting plans in place to focus on increasing education and awareness. We will work to provide educational materials and collaborate with property management to improve residents' understanding of proper recycling practices. These educational efforts will assist residents in playing an integral role in helping us make strides



toward achieving our diversion goals. We will seek vendor support in organizing specific resources with community events to facilitate even more sustainable practices like waste and organics.

Understanding the significant potential impact of organic waste on our diversion rates, we are currently evaluating the opportunities and associated costs of implementing organics programs across other communities within our portfolio. Given the weight and volume of organic waste, this could significantly impact the overall goal and have a positive effect on our overall sustainability efforts.

We will continue to work with waste management partners to monitor and analyze each property to optimize waste management practices and avoid unnecessary expenses. Looking ahead, our goal is to increase our diversion rates further in 2024.

SOCIAL

RESIDENT SERVICES

	2020	2021	2022	2023
 % of Portfolio with Resident Services	8%	50%	60%	65%
 New Communities	-	6	3	2
 Program Participants	500	400	11,500	15,000
 Total Donations	\$5,000.00	\$75,000.00	\$170,000.00	\$180,000.00
 Volunteer Hours	75	500	1200	1700
 Nonprofit Partners	10	50	90	90

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



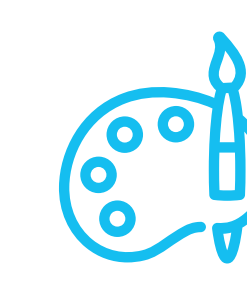
Health & Nutrition

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



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
- Walking Club
- Pet 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
- Virtual Tutoring



CONTINUING RELATIONSHIPS WITH EXISTING PARTNERS

In 2023, we also continued our work with Resident Services Providers **Portfolio Resident Services (PRS)** and **Jewish Family Services (JFS)** to offer impact programming to residents in our affordable communities.

Both organizations continue to deliver onsite resident services for our communities. They continue to engage and expand community partnerships and enhance programming focused on fun, interactive, and educational activities, benefitting families and helping communities to thrive. **Both organizations continue to work to help residents** with a variety of programs, from providing access to healthy foods to offering programs that emphasize afterschool care.

We appreciate all the work all our partners are doing to enhance the lives of residents in all our communities.

EXPANDED RESIDENT PROGRAMS

In 2023, we began a partnership with Veritas Impact Partners, a non-profit organization focused on multifamily housing advocacy. Veritas provides resident services across three main pillars: education, telehealth, and economic wellness.

Veritas works with us in affordable housing communities to offer services designed to offer exposure, equity, and access to families in need. Veritas creates sustainable ecosystems for renters through **resident programs such as 24/7 telehealth services** and other virtual or hybrid services such as **economic wellness coaching and K-12 tutoring**.

THE PILLARS BEHIND VERITAS

Forging stronger communities where residents build equity for their future.



HEALTH

Creating communities that support wellness, we provide our residents with 24/7 Telehealth access and improve health literacy



