



RESIDENTS AT THE CENTER OF ALL WE DO

—— 2021 Impact Report ——



LETTER FROM CEO



Dear friend,

As the communities we serve continue to face disproportionate COVID-19 impacts, The Community Builders continues to place our residents' housing security, health, and connections to opportunity at the center of all we do.

TCB operates across the Midwest, MidAtlantic and Northeast, US. In each community where we work, we partner with engaged neighborhood stakeholders and residents to design, build and manage beautiful and sustainable housing for people of all incomes. We prioritize working with local businesses of color to advance racial equity and local wealth creation. Then our Community Life work – supported by your generosity – strengthens residents' connections to the best health, educational and economic opportunities in the area.

The combination of national expertise and local engagement produces amazing results. Cities, towns, neighborhood leaders and housing authorities are asking TCB to partner given our track record of developing healthy housing, managing our housing well, the diversity of our staff and business partners, and our groundbreaking Community Life successes in resident leadership, resident engagement, and resident health and wellness outcomes.

The 2021 TCB Impact Report highlights our achievements this year and especially the work of Community Life with TCB's residents that your philanthropic support makes possible. TCB residents are not the "beneficiaries" of this work, they are our partners and authors of their own futures. The Community Builders is committed to shifting power dynamics and partnering with residents to unlock potential. Predicated on community-driven solutions, residents' voice and lived experience informs all our work.

We are stronger together with your help and partnership. Thank you for your continued support as we realize our mission to build and sustain strong communities where all people can thrive.

A handwritten signature in blue ink, which appears to read "Bart Mitchell". The signature is fluid and stylized, with a long horizontal stroke at the end.

Bart Mitchell | President and CEO

2021 Board of Directors

Louis Mercedes, Board Chair
Audra Bohannon
Andrew Clark
Brian Fallon
Carol Galante

Rita German
Rick High
David Johnson
Monica Warren Jones

Patrick Nash
Robin Powell
Jim Riccio
Mia Roberts

Jeffrey Sanchez
Amy Schectman
Malcolm Williams
Kamillah Wood



PARTNER SPOTLIGHT

Derrick Hayes, TCB Resident, Husha Steam Carpet Clean

Derrick Hayes is a long-time TCB resident who wanted his small carpet cleaning business to succeed. Community Life connected Mr. Hayes with Sunshine Enterprises Business Academy and Mr. Hayes founded Husha Steam Carpet Clean, an all-service carpet cleaning business. He attended Sunshine Business Academy's 12-week course where he learned entrepreneurial training, marketing strategies, financial guidance to boost, expand, and how to restart his business. Derrick has since graduated from Sunshine Enterprise Business Academy, created his official flyer, and purchased new cleaning equipment. Mr. Hayes recently received his very first contract post graduation. Husha Steam Carpet Clean is now the carpet cleaning service provider for a local daycare center.



RESIDENTS AT THE CENTER

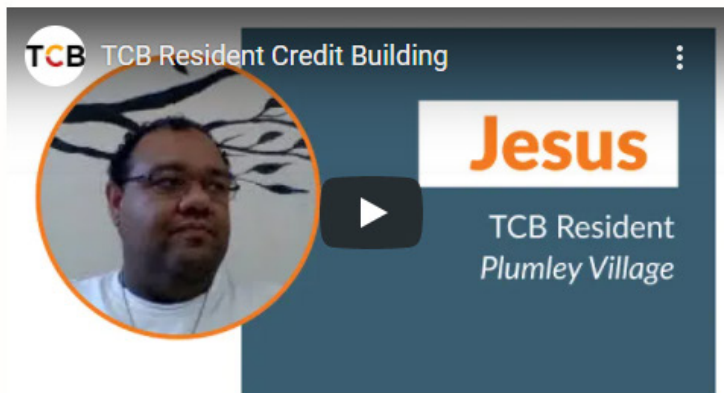
We Own and Manage 13,000+ Homes Serving 25,000+ Residents

Building Thriving Communities

The Community Builders Community Life initiatives help children learn, parents earn, and seniors thrive. Community Life is offered at TCB properties in a variety of cities across the Northeast, Midwest and Mid-Atlantic U.S.



RESIDENT SPOTLIGHT



Jesus, Plumley Village

We connect residents with resources and opportunities toward a better future. With the help of Community Life, Jesus took advantage of the Family Self Sufficiency (FSS) initiative to save thousands of dollars towards his dream of owning a home. Hear from Jesus and Lucelia, Senior Community Life Coordinator at TCB.

