

Welcome HOME

2023 Impact Report



CEO UPDATE



Dear friend,

This has been a year of opportunity and impact for The Community Builders, with new affordable housing developed and managed, transformational resident initiatives, and award-winning neighborhood investments across the 30 great American cities where we work.

TCB welcomed more than 670 families to new homes this year, advancing our mission at historic lofts in Charlotte, midrise apartments in Cleveland, workforce cottages on Martha's Vineyard and more new communities across our five regions. These new families join a TCB portfolio of over 14,000 apartments that more than 25,000 residents call home.

Award-winning TCB Community Life resident initiatives are advancing equity and opportunity for children, adults and seniors. With donor support, TCB residents are opening new doors to health, wealth and opportunity. I am honored to share the best of our work in 2023 and introduce you to a few of the people whose lives have been transformed by TCB.

Thank you,

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

Bart Mitchell | President and CEO

WELCOME HOME

25,000+ CHILDREN, ADULTS, AND SENIORS CALL A TCB COMMUNITY HOME.

RESIDENT SPOTLIGHT



Jennifer Foster, Champion Resident

TCB resident Jennifer Foster is making house calls to improve the health of her community. She is employed as a Health Champion in a maternal and child health initiative called Avondale Children Thrive. Trained in best practices for safe infant sleep, breastfeeding, early education and client confidentiality, Jennifer provides in-home coaching to new and expectant mothers in Cincinnati with the aim to reduce infant mortality and improve the health of the neighborhood's youngest residents.

NEIGHBORHOOD SPOTLIGHT

Fannie Mae Sustainable Communities



Fannie Mae selected TCB's From Our Doors to Yours resident initiative as a \$1 million winner of the 2022 Sustainable Communities Innovation Challenge, a contract competition to advance Black homeownership and racial equity. TCB Community Life coaches in Chicago, Detroit, and Richmond are opening a new door to the American Dream by connecting residents with resources to achieve higher credit scores, build earned savings and receive down payment assistance.

RESIDENT SUCCESS

WE PLACE RESIDENT SUCCESS AT THE CENTER OF OUR WORK.



Households with rent reporting for credit building have improved credit scores



Children ages 3 to 5 enrolled in preschools



Families at risk of eviction remained stably housed with coaching



Residents established new credit scores through rent reporting to credit bureaus



HOUSING IMPACT

WE OWN AND MANAGE 14,000+ HOMES, INCLUDING THESE 671 NEW AND RENEWED HOMES.



250 CENTRE, BOSTON, MA



CASTLEGATE GREEN, MT LEBANON, PA



NODA WANDRY, CHARLOTTE, NC



BUILDING 104, CHARLESTOWN, MA



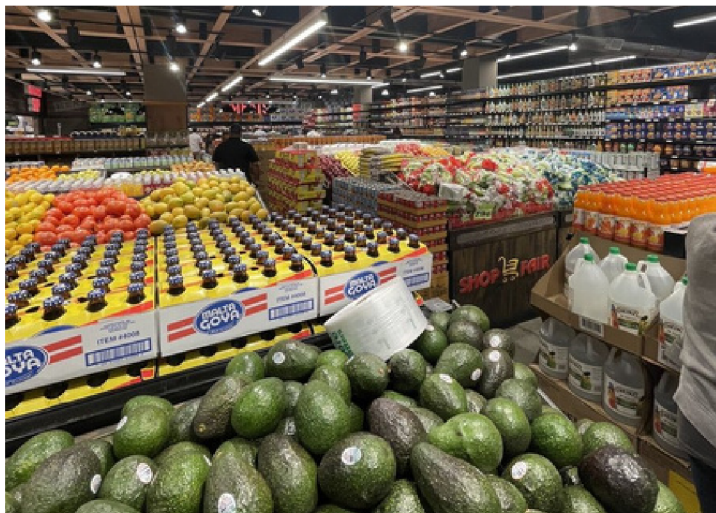
WOODHILL STATION WEST, CLEVELAND, OH



CAPE COD & MARTHA'S VINEYARD PORTFOLIO

NEIGHBORHOOD IMPACT

WE EXPAND ACCESS TO HEALTH CARE AND HEALTHY FOODS WITH
NEIGHBORHOOD INVESTMENTS THROUGHOUT OUR REGIONS.



Shop Fair Supermarket, The Bronx, New York

Located on the ground floor of TCB's Park Haven Apartments in New York City, Shop Fair Supermarket opened in 2023 with a fresh selection, cultural favorites and affordable prices. The vibrant 11,000 square foot store serves TCB residents and the diverse Mott Hill neighborhood.

With a portfolio of over 500,000 square feet of neighborhood commercial real estate, TCB is building stronger neighborhoods through affordable commercial leases and direct assistance to small and minority-owned businesses.