EDUCATION

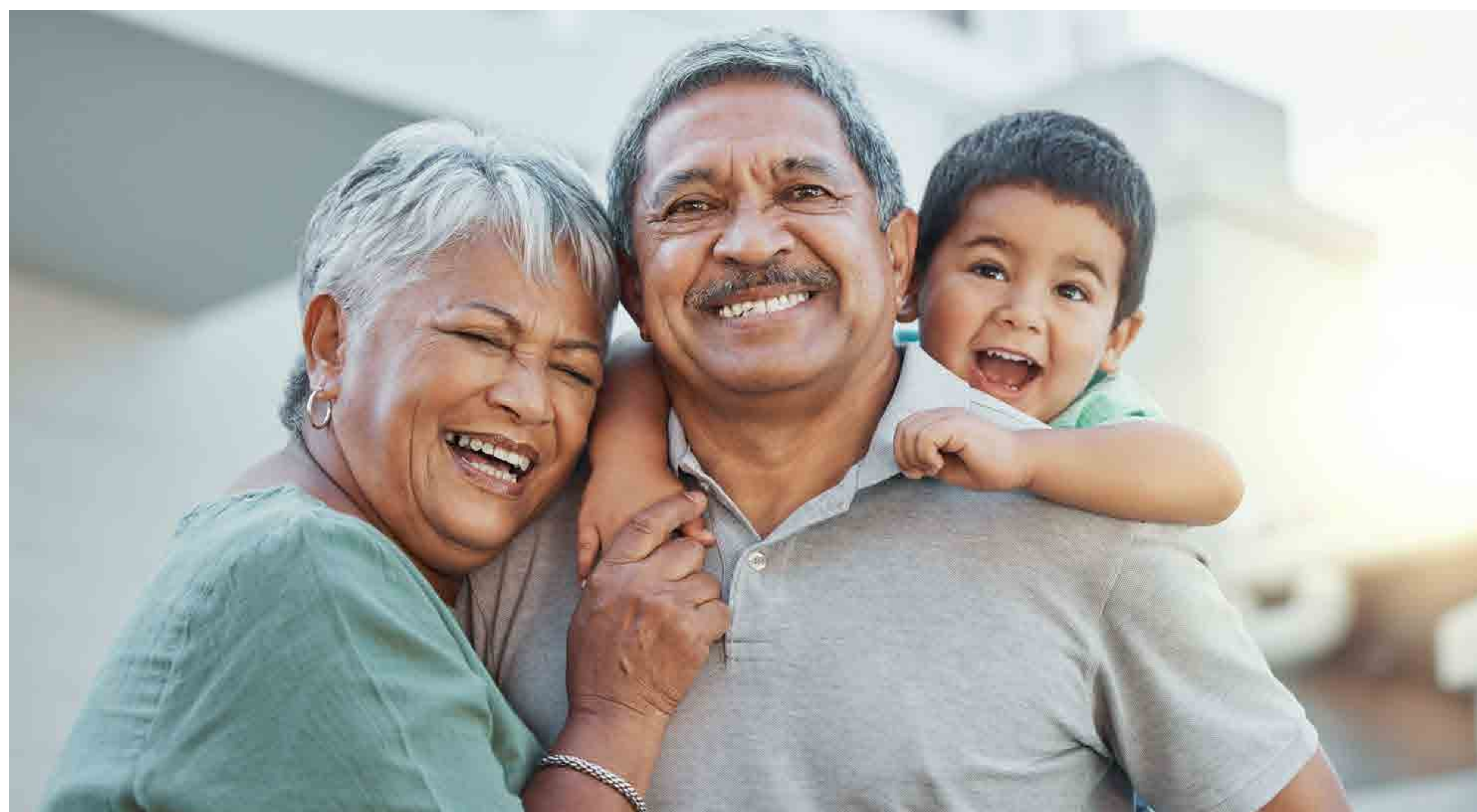
Focusing on educational achievements for our youth, we create resiliency through successful behavior coaching, homework help, and skill advancement



ECONOMIC WELLNESS

Building financial equity through resources, we increase resident financial literacy and create pathways to home ownership

By providing webinars and individual counseling services outside of typical working hours, Veritas illustrates its recognition of the needs of working families. Working closely with us, Veritas tailors its service offerings to the unique needs of each community it serves. Our partnership with Veritas provides affordable housing communities with agency and equitable access to resources that address the immediate needs of residents.



POSITIVE CREDIT REPORTING



We work with Esusu, a financial technology company, to help our 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 owners offer meaningful financial amenities to their residents. With Esusu, our residents can gain free access to positive rent reporting, rent relief, and financial education and resources.

Through this partnership, **65% of residents at our participating properties have increased their credit scores**, with 316 credit-invisible residents establishing scores for the first time.

Adoption of rent reporting among residents increased 11% in 2023, with 67% of residents at participating properties enrolled in the program.

