REBUILDING JOY

2022 Impact Report



FROM THE CEO



Dear friend,

The Community Builders is rebuilding joy and forging new paths of opportunity with our residents. 2022 was a year of joyful impact for TCB, through new housing, high quality property management, resident initiatives, and neighborhood investments across the 30 cities where we work.

We welcomed over 700 diverse households into TCB homes this year, including young families, adults with disabilities, and independent seniors.

The seven new and renewed developments we added to our portfolio in 2022 mark a hopeful new start for our residents and neighborhoods we serve. From the historic hills of Richmond to bustling blocks of Chicago, to the soaring skylines of New York City, TCB is advancing equity and expanding opportunity in 30 great American cities.

I'd like to ask you to consider donating to support TCB's Community Life work. As we emerge from the pandemic, TCB Community Life staff are helping children, adults and seniors recover and renew their lives together. Supported by transformational grants and meaningful personal gifts, TCB Community Life is placing residents at the center of early education, health and wellness, and economic mobility initiatives.

I am honored to share the real estate milestones, personal stories and resident data in our 2022 impact report. Together, they reveal the power of home and the joyful resilience of the communities we serve.

Thank you for your continued support,

Bart

Bart Mitchell | President and CEO

REBUILDING JOY

THROUGH COMMUNITY LIFE

RESIDENT SPOTLIGHT



Jerrilyn, Boston

A brighter future starts with an education. Jerrilyn, a determined single mother of two in Boston, found hope and support though TCB Community Life's Healthy, Wealthy, and Wise initiative. With dreams of supporting her family and buying her own home, we helped Jerrilyn find her path to success. Meet Jerrilyn.

Sarah, Chicago

Sarah, a crossing guard in the Bronzeville neighborhood of Chicago, is finding joy in her new TCB home at 508 Pershing. Having a home she can afford is allowing Sarah to save money, pay off debt and do her part to help others. For the first time, Sarah put out her own welcome mat. She summed up her feelings at a ribbon cutting celebration, "I am blessed to be part of something so grand."



RESIDENT SUCCESS

WE PLACE RESIDENT SUCCESS AT THE CENTER ACROSS THE REGIONS WE SERVE



of 3-5 year-olds are enrolled in quality preschools



of TCB young adults (18-25) have someone they can turn to when they feel isolated



