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, Mid-Atlantic 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.

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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.
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
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 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.
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
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
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- City of Yonkers (CDBG)
- United Way of Greater Cincinnati
- The Community Foundation of the Greater Capital Region
- The Greater Cincinnati Foundation
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- No Kid Hungry
- The City of Boston

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