As of December 2023, our residents have an average credit score of 652, **up 16 points from the starting average score**. Additionally, \$52,200 in rent relief funds were deployed to 35 residents in 2023. Residents who established credit with Esusu for the first time opened over \$237k in credit activities with 53 new credit cards, seven educational loans, four auto loans, and one mortgage loan. Residents who enhanced credit with Esusu opened over \$27 million in credit activities with 1,573 credit cards, 211 educational loans, 343 auto loans, and 45 mortgage loans.

NEWLY ESTABLISHED CREDIT IMPACT FOR W&D AFFORDABLE PRESERVATION RESIDENTS

Residents that Esusu has helped establish credit have opened credit cards, mortgages, education loans, and auto loans.

32

RESIDENTS WERE APPROVED FOR A CREDIT CARD FOR THE FIRST TIME

1

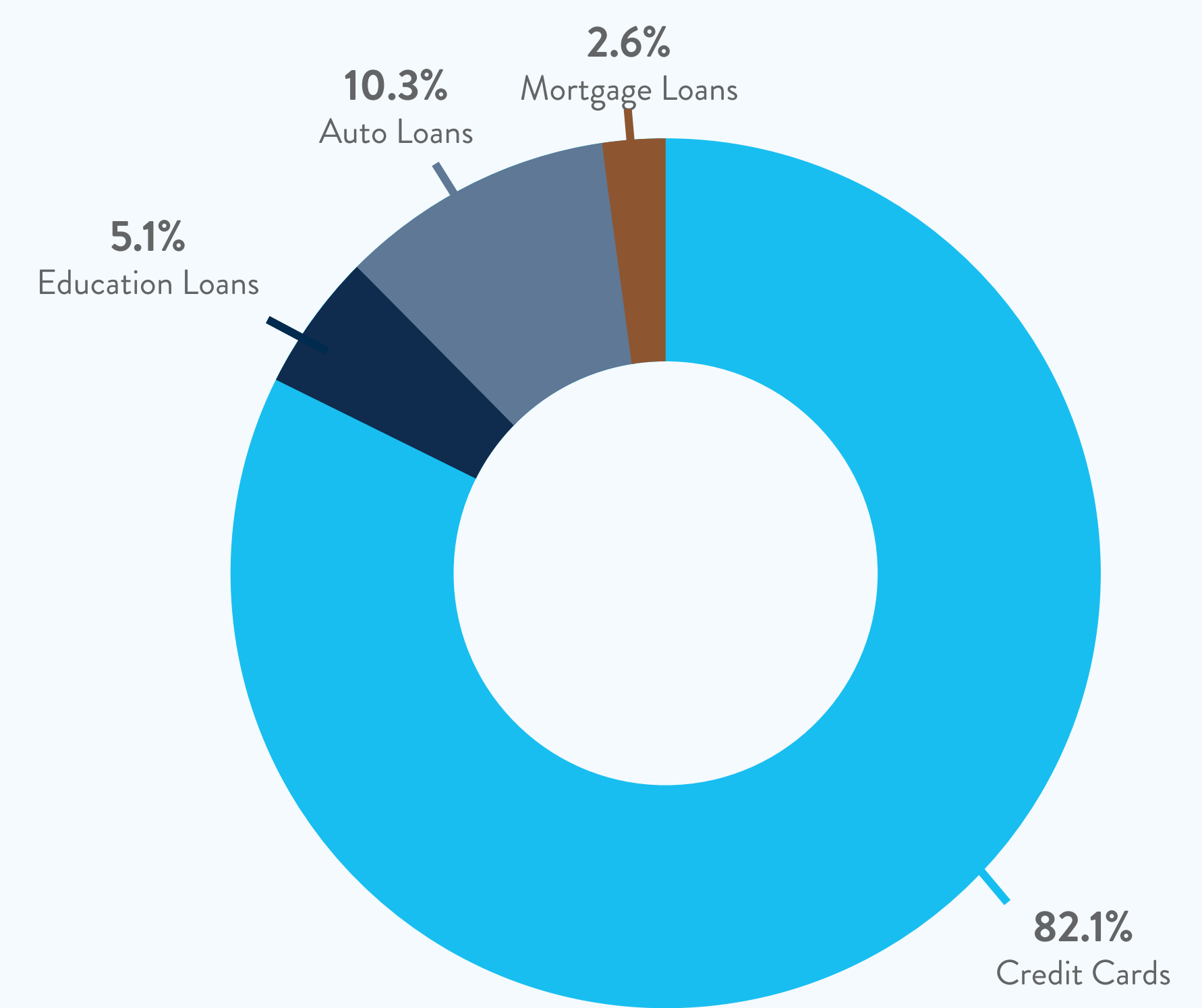
RESIDENT RECEIVED THEIR FIRST HOME MORTGAGE (\$99K AVG.)

