

INNOVATING FOR IMPACT

60 Years of Building Community

2024 Impact Report



CEO UPDATE



Dear friend,

We are celebrating 60 years of Innovating for Impact at The Community Builders! Since 1964, our innovative partnerships have built or preserved homes for over 30,000 households in 30 metro areas across the Great Lakes, Mid-Atlantic, Midwest, New England, and New York/New Jersey. We've also created space for local entrepreneurs to thrive and operate shops, restaurants and schools that make good neighborhoods great.

With support from donors like you, TCB Community Life resident initiatives are advancing equity and opportunity for children, adults and seniors. Community Life coaches help residents pursue their dreams with better credit scores, increased savings, and more social connections. Your gifts to TCB Community Life open new doors to health, wealth and opportunity.

This year, TCB welcomed more than 615 families to new homes, for example, an historic school conversion in Pittsburgh, Boston's largest permanent supportive housing site, a Jersey City midrise with sweeping views of Manhattan.

Sixty years after our founding, The Community Builders' vision remains clear: a world with vibrant, safe and inclusive neighborhoods in which all people live in healthy homes, with equitable access to resources and opportunities to pursue their dreams.

I am proud to share our impact in 2024 and the lives that have been transformed by TCB.

Thank you,

A handwritten signature in blue ink, appearing to read "Bart Mitchell". The signature is fluid and cursive, written on a light blue background.

Bart Mitchell | President and CEO



INNOVATING FOR IMPACT

WE PLACE RESIDENT SUCCESS AT THE CENTER OF OUR WORK.

RESIDENT SPOTLIGHT



Regina, From Renter to Homeowner

“Everything” — that’s what generational wealth means to Regina, a TCB resident and mother of two who has lived in affordable housing for 28 years. In 2022, Regina began working with our CL team and TCB’s ‘Our Doors to Yours’ (ODTY) initiative to turn her aspirations of becoming a homeowner into a reality. This unique TCB program helps put long term residents of affordable housing on the path to home ownership by introducing them to a core skill set of financial education and literacy — including subjects like building credit and savings strategies. Since Regina began working with ODTY and a dedicated financial coach, she had increased her credit score by 76 points and saved \$25,000. After securing approval for a mortgage, Regina closed on her first house in November of 2024 — two full years ahead of schedule. Regina is changing her life and her family's future forever. Welcome home, Regina!

PARTNER SPOTLIGHT

TD Bank



TD Bank has been a transformative partner for The Community Builders across the Northeast. In 2024, TCB won the TD Ready Challenge to support Community Life housing stability and economic mobility coaching for formerly homeless families and individuals in New England. The \$1 million award follows a TCB and TD partnership to pilot one of the country's first rent reporting for credit building efforts. The initiative helped residents in Massachusetts establish and build credit with on time rent payment, instead of consumer debt. This successful pilot has expanded to all 15,000 TCB households and become a national model for economic mobility.

Today, more than 70% of TCB households enrolled in rent reporting for credit building boost their credit score. TD support also brings joy to TCB communities. Thanks to a partnership with the TD Garden arena, TCB residents enjoyed a celebration with the Boston Celtics Larry O'Brien NBA Championship Trophy. As a critical sponsor of TCB housing developments, TD has provided funding for more than 1,900 affordable homes. Together, TD and TCB are building and sustaining strong communities where all people can thrive.

RESIDENT SUCCESS

WE PLACE RESIDENT SUCCESS AT THE CENTER OF OUR WORK.

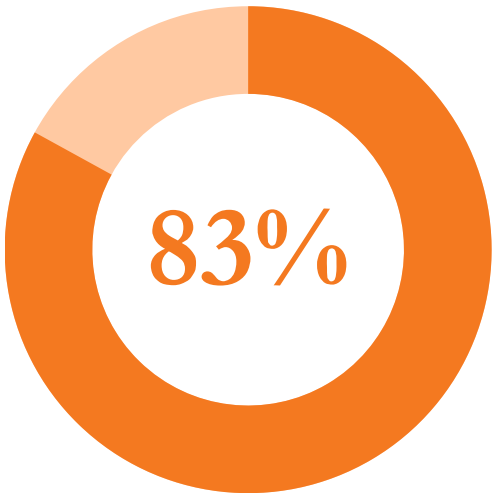
In The United States:

43% of seniors struggle with loneliness, increasing health risks

25% of renters are at risk of eviction

Lack of credit history keeps low-income residents unable to access jobs and opportunities

Across The Community Builders:



of TCB seniors report feeling connected



of residents who receive TCB coaching remain housed, fostering lasting stability

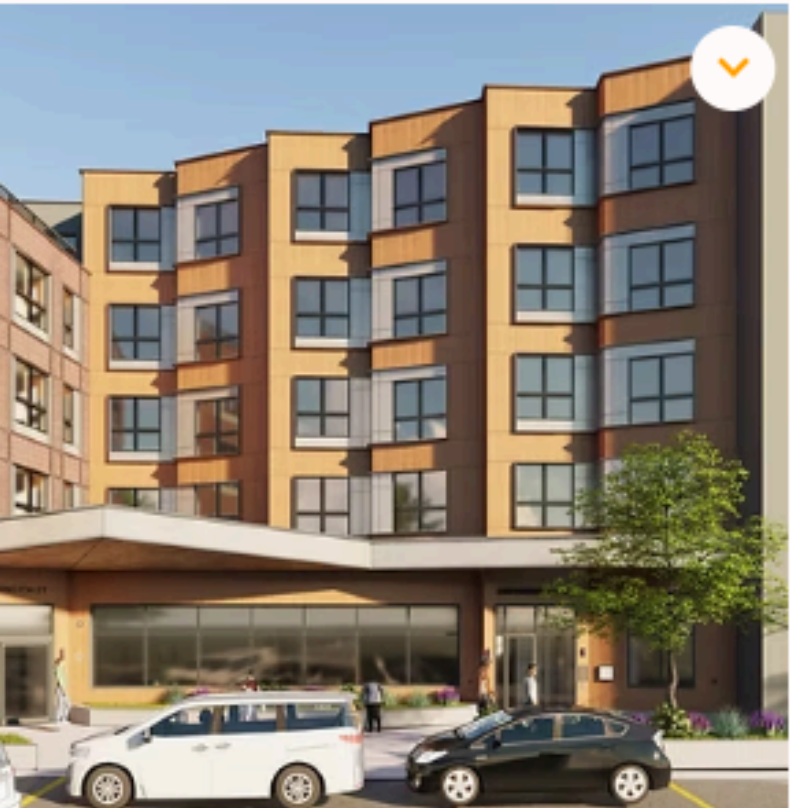


TCB residents established credit, opening doors to financial opportunities and economic mobility



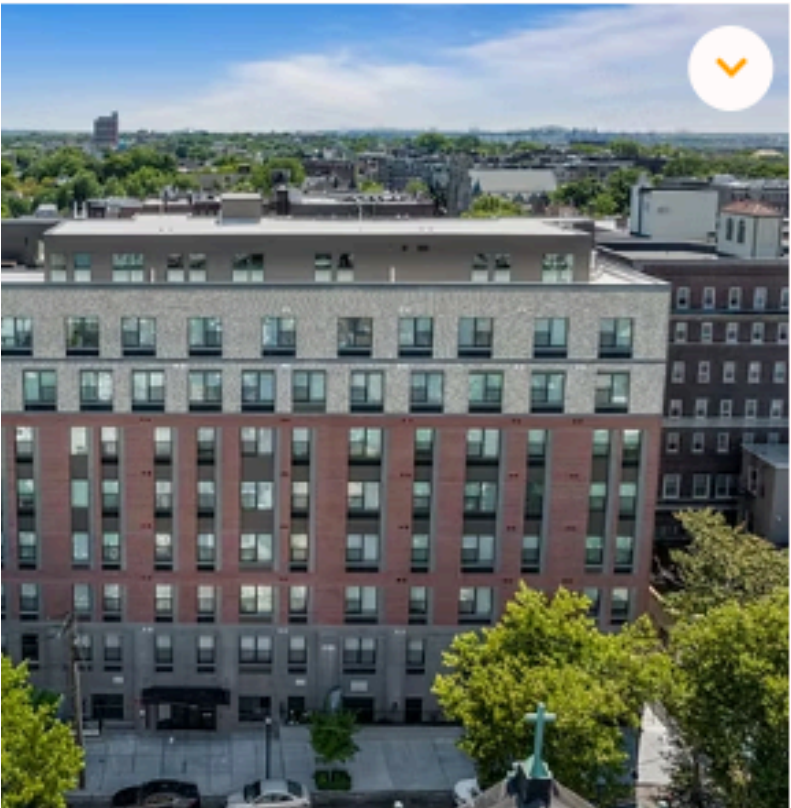
HOUSING IMPACT

WE OWN AND MANAGE 14,000+ HOMES, INCLUDING THESE 615 NEW AND RENEWED HOMES.



