



CommonBond
COMMUNITIES

Gratitude Journal

Your Gifts, In Action

February 2025
Issue 1



We make a living
by what we get.
We make a life by
what we give."

—Winston Churchill

At CommonBond,
we are on a mission
to build vibrant
communities—and
that starts with you!
Whether you are a
volunteer, donor, or
advocate—YOU help
make home possible
for your neighbors.
Thank you.

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Lorraine's home: CommonBond community The Radiant *Photo Credit: Cody Lere*

This Is Home Neighbors Become Family

Everything changed for Lorraine when she was diagnosed with a brain condition in 2019 and she had to adapt to a completely different life.

In need of a new affordable place to live, Lorraine found The Radiant in Rapid City, South Dakota. Having lost the ability to read and write, applying for apartments—and completing the necessary paperwork required to live in affordable housing—became an even more difficult task. Thankfully, the property manager there helped her every step of the way.

"Since moving in last year, I have never felt so cared for."

—Lorraine

Ever since moving in, Lorraine has been so appreciative of the staff and community. "I have never felt so cared for," she says.

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CEO Corner

Framing the Future For Our Neighbors



First, I want to extend my gratitude to you. CommonBond's growth and stability over five decades has

been possible because of people like you—thank you!

As we begin a new year, we remain dedicated to our transformative housing and services.

Through our *Framing the Future* campaign we are investing in our programs, the buildings we own, and the larger systems in which we work. Together we will welcome more of our neighbors home.

I hope you enjoy this edition of our newsletter, *Gratitude Journal*. In it you'll find powerful stories of impact and hope.

Forward Together,

Deidre Schmidt
President and CEO

Keeping Homes Affordable for Years to Come

Tax Credit Program Key to Preservation

While we need to build new homes, it is equally important to invest in our existing housing communities.

In 2023 the **Minnesota State Housing Tax Credit Program** was created, giving taxpayers the ability to support affordable housing communities.



CommonBond community Wilder Square

CommonBond's Wilder Square, Bloomington Family Townhomes, and St. Anne's Senior Housing have already benefited.

At Wilder Square, the average household income is \$19,000. Without many housing options in the area, residents are at risk

of homelessness. With CommonBond, not only do they have a stable home, but they also have access to our signature wraparound Advantage Services.

One resident and mother of two children lost her job and needed help finding a new one. Advantage Services staff met with her regularly and helped her get a new full-time position.

Stories like this are only possible because we have wonderful partners and funders who believe in the power of home. Thank you to the many individual and institutional tax program contributors.★



Old National Bank made a \$3 million commitment, thank you!

To learn more about the tax credit program, contact Adam Faitek at adam.faitek@commonbond.org

This Is Home (continued)



Lorraine and her cat, Bartok

CommonBond's Advantage Services have also been a great support for Lorraine. The Advantage Services Coordinator on site at The Radiant has helped Lorraine with reading her mail, budgeting, and supporting her needs.

Since CommonBond's recent reimagining of our wraparound Advantage Services, more and more residents have been able to access these life-enhancing resources.

The Radiant community itself has been transformative for Lorraine, even as someone who calls herself "stubbornly independent." She says, "Living here has been an education for me. Now, I have staff and neighbors to help with everything. **I'm suddenly living in this big family.**" ★

Reinvesting in Our Communities

Rehabilitation Brings New Life



Property Spotlight: Rehab of Maple Hills in Red Wing, MN

- Includes 96 units across six buildings
- Began December 2024 with projected completion of December 2025
- Will add 15-20 years of economic life to the building
- Rehabs like this are an important way to sustain affordability and improve living spaces



Donor Spotlight: Carleen Rhodes

Please share a little about yourself and your background.

I worked in the non-profit sector my entire career, last serving as the president of the Saint Paul and Minnesota Foundation.

How long have you been a supporter of CommonBond?

Since the mid-2000s. Later, I was invited to serve on the Board, was part of the search committee that hired Deidre Schmidt, and served as Board Chair.

Why did you decide to invest in the *Framing the Future* campaign?

I knew the need for affordable housing far exceeds the availability. When I heard how well the campaign was doing, I wanted to join the leaders who had stepped forward to accomplish ambitious goals for affordable housing.

Why does CommonBond's work matter?

CommonBond gives people hope, treats them with dignity, and includes them in the community.

GET INVOLVED



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CONNECT WITH US



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Saint Paul, MN 55116

Non-Profit Org.
U.S. Postage
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Upcoming Events



Monday, June 23, 2025 | North Oaks Golf Club
commonbond.org/birdies



Celebration of Home
The Foundation to Flourish

Friday, September 12, 2025 | The Hilton, Minneapolis
commonbond.org/gala

Interested in event sponsorship? Contact Darly:
(651) 288-9005 | Darly.Vu@commonbond.org

Home is the foundation for everything in life.

CommonBond Communities is an affordable housing and services provider operating in the Upper Midwest since 1971. Across four states and 60 cities, more than 13,000 people find a home with CommonBond each year.



Stable Homes • Strong Futures
Vibrant Communities