The University of Cincinnati Medical Center

Funded by our allocation of New Markets Tax Credits, the University of Cincinnati Medical Center emergency department has undergone an expansion and renovation aimed at enhancing health outcomes in a community that hundreds of TCB residents call home. Completed in 2023, the new department boosts capacity and efficiency, offering behavioral health rooms, nursing stations and improved access to care. This investment in pediatric health is the latest in our series of New Markets Tax Credit allocations that total more than \$250 million.



HOUSING AWARDS



2023 ACHP/HUD
Secretary's Award for Excellence
Commodore Place Apartments
Cleveland, Ohio
Historic Preservation



2023 Journal of Tax Credits Award Development of Distinction Church Hill Phase 2B

Richmond, Virginia
Metropolitan Community Impact



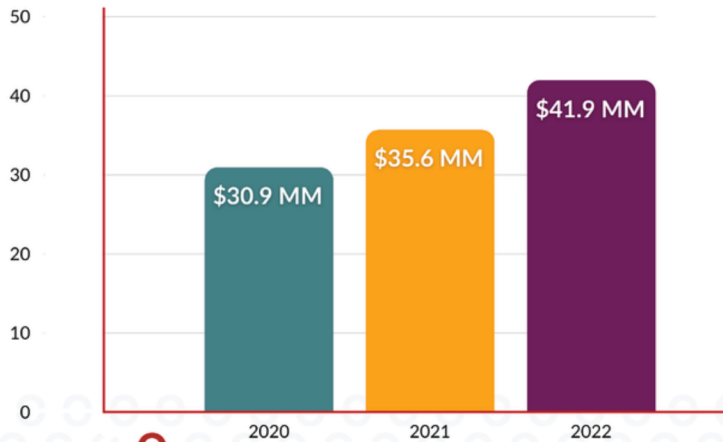
Gertrude S. Carraway Award of Merit NoDa Wandry

Charlotte, NC
Historic Preservation

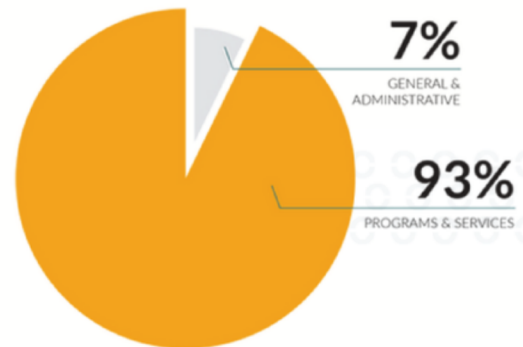
FINANCIALS

Total Net Assets


2022 Net Assets: \$41.9 MM



2022 Operating Expenses



BOARD OF DIRECTORS



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Audra Bohannon

Andrew Clark

Brian L.P. Fallon

Carol Galante

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Bernita Johnson Gabriel

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Adam Troy

Jay Walder

Monica Warren-Jones

Malcolm Williams

Kamillah Wood

DONORS

*As of November 2023

THANK YOU TO OUR DONORS. PLEASE CONTACT US WITH QUESTIONS ABOUT DONOR RECOGNITION.

\$100,000+

- Chicago Department of Family & Support Services
- Eastern Bank Foundation
- Fannie Mae Foundation
- Lowe's
- The BUILD Health Challenge
- U.S. Department of Treasury

\$10,000 - \$24,999

- AGM Financial Services, Inc.
- Applegate & Thorne-Thomsen, P.C.
- Beth Mullen
- Boston Financial Investment Management
- Cincinnati Children's Hospital Medical Center
- Cranshaw Construction
- Klein Hornig LLP
- Marous Brothers Construction
- Marsh USA, Inc.
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- Norfolk Southern Corporation
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- Red Stone Equity Partners LLC
- Rockport Mortgage Corporation
- Stratford Capital Group

\$25,000 - \$99,999

- City of Baltimore
- City of Worcester (CDBG)
- Cohn Reznick
- Community Foundation for a Greater Richmond
- Hampton Roads Community Foundation
- JP Morgan Chase
- Ohio Capital Corporation for Housing
- Roy Hunt Foundation
- The CarMax Foundation

\$5,000 - \$9,999

- Amenta Emma Architects
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\$1,500 - \$4,999

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- MDG Construction
- Morgan and Kristin Wilson
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- Patrick Nash
- Pine Street Inn
- RDL Architects
- Regions Affordable Housing
- RiverHills Bank
- Skender Construction
- Specialty Consultants Inc.
- Stephanie Garrett-Stearns and William Stearns
- The Architectural Team
- Walter Haverfield LLP
- Waypoint KLA

- Merchants Capital
- Plumb House, Inc.
- Raymond James Affordable Housing Investments
- RBC Capital Markets
- Rockland Trust Bank
- Santander Bank
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- Urban Architectural Initiatives

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\$250 - \$499

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- Mary Kay Leonard
- Melissa Sue Guertin
- Mike Gilligan
- Nidhi John
- Peter Munkenbeck
- Phillip Clay
- Point32Health
- Robert Portman and Annette Simon
- Robin Powell Mandjes
- Umbro & Sons Construction Corporation

\$1 - \$99

- | | |
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