of residents say people get along in their community



of TCB seniors feel valued in their community



of emergency rental assistance secured for residents







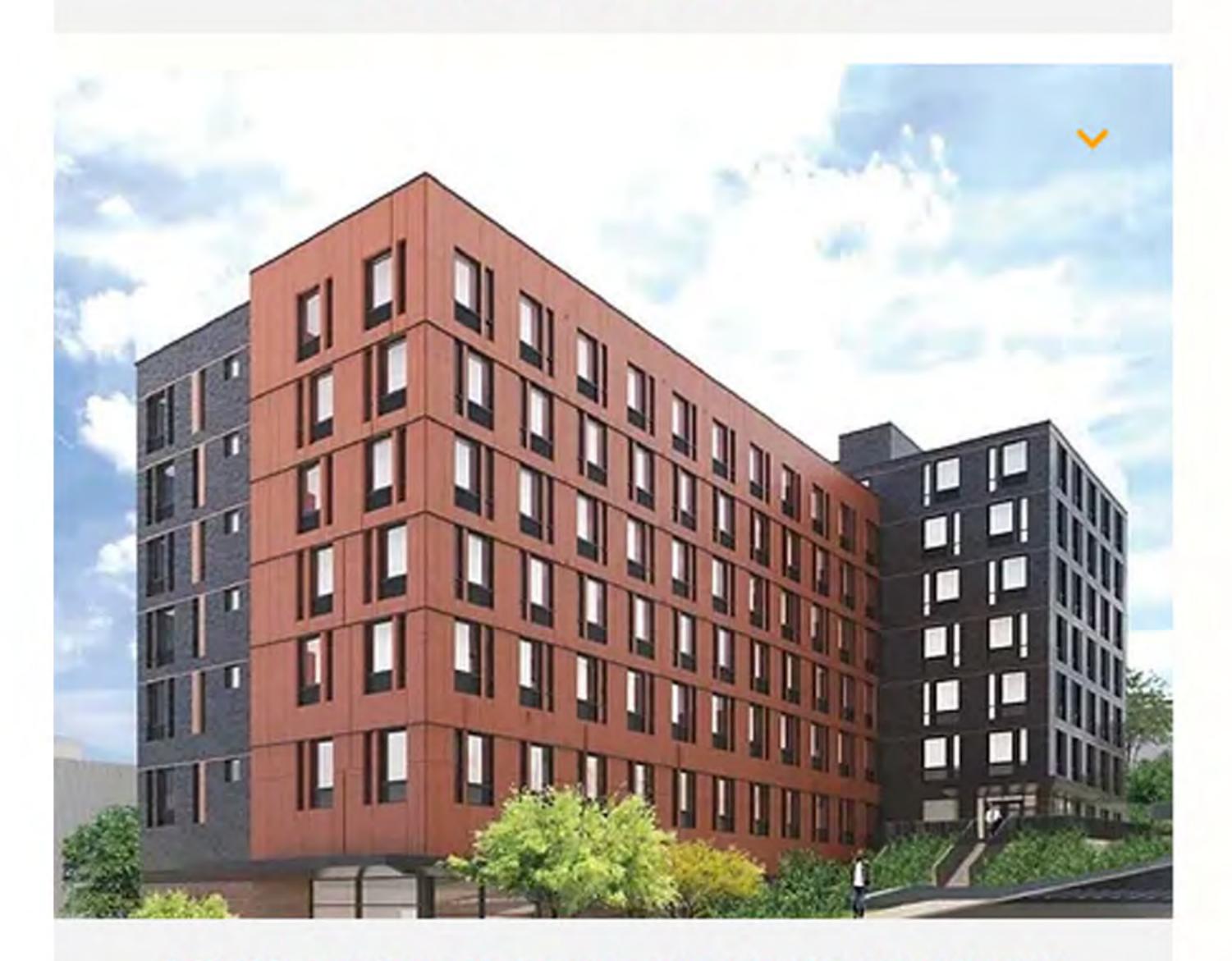


HOUSING IMPACT

WE DEVELOPED 761 HOMES IN 2022. OUR PROPERTY MANAGEMENT TEAMS CONNECTED HUNDREDS OF FAMILIES, SENIORS AND ADULTS WITH DISABILITIES TO THESE NEW AND RENEWED HOMES.