3368 WASHINGTON, BOSTON, MA

TCB completed 3368 Washington Street, a 144,000 square foot building that is Boston’s largest permanent supportive housing development. Built on an under-utilized parcel the new five-story mixed-use building includes ground floor office and warehouse space with upper floors as residential. Partnering with Pine Street Inn (PSI) all 202 apartments will be income-restricted, including 140 supportive housing units and 62 low- and moderate-income apartments.



FAIRVIEW HEIGHTS, JERSEY CITY, NJ

Fairview Heights Apartments is an innovative nine-story mixed-income housing development, complementing TCB’s Bergenvue Apartments, built from an historic YMCA in Jersey City’s McGinley Square neighborhood. It features an apartment community of 111 quality studio, one-, two-, and three-bedroom residences for individuals and families all of which contain modern bathrooms, kitchens, and a suite of energy efficient appliances. Once again putting our residents on top, Fairview Heights also features a rooftop deck that provides tenants with outdoor access and sweeping views of Manhattan.



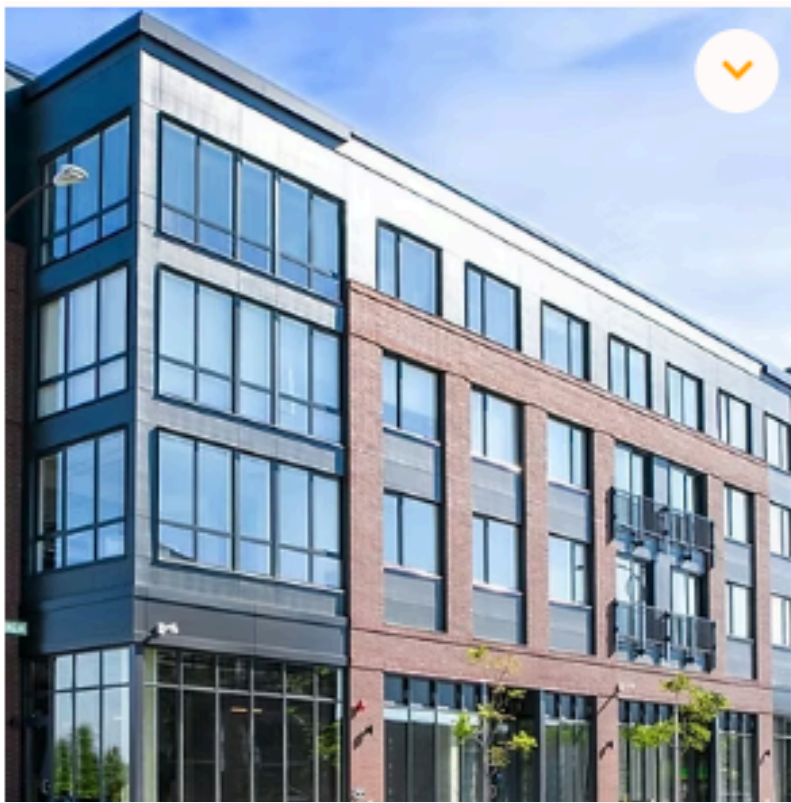
GLADSTONE RESIDENCES, PITTSBURGH, PA

Located on a six-acre site in the Pittsburgh neighborhood of Hazelwood, Gladstone Residences epitomizes an historic, adaptive-reuse project that transformed the long-vacant Gladstone School into a key community asset of high-quality affordable homes. The historically charming building holds 51 architecturally distinctive apartments including four studios, 39 one-bedroom and eight two-bedroom apartments complemented by premium amenity spaces such as a top-floor lounge with a skyline view, historic auditorium/community room, a health and wellness room and an outdoor patio. Forty-three of the apartments are reserved for households at or below 60% of the area median income.