REAL ESTATE IMPACT

Completed 9 Communities, 1010 Homes Serving 227 Seniors and Special Needs Population and 783 Families



Marshall Gardens, MD



Park Haven, NY



Lyman Terrace II, MA



North Commons at Village Hill, MA



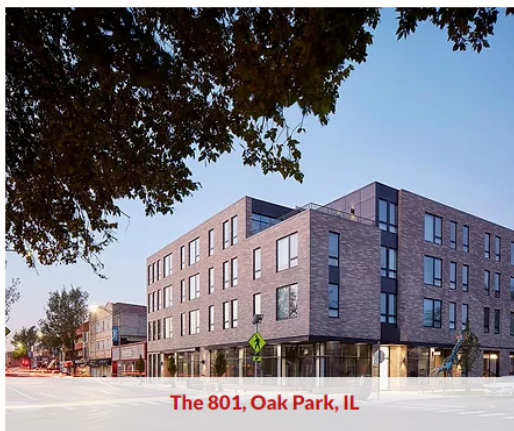
172 Warburton at The Ridgeway, NY



Commodore Place Apartments, OH



125 Amory Rehab, MA



The 801, Oak Park, IL



Hillside Crossing, NY

HOUSING SPOTLIGHT



The Art of Lyman Terrace

The Community Builders led two phases of redevelopment of Lyman Terrace between 2016-2021. Serving as home to 164 families, the renovation of Lyman Terrace was completed in partnership with Holyoke Housing Authority. In the early 2010's, Lyman Terrace had become functionally obsolete and needed a revitalization to effectively support its residents and the economic redevelopment of downtown. Recognized in excellence in the U.S. Department of Urban Housing and Development Preservation category, Lyman Terrace was the recipient of two national awards: a 2021 Charles L. Edson Tax Credit Excellence Award and a 2021 Affordable Housing Finance Readers' Choice Award.

The surrounding grounds of Lyman Terrace is Holyoke's Pulaski Park. Pulaski Park is home to a new vibrant mural painted by master artist Tyrone Bowie, Jr. The mural features community members utilizing the park's many amenities.



NEIGHBORHOOD IMPACT



Horizons for Homeless Children, MA

Neighborhood Investments

In 2021, TCB was awarded \$50MM in New Market Tax Credits (NMTC) that will bring positive benefits to highly distressed communities. TCB implements the NMTC program through a comprehensive community revitalization strategy focusing on areas where we have developed housing. TCB invests in assets to increase access to health care, healthy foods, quality education, employment opportunities, transportation and other services to neighborhoods.

Horizons for Homeless Children

Completed in 2021, the Horizons/Watermark Center will create a centralized location for social services and initiatives serving low-income children, youth, and families. Financed in part by our New Market Tax Credits, the facility will house youth and family-oriented non-profit services with 129,000 square feet of rentable space in the Roxbury neighborhood of Boston.

Neighborhood Transformation

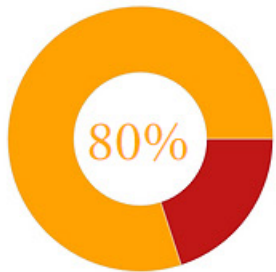
TCB is proud to serve as the Choice Neighborhood Housing and People lead in Detroit and Cleveland! TCB, in partnership with the Cuyahoga Metropolitan Housing Authority, will transform Cleveland's Buckeye-Woodhill neighborhood with the redevelopment of the 30.5-acre Woodhill Homes.

The housing strategy is to build attractive, well-designed, mixed-income housing; strategically introducing transit-oriented development housing; bridging the short distances to strong housing and employment markets in adjoining neighborhoods. This place-based model uses highly visible, market-oriented design and amenities to amplify the new investment in the community and improve the well-being of Woodhill Homes residents by building 638 apartment homes in six phases.

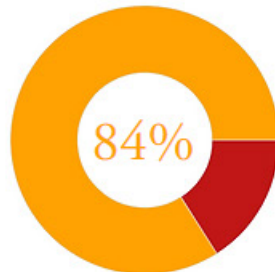


RESIDENT SUCCESS

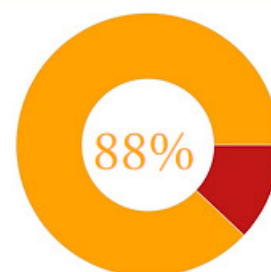
We Place Resident Success At The Center Across The Regions We Serve



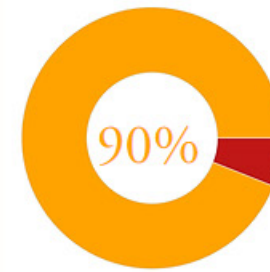
80% of TCB residents in New England aged 16-25 are involved in work or school



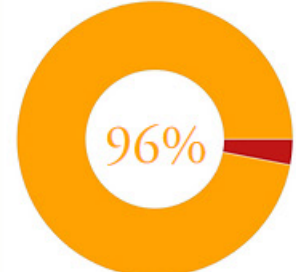
84% of TCB residents in New York/New Jersey report they have access to healthy food