508 PERSHING, CHICAGO



178 WARBURTON AT THE RIDGEWAY, YONKERS



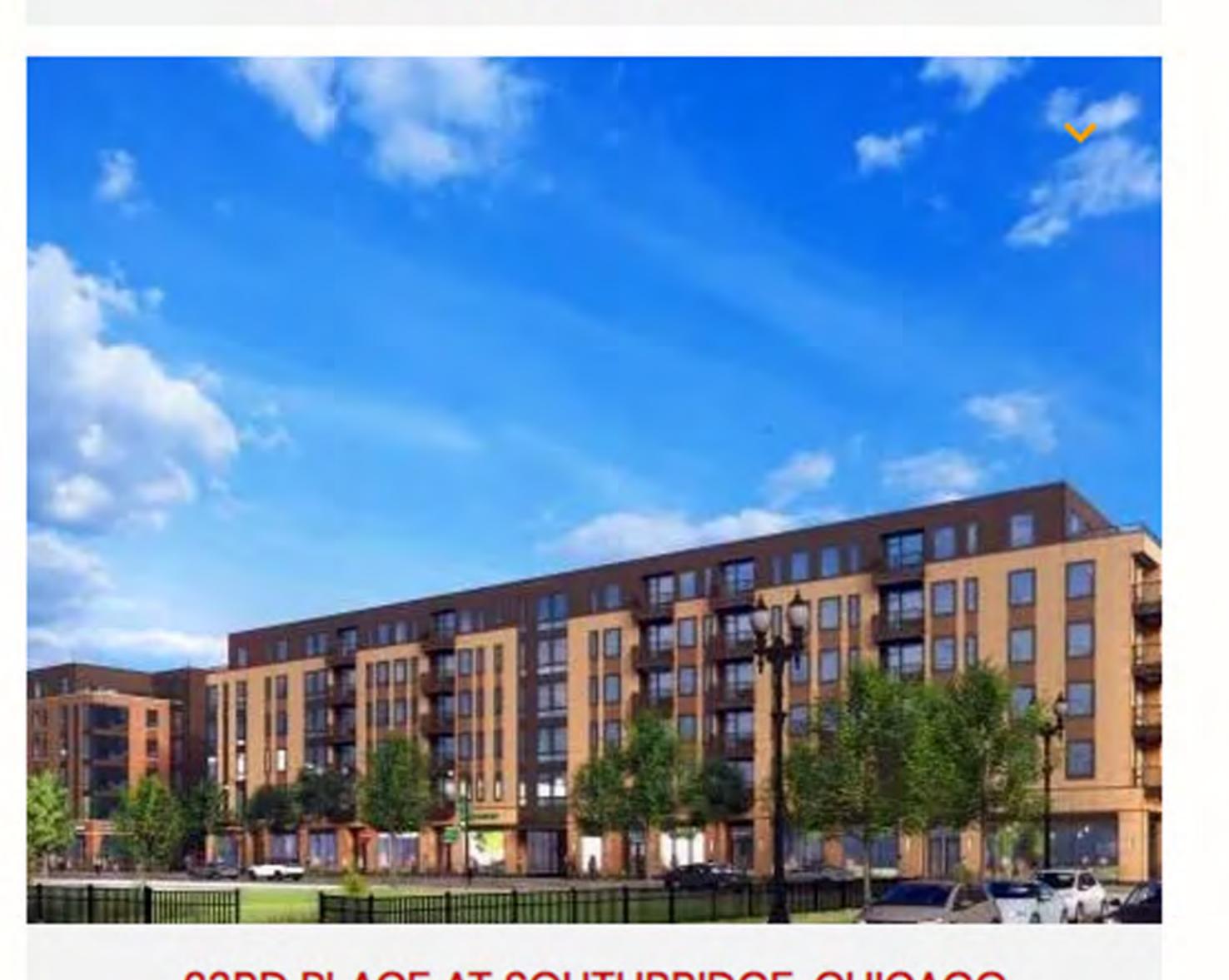
BEACH 21st, NEW YORK



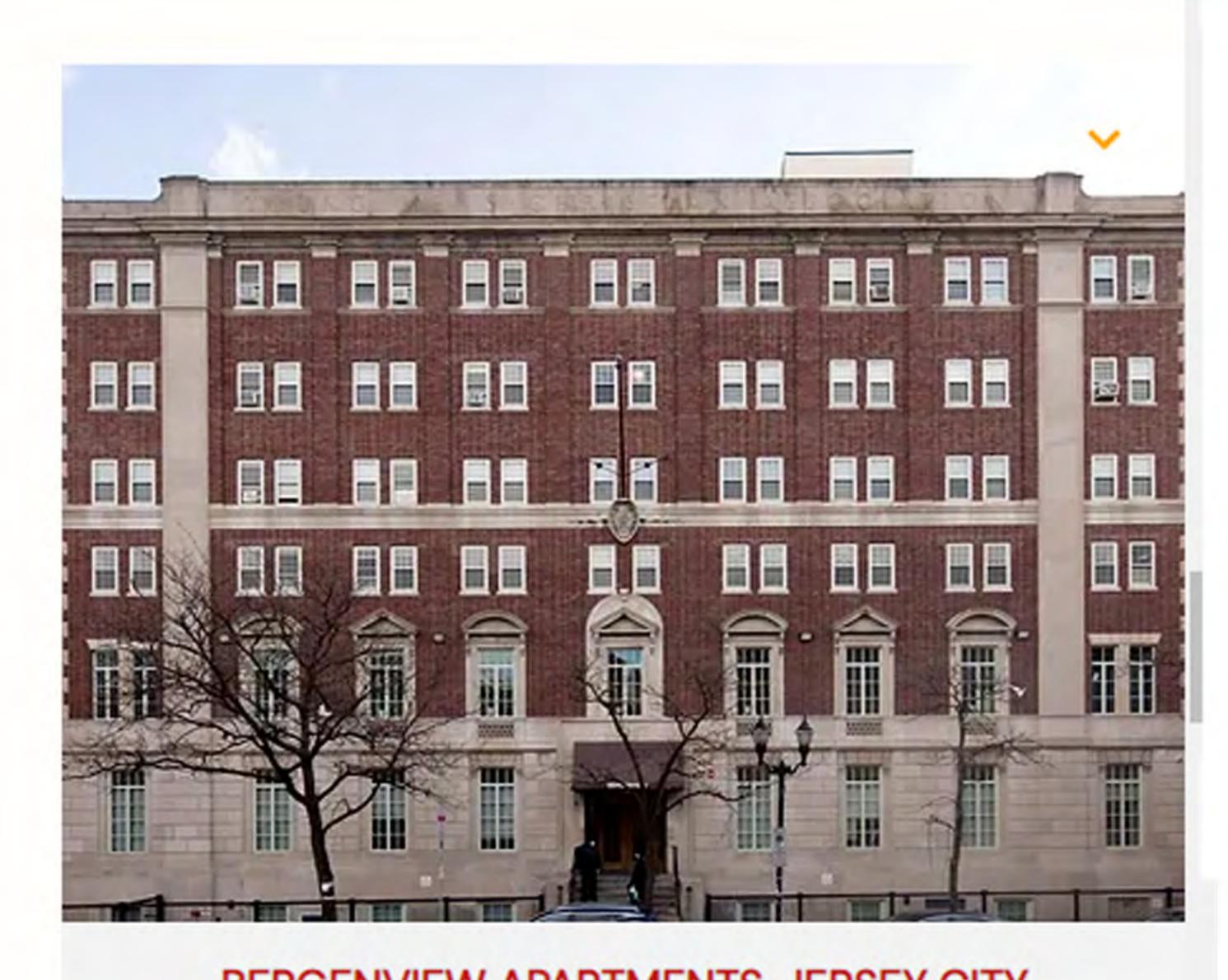
ERIE POINT, COHOES



ARMSTRONG 2B, RICHMOND



23RD PLACE AT SOUTHBRIDGE, CHICAGO



BERGENVIEW APARTMENTS, JERSEY CITY



MANAGING PROPERTIES WITH IMPACT

PARTNER SPOTLIGHT

Addis Café, Oak Park, IL Local entrepreneurs expand with TCB

Designed with community in mind, the Addis Café reopened its doors in new commercial space developed by TCB. Co-owner Kalkidan Tesfaye's hopes of adding authentic Ethiopian dinner fare to the menu became reality thanks to the site's full commercial-grade kitchen. The larger space creates a plethora of opportunity to serve Ethiopian comfort food orders to the community she loves. The expanded menu encompasses tradition and togetherness, with shared dishes that bring people together.







UNLEASH, Cranston, RI Residents Rebuild Joy with LEGO

You're never too old to play! TCB partnered with UNLEASH (United Network of LEGO® Enthusiasts at Senior Housing) at Presidential Place in Cranston, RI. This joyful initiative combats isolation among older residents and provides them with an opportunity to create, meet, share ideas, and display their creativity.

