



**CommonBond**  
COMMUNITIES

## The Willows | Shakopee, MN

The Willows is an exciting component of the West End Concept Area development being led by D.R. Horton, which will include a variety of housing styles and retail uses. CommonBond's development will provide a housing option that is affordable for the budgets of Shakopee residents, in a high-quality community.



This rendering is a concept still in the development phase. We are openly seeking input and ideas and will continue to do so as the project moves along

### Community

The Willows will provide a quality rental housing option within walking distance of childcare and schools. The development is one component of a larger, master planned area that is anticipated to include for-sale homes, senior housing, retail, and a community park.

### Residents

The project will provide homes for 60 households, offering a quality housing option that is within reach for families with low to moderate income, and offering amenities to meet the needs of families with children. Residents may include teachers, local hospital personnel, employees of local grocers and other community businesses, retirees—people who are looking for a stable, quality home that they can afford.

### Partnerships

CommonBond Communities will own and manage the Willows. CommonBond was originally formed out of the Archdiocese of St. Paul in 1971, and is the largest housing provider of our kind in the Upper Midwest. We manage a portfolio that serves over 11,000 people, and are renowned for our expertise in both development and property management. CommonBond is a long-term owner and our presence in a community makes a difference. We are good neighbors; we focus on helping residents achieve stability and independence, as well as being good community partners.

### Concepts for Community Amenities

- Community room with kitchen
- Children's play area
- Computer lab
- Controlled access entry/surveillance cameras
- Laundry
- Location near schools and childcare
- Access to walking trail

### Preliminary Project Specs

- NW corner of 17th Ave W and Marystown Road
- 60 units with a variety of bedroom sizes
- Exterior façade of brick and fiber cement siding
- Construction commence summer 2019

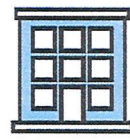




## Why CommonBond?

### The Need

Every day, people with low to moderate incomes face increasing rental rates that are out of proportion to wages. Plus, older modest rental properties are being turned into luxury rental units, displacing long-time residents. Demand for rental housing is increasing drastically, and the high cost of constructing new units is creating a growing gap between what subsidy programs can produce and what the market will produce.



**+9%**

Gross rent increase



**-11%**

Median renter income decrease

**Housing is unaffordable for more people, and the availability of affordable housing is a critical issue.**

- Demand for rental apartments is increasing at an unprecedented rate
- Wages are not keeping up with rising housing costs.
- Supply of affordable housing is aging and shrinking.
- High cost of constructing new apartments is driving market rents to skyrocket.

**44 percent** of renter households across MN, WI and IA are cost-burdened.

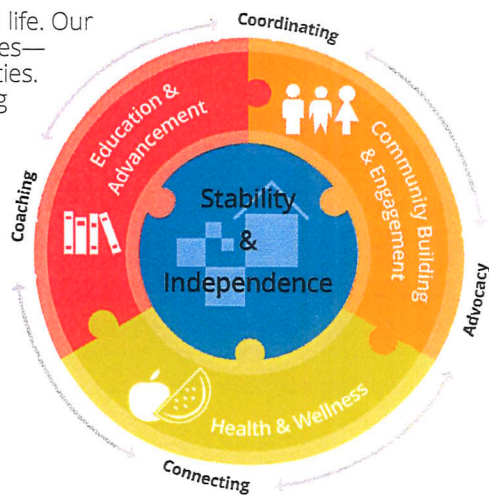
**7.4 million** shortage of affordable & available rental homes for extremely low income renters.

**25 percent** of renters nationwide spend over 50% of their income on rent.

### CommonBond's Solution

We believe a home is the foundation for everything in life. Our integrated approach—housing with supportive services—changes lives and strengthens families and communities. Each year, CommonBond provides affordable housing and services to help more than 11,000 people with low and moderate incomes achieve their goals for stability, advancement, and independence.


Affordable housing + Supportive services = Stable homes, Strong futures, Vibrant communities.



### WHAT'S OUR IMPACT?

Now serving **11,000 people** (A **20% increase** from 2016)

**8,222** Residents  
**87** Housing Communities



**1,535** Residents  
**16** Housing Communities



**475** Residents  
**7** Housing Communities



#### EDUCATION AND ADVANCEMENT

In 2017, **100%** of high school seniors in teen programs graduated or completed their individualized degree programs (compared to 60-70% for local school districts).

For adults, **278** found employment and on average make **20% more** than the MN minimum wage.

#### HEALTH AND WELLNESS

**364** CommonBond residents participated in one or more Health & Wellness programs in 2017.

**65%** of these participants maintained or improved their coordination and strength over the program year.

#### STABILITY AND INDEPENDENCE

We've prevented **366** evictions in the last year. Eviction is **21 times** less prevalent with CommonBond than other large property owners

**90%** of formerly homeless residents in supportive housing maintained housing for a year or more.

#### COMMUNITY BUILDING AND ENGAGEMENT

Over the last year, **2,860** residents participated in community events.

**810** residents held active leadership roles in their communities.

**87%** of residents reported that living in a CommonBond community helped them pursue their hopes and dreams.





Teweles Seed Tower | Milwaukee, WI

## Why CommonBond?

We develop, own or manage over 6,000 rental apartments and townhomes throughout 52 cities in MN, WI and IA. Because of our deep involvement in every aspect of development, both our physical products and the teams that manage them are high quality and long lasting.