88% of TCB residents in the Midwest have access to the internet



90% of TCB residents in the Mid-Atlantic prioritized their health by having a check-up last year



96% of TCB residents feel safe on TCB property



HOUSING AWARDS



- AIA Northeast Illinois, Design Award
- Multifamily Executive, Mixed-Use Project of the Year
- Landmarks Illinois, Adaptive Use Preservation Award
- National Association for County Community and Economic Development, Award of Excellence



- Urban Land Institute (ULI), Jack Kemp Excellence in Affordable and Workforce Housing Award
- Multi-Housing News (MHN), Excellence Award in Development & Design: Affordable (Workforce)
- Multifamily Executive (MFE), Grand Winner, Mixed-Income Multifamily Executive



- Affordable Housing Finance, Readers Choice Award in Public Housing Redevelopment
- Affordable Housing Tax Credit Coalition, Charles L. Edson Award in HUD Preservation



- Society of American Registered Architects New York Council, Design Award

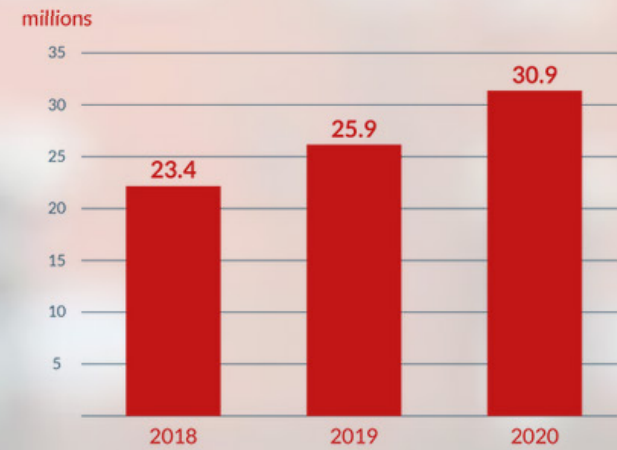
FINANCIALS

Our People Are Our Greatest Asset

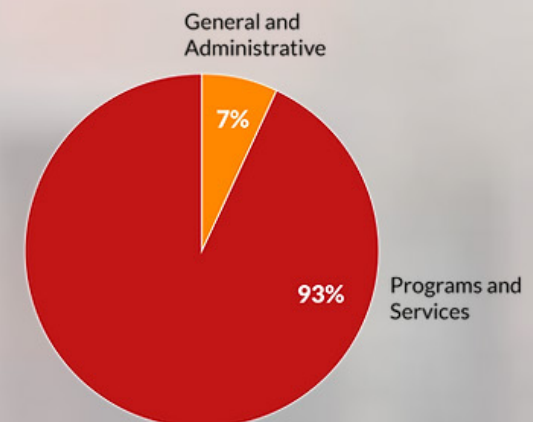


John Gilmore, TCB Maintenance Technician

Total Net Assets 2021 Net Assets: 30.9MM



Operating Expenses



2021 DONORS

*As of 11.01.21



Thank You To Our Donors. Please **Contact Us** With Questions About Donor Recognition.

\$100,000+

- Empire State Supportive Housing Initiative
- George Gund Foundation
- New York State Supportive Housing Program
- Marge & Charles J. Schott Foundation
- Weinberg Foundation
- Boston Children's Hospital
- Carl E. Touhey Foundation

\$25,000 - \$99,999

- Kresge Foundation
- Blue Cross Blue Shield of Massachusetts Foundation
- Housing Partnership Network
- Cigna Foundation
- National Association of County & City Health Officials
- Capital District Physicians' Health Plan (CDPHP)
- University of Chicago Medicine
- Retirement Research Foundation
- JP Morgan Chase
- City of Yonkers (CDBG)
- United Way of Greater Cincinnati
- The Community Foundation of the Greater Capital Region
- The Greater Cincinnati Foundation
- Thomas J. Emery Memorial
- Howard Cohen
- Cohn Reznick
- Boston Financial Investment Management
- No Kid Hungry
- The City of Boston

\$10,000 - \$24,999

- Eastern Bank Charitable Foundation
- Illinois Department of Commerce and Economic Opportunity
- NY State Association of Affordable Housing (NYSAAH)
- Klein Hornig LLP
- AGM Financial Services Inc.
- Redstone Equity Partners
- Northeast Interiors
- Kevin P. Martin & Associates
- Marous Brothers Construction
- Bilt-Rite Construction
- Ohio Capital Corporation for Housing
- John Moriarty & Associates
- Universal Leaf Foundation