2

RESIDENTS WERE APPROVED FOR EDUCATIONAL LOANS

4

RESIDENTS WERE APPROVED FOR AUTO LOANS



POSITIVE RENT REPORTING SUMMARY FOR AFFORDABLE PRESERVATION PORTFOLIO

Rent Reporting Summary

- **2,092** Units reporting
- **2,719** Residents reporting

Credit Insights Summary

All Residents

- **65%** Residents with improved credit scores since resident enrollment
- **316** Credit scores established since enrollment

Residents with established Credit Scores pre-Esusu

- **650** Latest average credit score
- **61pts** Average points improved since resident enrollment
- **16pts** Net average points changed since resident enrollment
- **13%** Residents moved from subprime to prime

Residents with established Credit Scores post-Esusu

- **646** Average credit score at establishment
- **670** Latest average credit score
- **25pts** Average points changed since first established score

PROPERTY HIGHLIGHTS

MONTE VISTA



Monte Vista Apartments is a 124-unit multifamily community located in Lake View Terrace, which is in the North San Fernando Valley submarket (approximately 23 miles northwest of Downtown Los Angeles). Along with our investor partner Nuveen Real Estate, we were successful in extending and expanding the Regulatory Agreement, which was initially set to expire in 2023.

The Amendment expands affordability from 20% at 80% AMI under the prior agreement to 20% at 60% AMI and the remaining 80% at 80% AMI. The term was also extended for an **additional 10 years.** While the Amendment only requires unit affordability changes to occur at turnover, the team is currently evaluating all existing households to determine any in-place residents who may qualify and therefore benefit

while maintaining residency. To date, 17 households have been qualified at 60%, 13 at 80% with another 17 in process. These households will have current rents adjusted accordingly while fulfillment of the Regulatory Agreement is expedited.

A variety of Resident Services programs are being offered at Monte Vista. Participation at Monte Vista has increased 250% year-over-year. Donations and Volunteer hours collectively have **increased by 126%.** In 2023, a new community garden was installed with programming to show the residents how to plant and teach them about the value of health and nutrition in planting and utilizing produce from their own garden.



THE PALOMA¹

The Paloma is a 250-unit affordable housing community located 12 miles south of downtown Dallas, TX. The property is located within seven minutes from an industrial park that provides employment opportunities at major distribution centers for The Home Depot, Amazon, L’Oreal, FedEx, Lindt, Mars Petcare, Conns, and Pepsi Co.

The property was constructed in 2006 using Low Income Housing Tax Credits. The Paloma is subject to a LIHTC LURA, restricting **100% of the units at 60% AMI.** Following the bond redemption related to the Bond LURA in effect at acquisition (which further restricted a portion of the units at 30% and 50% AMI), units are being leased at 60% AMI upon turnover. The property benefits from **55% of the units occupied by residents utilizing Housing Choice Vouchers.** The initial tax credit compliance period terminated December 31, 2021, and the LURA runs through 2036.