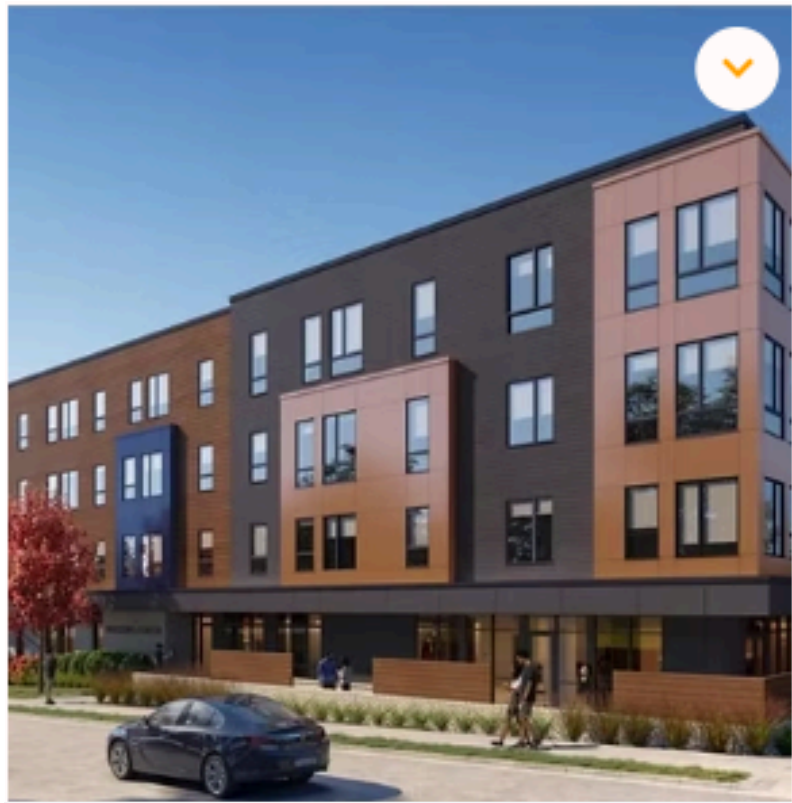
PARK MORTON APARTMENTS, WASHINGTON, DC

Located on Georgia Avenue, just north of Howard University and south of TCB’s award winning Beacon Center development, Park Morton Apartments are situated amongst a diverse mosaic of neighborhoods that have emerged as one of DC’s most rapidly changing areas. This new five-story multifamily building marks the first phase in revitalizing a severely distressed 12-building public housing complex. Park Morton offers 142 modern mixed-income rental homes with comprehensive amenities such as a roof top lounge, fitness room, courtyard spaces, meeting lounges, pet grooming room, and a 71-space underground parking garage. Two-thirds of the homes are reserved for low and moderate-income households.



PERSHING PLACE, CHICAGO, IL

Pershing Place is the latest (and ninth) phase of Oakwood Shores, a 100+ acre Chicago Housing Authority (CHA) Plan for Transformation site on Chicago’s South Lakefront. This phase includes 51 new mixed-income apartments on two scattered sites that will continue the move from high density towers to traditional low-rise Chicago neighborhood living. Pershing Place is a modern construction inspired by traditional South Side neighborhoods, with the inclusion of landscaped boulevards, public parks and pedestrian walks.



WOODHILL CENTER EAST, CLEVELAND, OH

Woodhill Center East is the second phase of the six phase Woodhill Homes transformation of Cleveland’s Buckeye-Woodhill community. Woodhill Center East features 61 contemporary affordable apartments and 16 townhomes for individuals and families. In addition to modern energy efficient residences, the development also provides residents with access to a community room, fitness center, landscaped greenspace, a playground and an outdoor patio.

NEIGHBORHOOD IMPACT

WE EXAND ACCESS TO EDUCATION AND HEALTHY FOODS WITH
NEIGHBORHOD INVESTMENTS THROUGHOUT OUR REGIONS.