\$5000 - \$9999

- Baltimore Civic Fund
- Plumb House, Inc.
- Dedham Savings
- Brian and Beth Fallon
- Patrick Nash
- David Johnson
- Applegate & Thorne-Thomsen, P.C.
- U.W. Marx
- McShane Construction
- Bank of America Merrill Lynch
- S&F Concrete
- Mintz Levin Cohn Ferris Glovsky and Popeo, PC
- EMBARC

\$1500 - \$4999

- James A Riccio

\$500 - \$1499

- Beverly Bates
- Patrick Clancy
- Rose Mabwa
- Carol Galante
- Jullie Patterson
- Rockland Trust Bank

- Tom and Jane Holt
- Marsh USA, Inc.
- Karas & Karas
- The Architectural Team
- Cincinnati Children's Hospital Medical Center
- City of Boston Credit Union
- Goldman Sachs Urban Investment Group
- Jacobs Engineering
- SGA
- Richard High
- Foundation for Metrowest

\$250 - \$499

- Jennifer Pyclik
- Jeff Beam
- Chrismaldi Casado
- Ethan Ceplikas
- Lyndia Downie
- First American Title Insurance Company
- Jane Garvey
- Joe Giggey
- Elizabeth Gonzalez Suarez
- Thea James
- Michael F. Gilligan Jr.
- Costas Paleologos
- Jeanne Pinado
- Thomas Vaccaro
- Rebeca Nystrom
- Joshua Posner
- Hugh Rider
- Matthew Kiefer, Esq.
- Jacqueline L Alexander

- Mega Contracting
- David Jones
- Benchmark Title Agency
- Marcum LLP
- BlueHub Capital
- ICON architecture, inc.
- RBC Capital Markets
- Newmark Knight Frank
- Specialty Consultants Inc.
- MacRostie Historic Advisors
- Needham Bank
- Rebecca A Lee
- Sachse Construction
- AEGON USA Realty Advisors, LLC
- US Bank
- Gilmartin Magence LLP
- Erland Construction, Inc.
- GEI Consultants, Inc.
- Kaiser Permanente
- Citizens Bank
- Dana-Farber Cancer Institute
- Patricia Belden and Kevin Kelly
- The Boston Foundation
- Cannistraro
- Cranshaw Construction
- Howard Stein Hudson
- C.T. Male Associates

- Dawn Tiorano
- Audra Bohannon
- Andrew Clark
- McCabe Family Foundation
- Rita German
- RDL Architects
- Stephanie Garrett-Stearns and William Stearns
- Amy Schectman
- Louis Mercedes
- Morgan Wilson

- Sara Jean Lindholm
- Jonathan Klein
- Catherine Cawthon
- Anne Helgen
- Lisa Wilcox-Erhardt and Steven Erhardt
- Victor Augusta
- Tom Weeks
- Deidre Schmidt
- Frank S. Jones
- Urban Edge Housing Corporation
- Ted Puralewski
- Robin Powell Mandjes
- Mary Kay Leonard
- Bart Mitchell and Susan Siebert
- Julie Walker
- Polly Hoppin
- Margaret Dealy Ackerman
- Faye Kaplan Charitable Foundation
- David Chilinski
- M. David Lee
- Aka Enterprise Solutions
- Malcolm Williams
- Jonathan Keyes
- Harvard Pilgrim Healthcare Foundation
- Dave Roecker

\$100 - \$249

- Alma Balonon-Rosen
- Terri Hamilton Brown
- John Schmid
- Julia Mejia
- Johnny Martinez
- Stephen Green

- The Knight Family Fund
- Monica Warren-Jones

\$0 - \$99

- Chloe Coravos
- Mark A Farlow
- Ryan Hoffman
- Madeleine Mitchell, Sr.
- Linda Torres
- Cody Tracey
- Anne Vinick
- Maura Flanagan
- Jeffrey Goodman
- Kareema Ali
- Aly Newton
- Jeff Riemann
- Myria Stanley
- Francisco Evora
- Cynthia Watts-Henderson
- Barbara Vinick
- Thayer Wilson

- Mecky Adnani
- Thomas Buonopane
- Jesse Elton
- Louise Elving
- Pam Goodman
- Bob Green
- Khari Humphries
- Meghan Kaple
- Nitsch Engineering, Inc.
- Juan Powell
- Mia Roberts
- Andy Waxman
- Doug Housman
- Susan Ayers
- Mary Sugrue
- Jacquinn Sinclair
- Leah Van Tassel
- Beth Elliott
- Daniel Schachter
- Mary Thompson
- Sabrina Waytes
- Mary Kelly
- David Kunhardt
- David Ennis
- Jeff Nathanson
- Lawrence Antoine
- Etel Haxhijaj
- Gaylen Moore



CONTACT US