



“My definition of *home* is not the same as for someone who has never been homeless. For me, **home is everything.**”

—Nick,  
CommonBond Resident

# Impact Report

Framing the  
Future



The Campaign for CommonBond Communities

## Stable Homes • Strong Futures Vibrant Communities

CommonBond Communities was founded in 1971, driven by the belief that we are all better off when everyone has a home.

What began as one building in Minnesota is now  
**7,000** homes across **60** cities in **four** states.

Your support of the *Framing the Future* campaign helped:



**People** Expand access to comprehensive resident services.



**Places** Create and preserve thousands of homes.



**Progress** Be a leading voice for systems change.

It also framed a brighter future. **THANK YOU!**

Because of you, we raised **\$85,553,423** in gifts and investments in your community.

**On the Cover:** Nick found community, stability, and belonging at Upper Post, a place where fellow veterans welcomed him home.

Scan here to watch a video about Nick's journey. ▶



## Dear Friend,

Thanks to you, CommonBond has been building stable homes, strong futures, and vibrant communities for five and a half decades.

Our founders built affordable housing knowing it would not only improve the lives of individuals and families but also make our communities more just and fair places where everyone had real access to opportunity. We remain committed to that mission and have helped tens of thousands of seniors, adults, and kids build their best futures—even through challenging times.

When plans for this campaign began in 2019, we wanted to meet the evolving social service needs of residents, expand the number of high-quality homes, and use the organization's expertise and visibility to influence policy. We could not have foreseen the public health, social, economic, and political events that have since occurred. But what we might have predicted is that you, our supporters, would step up.

**You have been with us every step of the way.** We announced an ambitious goal to raise \$65 million. You helped us exceed our goal at a critical time for residents, our organization, and the affordable housing field. As a result, we've been able to deliver more homes and services to residents than we thought possible. Together we are building the future we want to live in.



Forward Together,

Deidre Schmidt  
President and CEO

## The Power of Collective Action

### Investing in a Bright Future Together

We are grateful to all those who helped make the historic



*Framing the Future* campaign a success. In all, nearly **8,000** total gifts fueled the campaign. Whether you donated your time, talent, or treasure, thank you for showing up for our communities in a major way!

“Angie and I are proud to have played a small role in a campaign that will have a lasting impact on CommonBond’s residents. This kind of success is rare. It speaks to the organization’s long track record and to the remarkable people who continue to invest in its mission.”

—Tom Wicka, with Angie Wicka, Campaign Co-chairs



“CommonBond builds terrific buildings, delivers first-rate services, and they speak with authority in the industry as advocates for housing. In short, they are national leaders, and I am proud to have been a part of this campaign that can help them keep leading into the future.”

—Paul Sween, Campaign Co-chair



## People

You sustained and expanded our vital Advantage Services over the last five years. In 2025 alone, **6,560** residents turned to these services. Your generosity launched an innovative new “zone model” for more equitable resident access to Advantage Services and increased service participation by **35%**!



You raised **\$2.7 million** during the COVID-19 pandemic to help residents stay in their homes.



Nearly **2/3** of CommonBond residents have experienced housing instability before moving in. In 2025, **82%** of residents maintained stable housing with CommonBond for 12+ months.



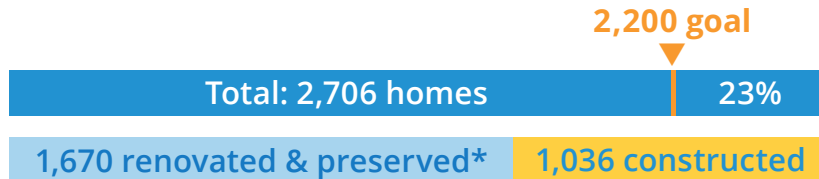
With ongoing support from Advantage Services, the average resident has been in their CommonBond home for **six years**. This stability is a major shift in the trajectory of residents’ lives.

## Framing the Future

Our Renter Returns Program provided rent rebates and access to banking services and increased credit scores by an average of **53 points**, helping residents build financial security.

## Places

Thanks to you, the *Framing the Future* campaign exceeded its goal to preserve, renovate, or build 2,200 homes by 23%! Instead of tearing buildings down, your investment means the structures will stand to serve future generations.



### A Shared Commitment to Home

We completed the construction of Harken, *right*, the second of five affordable housing projects we will build in Saint Paul's new neighborhood, Highland Bridge.



Rise on 7 groundbreaking event

We built Rise on 7, Minnesota's first-ever co-located affordable housing and early childhood education center, in partnership with Rise Early Learning and Way to Grow.

## Framing the Future

CommonBond's pioneering use of your contributions through the MN state contribution credit has already set 605 homes up for the future, improving quality and reducing energy use.



CommonBond staff in front of the capitol building in Saint Paul, MN

## Progress

With your support, CommonBond leads among housing and services providers in advocating for effective policies and programs. **Wins to create and improve more homes in Minnesota include:**

- A one-time \$50M stabilization fund for affordable housing providers large and small, including CommonBond.
- The Housing Affordability Preservation Program's dedication of \$15 million to preserve supportive housing properties.
- Funding for sprinklers from the Minnesota State Legislature for Seward Towers and many other properties.

## Framing the Future

New 1/4% metro sales tax will continue to support statewide development, rehabilitation, and preservation of affordable housing.

# MOVING AHEAD TOGETHER!

**You** are a member of this vibrant community.  
**Together** we will achieve our vision that everyone has a stable home.

While we pause to celebrate all we have accomplished together, we know our work continues.

## Stay connected!



**Donate**

Monthly  
Matching  
DAF/IRA



**Join**

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Committee



**Gather** at an event



**Sponsor** an event



**Advocate**



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