NEIGHBORHOOD IMPACT

The School at Marygrove, Detroit

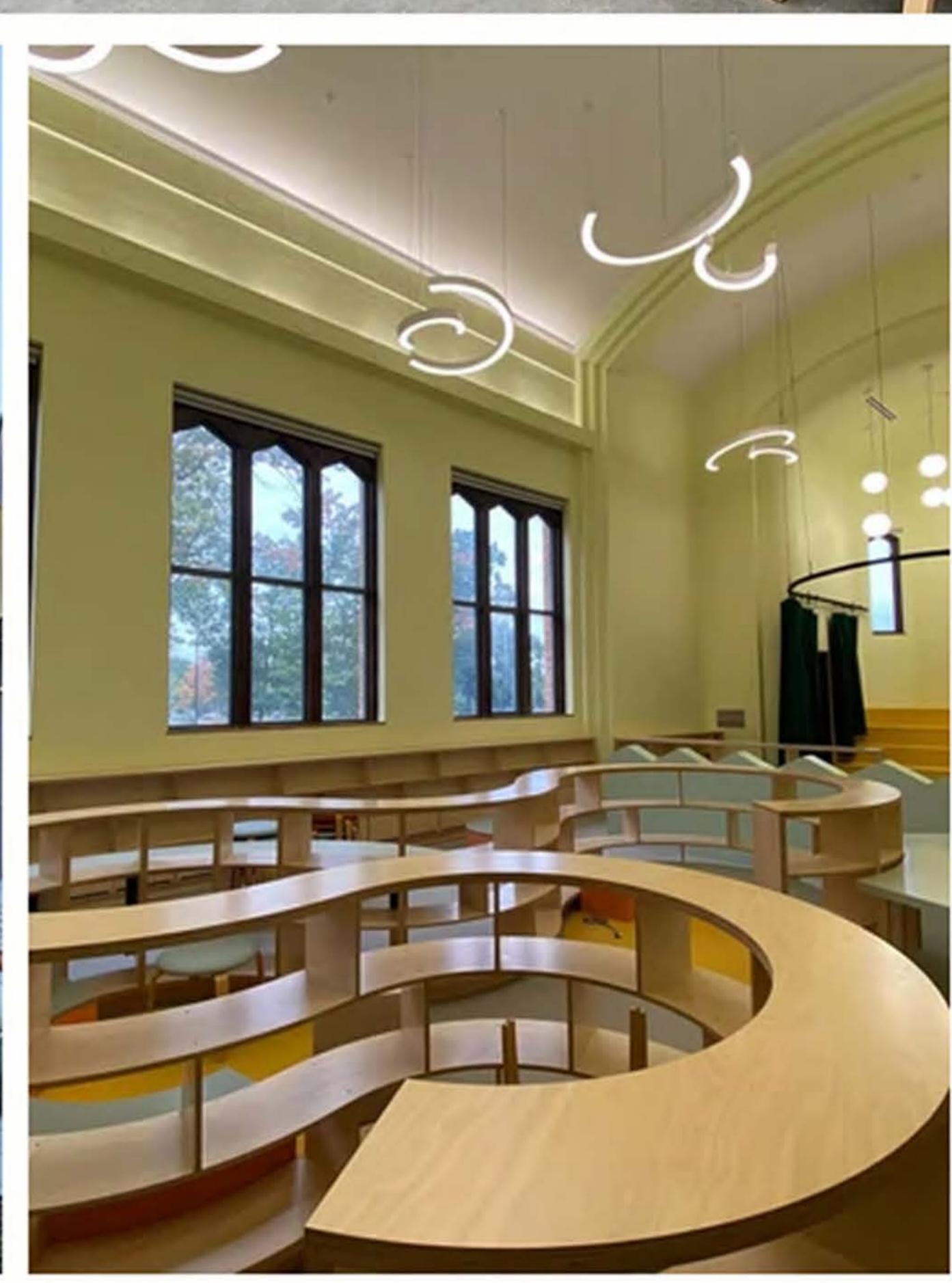
The School at Marygrove building serves grades K-5 and plays an important role in establishing a foundational, collaborative educational environment. Classroom spaces provide the space needed to enable a first-class education and provide visual transparency to common spaces throughout the school to foster the teaching mission of the P-2O vision. As students move through the grades in The School at Marygrove, they encounter increasingly open and flexible common spaces that allow the educational activities to expand from the defined classroom spaces into open and dynamic group settings. Color plays an important role in establishing unique identities for individual classrooms and creating a collective palette aligned with the broader educational campus.















Greater Cleveland Food Bank

With 140 full time staff members and over 18,000 annual volunteers, GCFB distributes food through its community food distribution center and nearly 1,000 partner programs and operates several initiatives tailored to underserved populations including Children's Nutrition Initiative, Senior Nutrition Initiative, Food as Medicine Initiative, Fresh Produce Initiative and SNAP outreach. Now in its 40th year of service, GCFB is the largest distributor of emergency food in Northeast Ohio, providing the resources for more than 50 million meals in its last fiscal year.

