



# SMART HOMES



2019 Impact Report

THE **COMMUNITY**  
**BUILDERS**

## Smart Homes

Dear Friend,

The Community Builders is making Smart Homes that are connected to education and opportunity. The 487 apartments we built this year – together with our existing residential portfolio – provide homes that are affordable to families and seniors across the Northeast, Mid-Atlantic and Midwest.

We support education for nearly 10,000 residents with Community Life, our model for resident success, and foster

neighborhood opportunities for everyone. In 2019, TCB's educational investments ranged from an on-site preschool in Massachusetts, to a performing arts school in Illinois, to a workforce training program in Virginia.

I'm excited to share examples of the success TCB residents have achieved this year with the support of our real estate development, ownership, management and Community Life teams. Together with partners and donors like you, we are

making neighborhoods where everyone can learn, earn and pursue their dreams. Thank you for helping TCB make an impact this year. With your continued support, we will do even more.

Sincerely,

*Bart*

Bart Mitchell  
President and CEO



## FAMILY LEARNING WITH COMMUNITY LIFE

This year, our Community Life model helped almost 10,000 children, teens and adults connect to education and opportunity, close to home.

### Preschool

Reading Bug Jr. preschool at The Community Builders' development in Worcester, MA. prepares children for kindergarten with a focus on early literacy and math concepts, as well as social and emotional learning. This on-site program is steps away from home for many higher-risk preschoolers, instilling academic confidence, social experience and learning skills to overcome achievement gaps. Thanks to donor support in 2019, Reading Bug Jr. expanded hours to 8:30 am to 2:00 pm, benefitting young learners and their working parents.



### Grade School

Youth in The Community Builders' West Side Chicago development are building skills in science, technology, engineering and math (STEM), right at home. With donor support, we partnered with Illinois State University in 2019 to create an on-site afterschool program for youth to design, build and operate go-karts and model communities. The program culminates with a Muscle Kart Race for the kid-designed karts. Young designers and drivers put their STEM learning to the test during the race, as TCB neighbors of all ages cheer them on.



### Beyond

Local workforce opportunity helps adult learners thrive in The Community Builders' Norfolk, VA. development. With donor support this year, we connected eligible residents to a Jobs Skills Training Program at nearby Tidewater Community College. The tuition-free program helps residents prepare for the workforce. Thanks to local employer partnerships, residents who successfully complete the program receive job placements and earn continuing education and college credits to pursue their career goals.



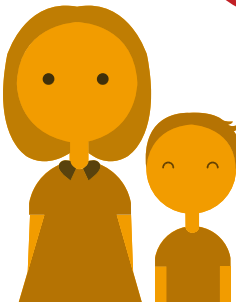


REAL ESTATE IMPACT



487  
HOMES

completed in 2019



RESIDENT SUCCESS

Community Life is our unique model for resident success. Every day, children and young adults in dozens of TCB communities are creating their own Smart Homes by connecting to education and opportunity through Community Life.

Early Learning

Enrolling More Children in Preschool



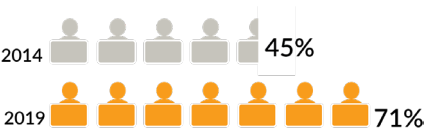
Ohio | The Pointes at Avondale residents age 3 to 6 enrolled in preschool



Virginia | Broadcreek Renaissance residents age 3 to 6 enrolled in preschool

Prepared for Earning

Helping Young Adults Graduate and Stay on Track



Illinois | Oakley Square residents age 16 to 24 connected to school or work



Massachusetts | Plumley Village residents age 18 to 24 completing high school or more



A.O. FLATS



THE CLARION



CHURCH HILL



AVONDALE TOWN CENTER



THE VILLAS AT THE RIDGEWAY



“Every kid should have the opportunity to succeed. That is only possible with good housing, coupled with education. The arts center brings something special to downtown Aurora: housing along with opportunity.”

Mayor Richard C. Irvin

TCB owns or manages over 12,000 apartment homes.

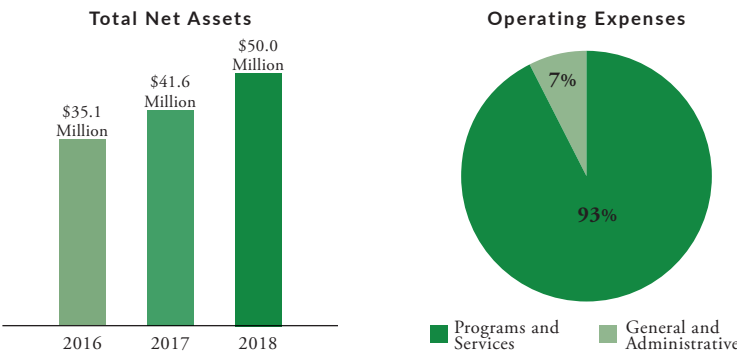
EDUCATION PARTNERSHIP SPOTLIGHT:

Aurora, IL

The John C. Dunham Aurora Arts Center, located in the heart of downtown Aurora adjacent to the Paramount Theater, offers artist housing at the Artesan Lofts, a fine dining restaurant and the Paramount School of the Arts. Lofts residents have access to a movement studio, gallery, music room and technology lounge. At the school, there are dance, theater, music and visual arts classes for all ages.

FINANCIAL STRENGTH

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



Source: fiscal year 2018 audited financial statements



Church Hill North Retail Center - Richmond, VA



Neighborhood Charter School - New York, NY



NEIGHBORHOOD INVESTMENTS

Our New Market Tax Credit investments go beyond housing to help make good neighborhoods great. This year, we strengthened communities with new local shops, public schools, and community centers.



Boys & Girls Club - Schenectady, NY

More than 300 youth per day attend the new Boys & Girls Club in Schenectady. Developed by TCB, the 40,000-square foot development has an afterschool care, a teen center, commercial kitchen for culinary classes and meals, a gym, game room and technology center. The club, close to four local schools also provides classes for adults.



The Equity Project - New York, NY



Easterseals Autism Center - Chicago, IL

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