To date, capital improvements include exterior railing, door and fence painting, security camera installations, laundry room renovations, carport repairs, tree trimming, pool renovation, and playground equipment, with additional exterior and interior enhancements planned. The partnership also engaged for a utility audit, and subsequent retrofits were completed—including high-efficiency toilets, showerheads, aerators, and a smart irrigation control system, as well as LED retrofits. Portfolio Resident Services is the service provider, and the residents benefit from robust afterschool programs. In 2023, a community garden was constructed. We are working with the service provider to coordinate programming around the installation.

¹ Formerly known as Rosemont at Mission Trails



PROGRAM SUCCESS STORIES

OAK HILL VILLAGE

NORTHERN CAREER INSTITUTE

Oak Hill Village Apartments is an affordable, 181-unit multifamily property situated in Willoughby Hills, a quiet suburban community located less than twenty miles from downtown Cleveland, Ohio.

Residents at Oak Hill Village were introduced to Northern Career Institute and Lake County Ohio Jobs and Family Services through the Good Neighbor program offered by our resident service provider. Northern Career Institute offers Medical Assisting, Licensed Practical Nurse (LPN), and several other Healthcare programs.

Our resident Joycelyn attended the event and was excited to share the information with her daughter, Rionna. After visiting the school in person and with the assistance of Lake County Job and Family Services, Joycelyn has enrolled to continue her education and become a certified Medical Assistant. Rionna has enrolled in the Health Program also. Lake County Job and Family Services have provided each student a \$10,000 grant which will pay their financial obligation in full.



ABOUT NORTHERN CAREER INSTITUTE:

The Northern Career Institute began as the Willoughby-Eastlake School of Practical Nursing in September 1962. Its original charter was to “educate those interested in becoming practical nurses and to help relieve the nursing shortage.” The program has grown and developed to accommodate society’s growth and technological advancement. There have been **over 80 graduating classes since its inception in 1962.**

In addition to the adult program, in 1964, the Willoughby-Eastlake School City School District offered a high school practical nursing program at the request of the Board of Education. This program, offered through the Willoughby-Eastlake School of Practical Nursing, assisted the growing community in meeting the need for health care providers.

Nursing students find employment in a variety of healthcare settings such as Long-Term Care Facilities, Rehabilitation Facilities, Assisted Living Facilities, Physician Offices, and Home Health Care.



ROCHESTER HIGHLANDS

INTERGENERATIONAL GARDENING PROGRAMS

Rochester Highlands is a 504-unit apartment community located on the south side of downtown, Rochester, New York. Just a twenty-minute drive from Rochester International Airport, the building was converted to affordable housing and now serves as a home for nearly 1,000 residents.



Rochester Highlands offers many programs reflecting the **goals of zero hunger and good health and well-being**. One successful program being offered is the community gardening program, which was launched in the spring of 2021 with the installation of raised garden beds that were made available to residents to grow produce for themselves, their families, and their neighbors. Since that time, residents have shown increasing interest in the program, and many have enjoyed the opportunity to garden together throughout the growing season.

In the summer of 2023, we began including children to create intergenerational opportunities for gardening. Residents of all ages and staff visited the garden together weekly throughout the summer of 2023 and shared the joy of planting, watering, and harvesting fruits, vegetables, and flowers. Senior residents and children especially enjoyed the opportunity to spend time together and learn from one another. The resident services team at Rochester took responsibility for three of

the garden beds, which were used to teach children about the growing process and to allow residents without their own beds to sample the garden's fresh produce. This included a fresh salad prepared for children participating in the children's summer program, as well as take-and-make meal kits that featured squash from the garden.