HOUSING AWARDS



ARMSTRONG RENAISSANCE, VA

Congress for the New Urbanism

Charter Awards
Neighborhood, District & Corridor Merit Awards



Novogradac Journal of Tax Credits

Development of Distinction

Preservation of Existing Public Housing



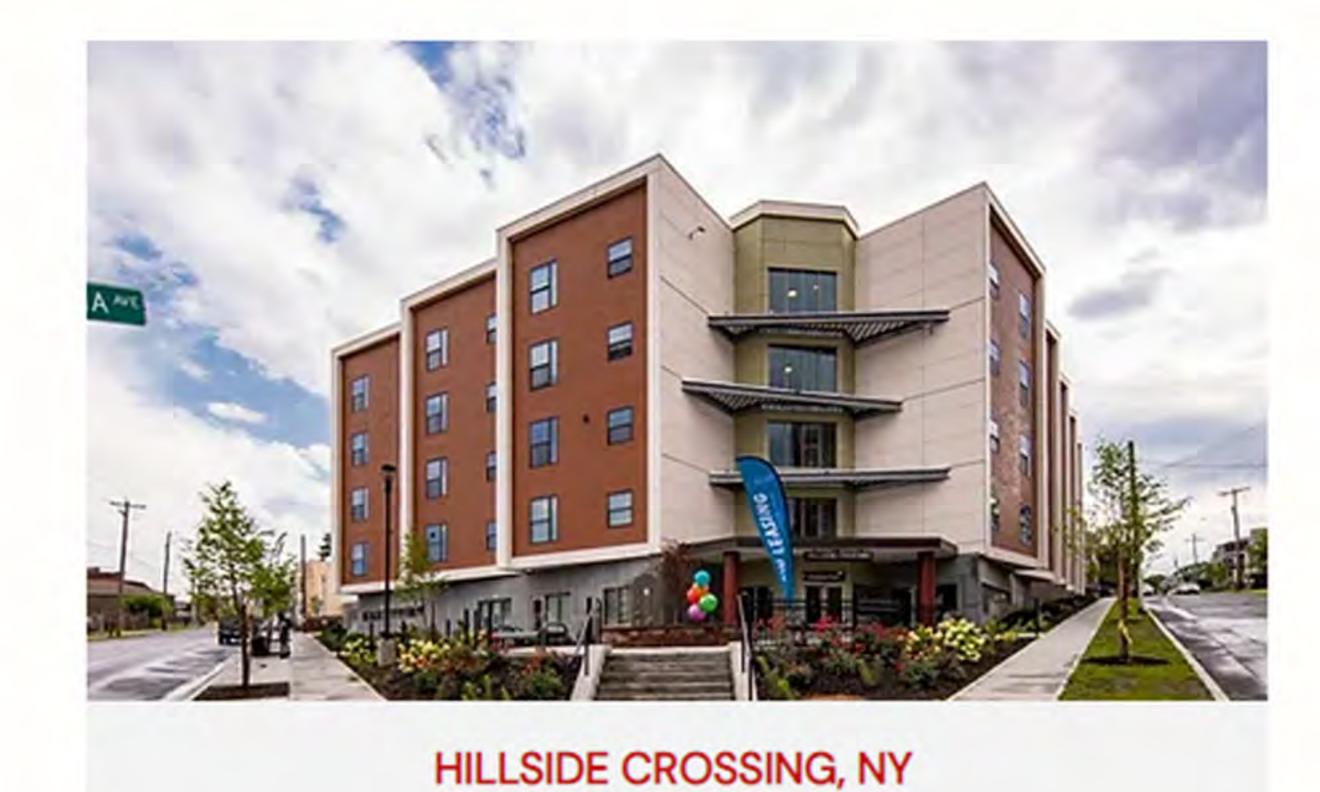
BEACH 21ST, NY

Queens Chamber of Commerce Outstanding New Construction Project Mixed-Use



NEW BERGENVIEW APARTMENTS, NJ

Supportive Housing Association of New Jersey Project of the Year Supportive Housing