### We **Invest** in Our Portfolio

The properties across our portfolio are quality and dignified because we continually invest in them. In fact, we invested nearly **\$50 million** over the last year in rehabilitating **960 homes** for existing residents. Here's what comes with CommonBond partnerships and properties:

- A long track record of delivering and meeting goals
- Access to proprietary financing and relationships
- A professional management plus services model
- Well-maintained properties with a stable resident base

### Our Communities **Flourish**

We know that long-term ownership and management is critical to long-term commitment and success. We're more than a developer—CommonBond values social return, and our residents tend to move out only when moving up. Our deep involvement means that our properties become valuable assets in their surrounding communities. Here's what that looks like:

- High resident retention: **377 evictions prevented** in the last year
- Built-in **supportive services** to foster quality staffing, residents, and community members
- Creating homes that are foundations for other **measurable outcomes**, like health, education, and rehabilitation

"I have been impressed with CommonBond's capacity to manage complex real estate transactions and their dedication to preserving affordable housing."

#### **KEVIN FILTER**

International Director, JLL  
Housing Opportunity Fund investor

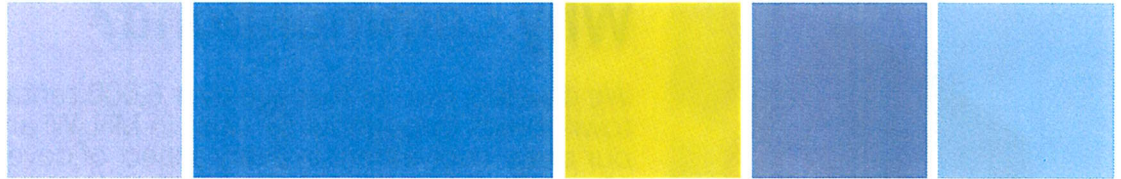
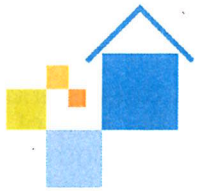
### Commitment to **Green**

We're recognized for our comprehensive commitment to prioritizing sustainability in our operations and communities. We recently achieved the Green Organization designation by NeighborWorks America for successfully adopting green strategies throughout each of our program areas. We consistently strive to use healthy, sustainable materials in our buildings and practices.



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**CommonBond**  
COMMUNITIES

# Real Estate Acquisition & Development

**Affordable homes and thriving communities through smart real estate decisions and collaboration.**

CommonBond is renowned for its award-winning acquisition & development and property management expertise. We've been in the business of developing homes and community since 1971. With an extensive portfolio of successful, diverse, long-term partnerships and properties, we are best positioned to address the critical need for more affordable housing in our region. CommonBond manages a portfolio valued at about \$500M in a pro-resident and professional manner, while simultaneously protecting the assets and interests of our public and private investors.

We are good neighbors and our presence in a community makes a difference. We go beyond effectively managing our properties, too – we provide supportive services to help residents achieve stability and independence, and we build and maintain important relationships with cities, public agencies, faith communities, and community organizations.



*The Cooperage Senior Housing | Minneapolis, MN*

## Our Acquisition & Development team handles all aspects of development including:

- Site and market analysis
- Project financing
- Community outreach and engagement
- Entitlements
- Construction management



*The Tallcorn | Marshalltown, IA*

**Now serving 11,000+ people (a 20% increase from 2016)**



We are CommonBond Communities. We are real estate experts. And, because a home is the foundation for everything in life, we use that expertise to create **stable homes, strong futures, and vibrant communities.**





## Advantage Services: Helping Residents Achieve Goals

Advantage Services—life-enhancing services that provide support and opportunities for CommonBond residents—are a critical component of CommonBond’s integrated Housing and Services model. Our goal is to support residents of all ages—including **families, children, veterans, and older adults**—for long-term stability and independence. Through our site-based Advantage Services Coordinators, we provide direct wraparound services and connections to local resources that are vital to supporting residents. Advantage Services are heavily supported by individual donations and corporate and foundation funding every year.

**Our Advantage Services are tied to four strategic priorities:**

### STABILITY & INDEPENDENCE

CommonBond is dedicated to the stability and independence of all residents. We work diligently to ensure residents can remain in their homes. The stability of a home allows people to best provide for themselves, their families, and give back to the community.

### HEALTH & WELLNESS

Health & Wellness programs are provided at our housing communities to support residents’ capacity to thrive and remain independent, and to help maintain and enhance physical, mental, and social stability.

### EDUCATION & ADVANCEMENT

CommonBond values education and provides a supportive environment in which residents of all ages can define and achieve their own success.

### COMMUNITY BUILDING & ENGAGEMENT

We foster stable and vibrant communities through community building and engagement opportunities for residents. These focus on leadership development, supporting resident-led groups and activities, and encouraging resident involvement within the greater community.

### OUR MISSION

CommonBond builds stable homes, strong futures, and vibrant communities.

### OUR VISION

Every person has a dignified, affordable home that supports independence and advancement within a flourishing community.

## 2016 by the Numbers

**65%**

of Study Buddies participants are reading at grade level (compared to 39% for local school districts)

**100%**

of high school seniors in teen programs graduated high school (compared to 60-70% for local school districts)

**242**

new adult job placements

**\$1,000**

amount per month increase in income that participants who worked with employment coaches achieved

**371**

(93%) evictions prevented, helping families maintain stability and kids attend school

**2,948**

Residents, including older adults, participated in community events