The goal in 2024 is to expand the gardening program to increase the gardening capabilities of our residents and increase the amount of fresh produce available to them. Gardening education will include gardening skills as well as nutrition education, cooking classes, recipe ideas, and grocery budgeting advice. **These skills will empower residents to eat healthier and make lasting adjustments to their diets.** It will also include programming geared specifically toward children who participate in our summer programming. The team at Rochester will also work to increase the amount of fresh produce and nutritious foods (grown on-site and from other sources) available to residents in food pantry bags and take-and-make recipe bags as part of this program. In addition, our resident service providers will focus on introducing more workshops with community partners on topics including gardening techniques, nutrition, cooking, budgeting, and more.

It's an opportunity to learn which foods grow from the ground and which grow on trees, and to use the tools and learn what each one is made for.

-Peggy, Resident at Rochester Highlands





VILLAS OF SORRENTO

TOYS FOR TOTS

Villas of Sorrento is a 220-unit residential multifamily apartment property located in southeast Dallas, TX near the Oak Cliff neighborhood, one of Dallas’ oldest and more established neighborhoods. With proximity to Interstate 45, Interstate 35 and Interstate 20, the property has excellent access to the entire Dallas/Fort Worth metropolitan area.

Paula, a resident at Villas of Sorrento, has a story of resilience and hope that shines through her experience with Toys for Tots. This year, Paula and her family faced numerous challenges, but with the support of Toys for Tots, they found a glimmer of joy and relief.

For Paula, Toys for Tots was not just a charitable organization; it was a lifeline that made a significant impact on her family. When asked how Toys for Tots impacted her family this year, Paula’s response was heartfelt: “It was a blessing.” This sentiment encapsulates the profound gratitude and appreciation she feels toward the organization.

In Paula’s household, eight children benefited directly from Toys for Tots. These children, filled with excitement and anticipation, received gifts that brought smiles to their faces and warmth to their hearts. For Paula, seeing her children happy and carefree, even amidst life’s challenges, was a priceless gift.

Paula’s journey is a testament to the power of community support and the positive impact it can have on families in need. Through the generosity of organizations like Toys for Tots, families like Paula’s can experience moments of joy and create lasting memories, despite facing hardships.

Beyond the tangible gifts, Toys for Tots brought a sense of hope and solidarity to Paula’s family. It reminded them that they are not alone in their struggles and that there are kind-hearted individuals and organizations willing to lend a helping hand during difficult times.

As Paula reflects on her experience with Toys for Tots, she is filled with gratitude for the support and compassion shown to her family. Her story serves as an inspiration to others, highlighting the resilience and strength that can emerge when communities come together to make a difference in the lives of those in need.

Paula’s journey with Toys for Tots is more than a success story; it’s a testament to the transformative power of generosity, compassion, and the human spirit.

ABOUT TOYS FOR TOTS:

Toys for Tots is the Marine Corps’ premier community action program, one of the nation’s flagship charitable endeavors, an American tradition, and a national treasure. For over half a century, Marines have been the unchallenged leaders in looking after needy children at Christmas. **The Toys for Tots message of hope for the future has motivated youngsters to grow into responsible, productive, patriotic citizens.** Toys for Tots not only benefits children, but also has a positive impact on communities, on businesses – large and small, on the Marine Corps, and on the nation. Toys for Tots is one vehicle for addressing the issue of poverty among children.

Toys for Tots was a beacon of hope for us. It provided toys and gifts for my children when I couldn’t do so financially. The program not only brought smiles to my kids’ faces but also eased the burden I felt as a parent during the holiday season.

-Corniesia, Resident at Villas of Sorrento



GOVERNANCE

Walker & Dunlop Affordable Preservation continues to focus on governance. We regularly assess methods to integrate sustainability initiatives that enhance operational performance and deliver stronger investment returns.

We systematically evaluate our progress in ESG integration, implementation, and reporting against our sustainability objectives with the intention of being accountable for delivering measurable impacts. **We believe that accountability today creates sustainability tomorrow.** Our focused and intentional collaboration with internal and external key stakeholders helps ensure alignment with our ESG goals. This intentionality supports the delivery of impact and future performance.