Novogradac Journal of Tax Credits

Development of Distinction

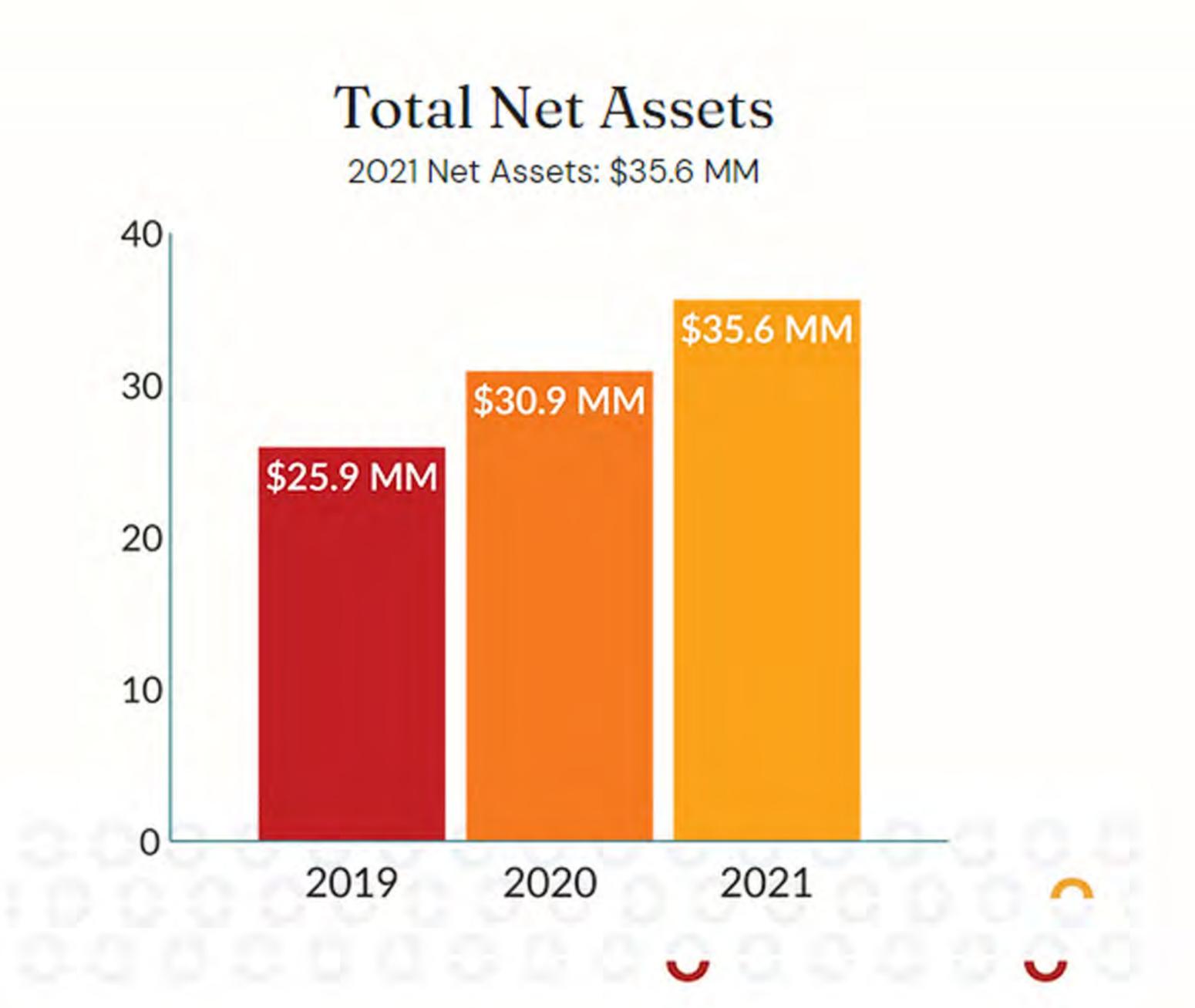
Family



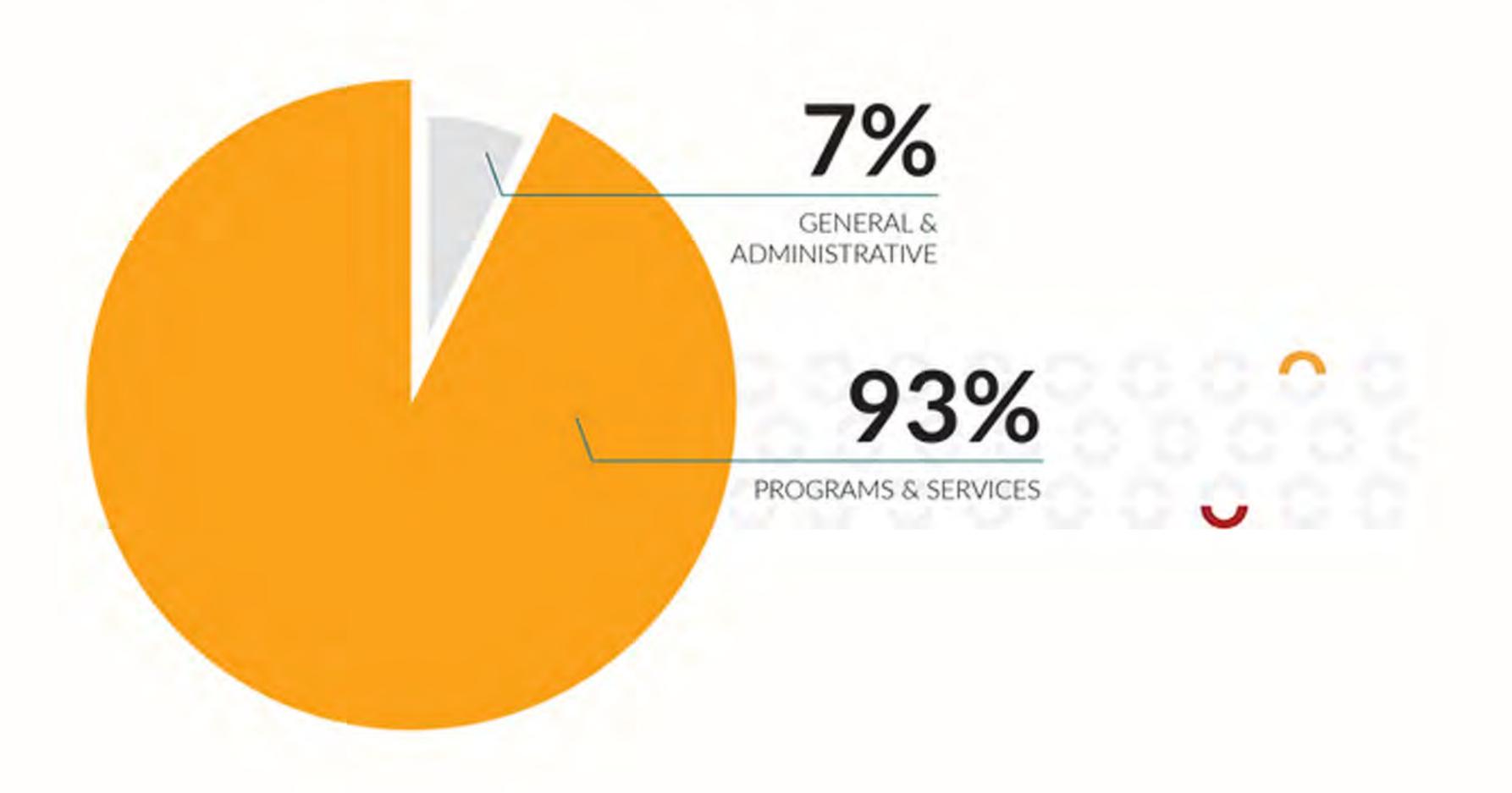
NORTH COMMONS AT VILLAGE HILL, MA

Builders and Remodelers Association of Greater Boston
Silver PRISM Award
New Construction Affordable Community

FINANCIALS



2022 Operating Expenses



2022 BOARD OF DIRECTORS



THANK YOU TO OUR DONORS. PLEASE <u>CONTACT US</u> WITH QUESTIONS ABOUT DONOR RECOGNITION.

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- Carl E. Touhey Foundation
- Empire State Supportive Housing Initiative
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- National Association of County and City Health Officials
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- Kresge Foundation
- Rockport Mortgage TD Bank
- The CarMax Foundation
- The City of Boston
- United Way of Central Massachusetts
- United Way of Greater Cincinnati

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