

BRINGING HEALTH HOME

THE COMMUNITY
BUILDERS

2018 Impact Report



BRINGING HEALTH HOME

Dear Friend,

The Community Builders is creating healthier neighborhoods in 30 cities. We start with what everyone needs to thrive – a stable place to call home. We added 779 apartments to our portfolio of 11,000 this year, making them affordable to families and seniors across the Northeast, Mid-Atlantic and Midwest.

We make investments in people and places beyond our homes, because we are all better off living in healthy, productive neighborhoods. In 2018, these investments ranged from a neighborhood hotel that pays local workers living wages, to trusted health coaches who make house calls.

I'm excited to share examples of the success TCB residents have achieved since we launched our Community Life model in 2014. Together with prominent health care experts, we are making neighborhoods healthier, with safer streets, less stress and more economic opportunity.

Thank you for helping TCB make an impact this year. With your continued support, we will do even more.

Sincerely,

Bart Mitchell
President and CEO



Healthy Families Through Community Life

This year, our Community Life model helped families and seniors in 38 communities build their own success and live healthier lives.

WORKING FAMILIES IN BOSTON

Economic stability and education are key social determinates of health. Our new Healthy, Wealthy and Wise program will help parents and children in Boston gain financial and educational success, thanks to funding awarded this year from Boston Children's Hospital. An Early Education Navigator will connect kids under 5 to quality preschool and provide support, such as coaching and transportation, to ensure parents will be stable at home and prepared for work.



ADULTS WITH DISABILITIES IN BALTIMORE

A resident of our Baltimore community for people with disabilities received vision-saving treatment after an on-site eye exam revealed advanced glaucoma. The exam was one of 75 screenings conducted this year through our Sight Savers partnership with Johns Hopkins Hospital. Sight Savers provides eye exams, glasses and treatment for low-income residents, helping them maintain healthy, independent lives.



NEW MOMS IN CINCINNATI

Our Health Champions in Cincinnati's Avondale neighborhood make house calls to new and expectant moms, helping with everything from breastfeeding advice to family reading clubs. Funded in part by the BUILD Health Challenge, this program partnership provides infants and young children with a healthy start.



INDEPENDENT SENIORS IN NEW YORK

Enjoying fresh produce is safe and easy for our seniors in New York, thanks to the Veggie Mobile® partnership with Capital Roots and support from New York State. Residents enjoy on-site delivery of affordable fruits and vegetables, including chopped seasonal favorites. Special Taste & Take meal kits include recipe instructions and ingredients, helping seniors eat right and stay healthy.



REAL ESTATE IMPACT



HILLSIDE VIEW APARTMENTS



779
HOMES
completed in 2018



LYMAN TERRACE



CITY VIEW AT MCCULLOH



SEVER STREET



NOQUOCHKE VILLAGE



NEIGHBORHOOD INVESTMENTS

The Beacon Center, developed as a partnership between TCB and Emory Beacon of Light (EBOL), a nonprofit affiliate of Emory United Methodist Church, is a mixed-use facility that includes much-needed affordable housing for 99 families, commercial development and community space in Washington, D.C. An extension of EBOL's community service efforts, the center provides supportive housing, crime and drug prevention classes, immigration services and an onsite food pantry. The creation of community program space at this historic church, located on the site since 1832, was financed in part by our New Markets Tax Credits.



THE BEACON CENTER

THE MELNEA HOTEL AND RESIDENCES



The Melnea Hotel and Residences in Boston's Dudley Square is staffed by local employees earning living wages starting at \$20 an hour. This mixed-use development includes a Residence Inn by Marriott hotel, restaurants, a health club and 50 apartments for families with a range of incomes. Financed in part by our New Markets Tax Credits, the site attracts visitors and economic activity to a re-developing neighborhood anchored by the Bruce M. Bolling Municipal Building, our 2016 tax credit investment.

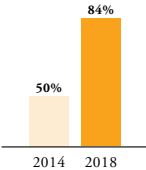
RESIDENT SUCCESS

We launched our Community Life model for resident success in 2014 with five pilot sites. Since then, Community Life has helped families learn, earn and thrive.



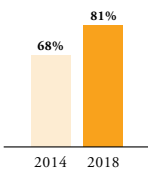
Learning

Enrolling More Young Children in Preschool



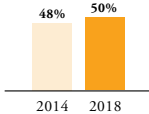
Launching

Connecting More Young Adults to School and Work



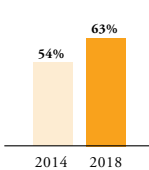
Banking

Increasing Adults with Bank Accounts



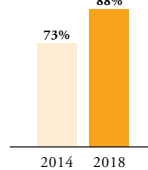
Earning

Increasing Households with Earned Income



Voting

Registering More Adults to Vote



HEALTH PARTNER SPOTLIGHT

Boston Medical Center

Navigating the complex world of healthcare leaves many families underserved and overwhelmed. This year, TCB teamed up with medical pioneers at Boston Medical Center, such as Dr. Megan Sandel, to understand how a stable home can benefit our health. Our Community Life coordinators work with BMC to improve how residents access the care they need to achieve their full potential.

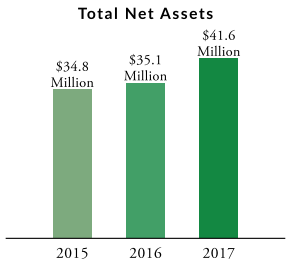


"There is no greater predictor of your health than where you live. When people face less stress trying to make the rent, they can focus on going back to school or getting a better job."

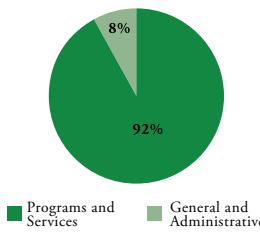
Megan Sandel, M.D., M.P.H.

FINANCIAL STRENGTH

TCB is a responsible steward of over \$2 billion of non-consolidated total real estate assets.



Operating Expenses



Source: fiscal year 2017 audited financial statements

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