Governance drives ESG accountability in our business strategy, ultimately delivering a level of transparency to all of our stakeholders. Together with our partners, we understand that a sustainable tomorrow is created by the steps we take today with consideration of future trends and the critical impact those trends have in the communities we serve. In 2024, it is our continued commitment to refine and improve the below governance initiatives:



Analysis

- Impact Analysis Included in Investment Committee Summary and Discussions
- Community/Property ESG Checklist and Written Results Summary
- Key Stakeholder Surveys



More robust reporting

- Annual Impact Report
- Monthly, Quarterly, and Annual Reporting from Resident Services Providers
- Initial Utility Audits
- Monthly Utility Performance
- Energy Star Portfolio Manager
- Monthly Aggregate Positive Credit Reporting
- Waste Management Diversion Reporting



Partnerships

- Partner With Like-Minded Companies/Organizations
- Investors
- Lenders
- Property Managers
- Nonprofits
- ICFE for Emissions Calculation and Reduction Strategies
- Multifamily Impact Council for ESG Reporting Framework



Committee

- Weekly Meetings for The Affordable Preservation Impact Team
- Internal Leadership Review of ESG Initiatives and Progress
- Biweekly Meetings for W&D Impact Team
- Participation at ESG Conferences



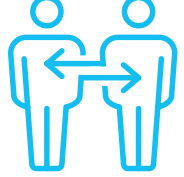


DIVERSITY, EQUITY, & INCLUSION THE WALKER WAY

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 is 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 shared goal is to **be the most diverse, equitable, and inclusive company in commercial real estate** for the following three 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, 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 can be their best selves at work, take professional risks, and achieve their full potential.



CULTURE & BELONGING

We strive to create a true culture of belonging—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 progress that tangibly impacts the lives of our employees and makes us a better organization in the process.

Throughout 2023, Walker & Dunlop adopted strategies to help us overcome limitations to ensure we could continue to build on our solid DEI foundation and make progress on our goals and initiatives. Some of our strategies included:

- Collaborating on initiatives with existing diverse partners to continue pipeline development.
- Leveraging our eight Employee Resource Groups (ERGs) as a cost-effective way to continue to gain valuable insights on the employee experience, further develop a sense of community, and foster a diverse and inclusive workplace.
- Investing in training and offering a corporate-wide sponsorship/mentorship program to help develop employee skills internally, encourage relationship building across departments, and continue to promote diversity and inclusion.
- Collaborating with department leaders on promotion and succession planning to support the advancement of current employees.

As we approach 2025, we remain steadfast in upholding our core values in the face of any challenges that may arise. We have embarked on a long-term journey that we are fully dedicated to as an organization. **Our ongoing efforts are centered around our Drive to '25 goals, with a focus on fostering the growth and advancement of employees from underrepresented backgrounds.** We are dedicated to equipping our managers with the necessary tools to effectively lead and manage diverse teams through deliberate and tailored training and education and 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 & Dunlop DEI Initiatives, please visit the [DEI webpage](#).

PARTNER HIGHLIGHTS



VISTRIA



Founded in 2013, The Vistria Group is building a new kind of private investment firm that seeks to deliver financial returns and societal impact.

It invests in essential sectors such as housing, healthcare, financial services, and knowledge and learning solutions that deliver value for investors and communities, employees, and consumers. With over \$12.3 billion in AUM,* The Vistria Group works as a true partner, drawing on its deep sector knowledge, operational expertise, unique network, diverse team, and impact orientation to achieve transformational growth.

Quality affordable housing is fundamental to families' physical and financial well-being. Like The Vistria Group's other sectors, housing is at the nexus of the public and private interests and of strategic importance to the long-term

economic success of the United States. The Vistria Group's Real Estate team targets investments in the preservation, improvement, and production of affordable and workforce housing assets nationwide in partnership with proven operators with local expertise.