Comp Sci High School The Bronx, New York

A legacy investment for educational facilities in the Mott Haven section of The Bronx, TCB has teamed up to build a modern home for the Comp Sci High Charter School, a work-based learning and computer science-focused high school. With increased enrollment capacity, the school can now offer seats to over 460 students (90 percent who are low-income and 99 percent people of color). This new contemporary construction rises six stories with learning facilities that include 24 classrooms, a science and computer lab, art room, as well as featuring two outdoor classrooms on terraces. Additionally, the building contains a large multipurpose room, a gym/cafeteria, and a double height coworking space. Comp Sci High is also steps away from public transit.

City Fresh Foods Boston

A story of community focused collaboration, City Fresh Foods is located in the historic Roxbury neighborhood of Boston. Since its opening, City Fresh has created and retained 220 local jobs, each paying living wages, opening career paths and offering expanded economic opportunity through employee ownership for the residents of Roxbury and nearby communities. This 18,000 square foot, state-of-the-art production and distribution facility provides a permanent home to a unique, local Black- and employee-owned business making nutritious, delicious, and culturally relevant foods for the city's diverse residents, including students and seniors.



HOUSING AWARDS



**Novogradac Journal of Tax Credits
Developments of Distinction**
250 Centre Street, Boston



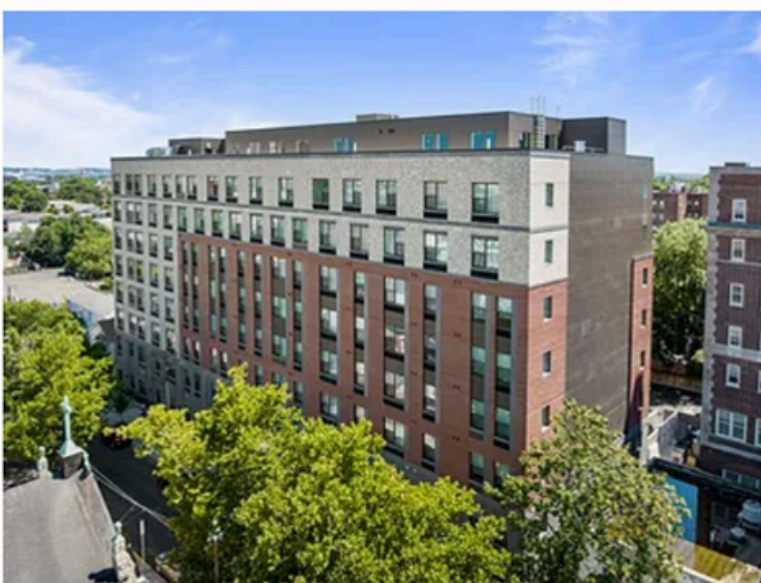
**Affordable Housing
Finance Readers' Choice Award**
Woodhill Station West, Cleveland



**MHSA Rep. Byron Rushing
Commitment to Housing Award**
The Community Builders



**Affordable Housing Tax Credit
Coalition Charles L. Edson Award**
Park Haven, The Bronx



**Housing & Community Development
Network Outstanding Project Award**
Fairview Heights, Jersey City



TD Ready Commitment Award
The Community Builders

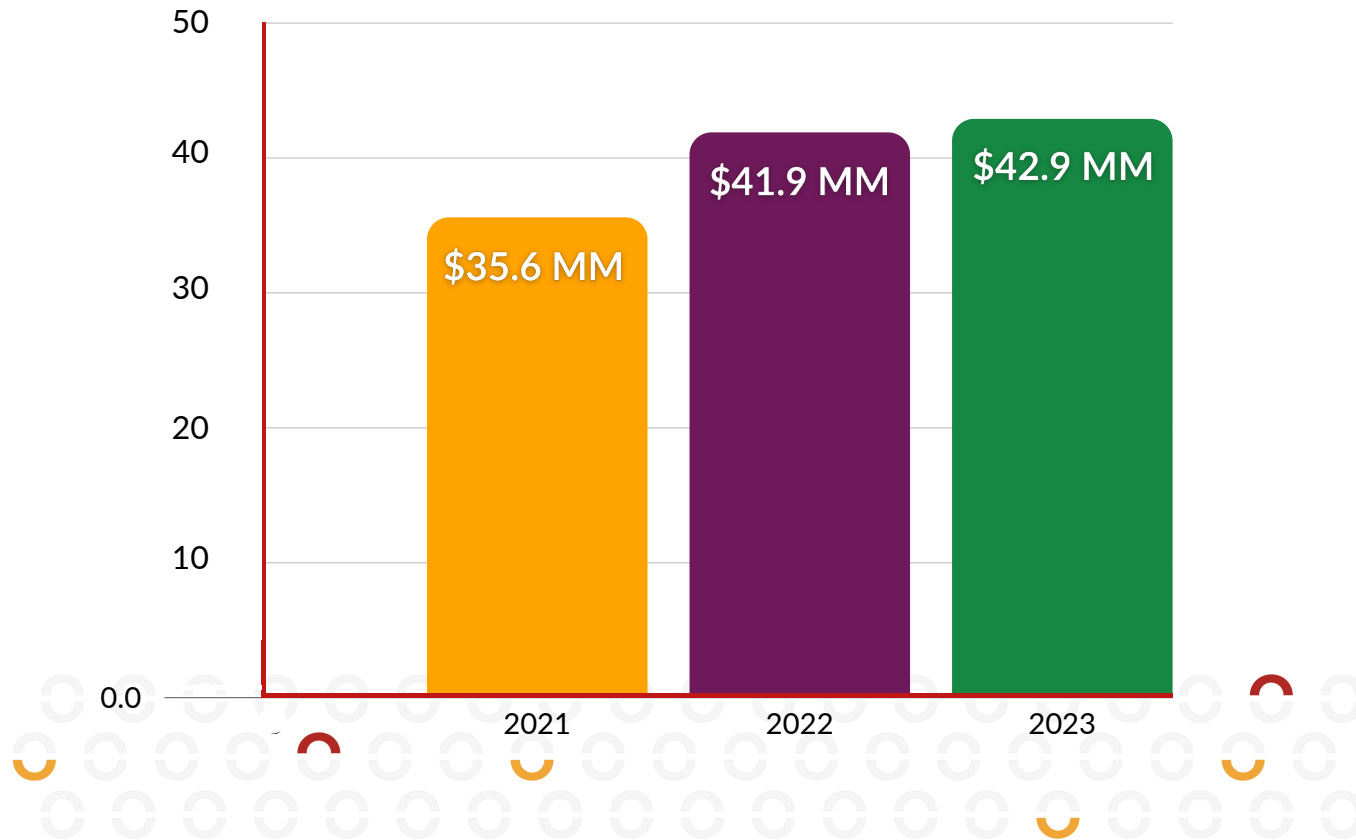


**Citi Foundation Global Innovation
Challenge Grantee**
The Community Builders

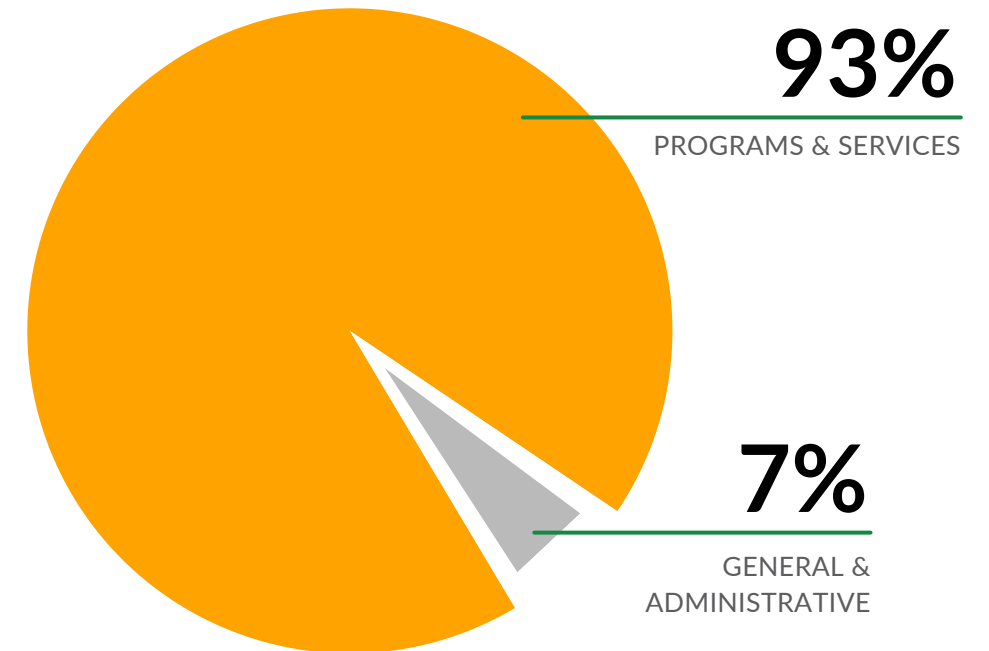
FINANCIALS

Total Net Assets

2023 Total Net Assets: \$42,900,428 MM



2023 Operating Expenses



BOARD OF DIRECTORS



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Andrew Clark
Carol Galante
Richard High
Kim Michelle Janey
David Johnson

Bernita Johnson-Gabriel
Benjamin Julien
Patrick Nash
Robin Powell Mandjes
Mia Roberts
Jeffrey Sánchez



Amy Schectman
Steven Spears
Adam Troy
Jay Walder
Monica Warren-Jones
Malcolm J. Williams
Kamillah Wood, M.D.

DONORS

*As of November 1st 2024

THANK YOU TO OUR DONORS. PLEASE [CONTACT US](#) WITH QUESTIONS ABOUT DONOR RECOGNITION.

\$500,000+

- Citi Foundation
- Massachusetts Community Health and Healthy Aging Funds
- TD Bank

\$90,000 - \$499,999

- Boston Children's Hospital
- Fannie Mae Foundation
- Maryland Department of Aging

\$25,000 - \$89,999

- CohnReznick, LLP
- Community Foundation for a Greater Richmond
- Eastern Bank
- Health Care Access Now (HCAN)
- Northwestern Medicine
- Telligen Community Initiative
- The Hortense and Louis Rubin Community Health Fund
- The Schenectady Foundation

\$10,000 - \$24,999

- AGM Financial Services, Inc.
- Amenta Emma Architects
- Bank of America Merrill Lynch
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- Stratford Capital Group
- The Gant Family Foundation

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- Morgan and Kristin Wilson
- Needham Bank
- Newmark Affordable Housing Advisors
- Nitsch Engineering
- Novogradac & Company, LLP
- Pine Street Inn
- Plumb House
- Raymond James
- RDC Development, LLC
- Regions Affordable Housing
- Rockland Trust Bank
- Sachse Construction
- The Architectural Team
- The Boston Foundation
- Turk & Milone, LLP
- U.S. Bank Community Development Corporation
- U.W. Marx Construction Company