The Vistria Group worked closely with W&D Affordable Preservation to invest in Savannah at Southport, an all-affordable 228-unit garden-style residential community located in West Sacramento, California. Together, The Vistria Group and Walker & Dunlop will maintain Savannah at Southport's affordability with all units being made affordable to households earning between 50 and 80% of AMI.

*This AUM figure reflects The Vistria Group's Regulatory Assets Under Management reported on the firm's Form ADV as of 12/31/2023, as well as co-investment and co-investment vehicles across all flagship funds as of 12/31/2023. This excludes flagship co-investment from other private equity firms with a significant ownership in a portfolio company.

In all our real estate investments, we seek to partner with organizations that prioritize creating quality, affordable housing and share our vision for helping improve the economic mobility of the residents that call our buildings home. We have found such a partner in the Affordable Preservation team at W&D. We are excited to work alongside the team to help preserve and enhance this apartment community for the residents of Savannah at Southport for years to come.

-Margaret Anadu, Senior Partner and Head of Real Estate, The Vistria Group



MULTIFAMILY IMPACT COUNCIL



Walker & Dunlop Affordable Preservation is a founding member of the Multifamily Impact Council. Established in 2022, 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.**

MIC believes in the principle that multifamily housing is not just about the real estate; it is about providing a stable foundation for residents. There is an undeniable alignment of interests between property owners, investors, and

residents—**healthy, financially stable renters lead to healthy, financially stable properties.**

MIC works to standardize and measure impact investing in multifamily housing to correlate impact with financial performance and make impact investing accessible and understandable to a broader investor base. To that end, MIC has developed the Multifamily Impact Framework™.

Based on seven main principles, this framework is used to measure and define impact in multifamily housing. Those key principles are:

- 1. **Affordability**
- 2. **Housing stability**
- 3. **Economic health & mobility**
- 4. **Resident engagement**
- 5. **Health & wellness**
- 6. **Climate & resiliency**
- 7. **Diversity, equity, & inclusion**

Our Impact Framework™ is centered around seven key principles. In order to meet our definition of impact, properties must meet the minimum impact threshold for seven of these principles.



The Multifamily Impact Framework is a living framework, meaning that it is continually evolving as the multifamily investing space evolves. Since the framework was developed, more than 480 organizations have downloaded the framework, and MIC membership nearly doubled in 2023.

Bob Simpson, President of MIC, asserts that data is crucial for scaling impact investing. Scalable, data-driven solutions to attract larger investments are the way forward to making a more substantial impact on affordable housing.

MIC greatly appreciates Walker & Dunlop's support and influence in the multifamily space through its role in equity investing, debt investing, and brokerage. Working with the affordable preservation group and the larger W&D team and tapping into their expertise and feedback have been instrumental in developing and refining the impact framework.

-Bob Simpson, MIC President

WHAT TO LOOK FOR IN 2024

With 2023 firmly in our rearview mirror, Walker & Dunlop Affordable Preservation has an eye toward expanding our partner relationships and continuing to refine our internal processes. In 2024, we intend to increase our overall impact on our most precious assets, the people we serve.

Our plan includes revealing new and innovative ways to better serve our residents and investors by:

-  Finding new properties for our investment partnerships
-  Expanding our service provider networks
-  Refining our processes
-  Increasing community outreach efforts in communities of color
-  Reducing our carbon footprint
-  Improving onsite programming



As was our focus in 2023, we will continue to build and strengthen our partner relationships to elevate and enhance the onsite programs we offer, such as afterschool care, nutritional support, career development, credit counseling, and financial literacy. We plan to significantly expand our relationships by adding additional service providers, particularly women- and minority-owned businesses with a passion for affordable housing and a commitment to making an impact.

REFINING SYSTEMS & PROCESSES

We're never content to rest on our laurels. We begin the year by evaluating 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.

REDUCING OUR 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.**

DOING WELL BY DOING GOOD

We are convinced 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 here.](#)

WALKER & DUNLOP

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