- Urban Architecture Initiatives
- Yardi Systems

\$1,500 - \$4,999

- Aegon Asset Management
- Akron Community Foundation
- Anna Faith Jones
- Audra M. Bohannon
- BlueHub Capital
- Cannon Heyman & Weiss
- Citizens Bank
- David Johnson
- DBVW Architects
- DMS Design, LLC
- Esusu
- Federal Capital Partners
- Goldman Sachs
- Granite Companies, LLC
- Harkins Builders
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- Harvard University
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- Steve Lodi
- Steven Spears
- Strategy Group
- Sugar Creek Capital
- Thomas Joyce

DONORS

*As of November 1st 2024

THANK YOU TO OUR DONORS. PLEASE [CONTACT US](#) WITH QUESTIONS ABOUT DONOR RECOGNITION.

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- Amy Markham
- Andrea Colbert
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- Angela Swanson
- Anne Blaschke
- Anthony Dastoli
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- Arsid Sylá
- Ban Diep
- Bastien Taylor
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- Bethany Dickerson Wynder
- Bianca Davila
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- Brian Backscheider
- Brian Fiore
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- Kristin Anderson
- Kristin Blount
- Kristina Wilson
- LaToria Spikes
- Lauren Crawford
- Lauryn Phinney
- Leah Whiteside
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- Lucinda Perregil
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- Madison Neimer
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- Melissa Wheeler
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- Miyareth Borja
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- Shanda Brown
- Shangwe Parker
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- Sumbul Siddiqui
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- Luz Schemmel
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- Michelle Norris
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- Paula Worthington

\$100 - \$249

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- Alice Anigacz
- Anne Moriarty
- Anne Vinick
- Ben Jullien
- Caitlin Mahoney
- Careem Alexander
- Caroline Crocker
- Charlie Johnson
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