

## *To Our Partners,*

I am delighted to present our annual report for 2023, reflecting the remarkable journey and accomplishments of Nelson Community Partners this year. I am honored to share with you the strides we have taken to make a positive impact on the communities we serve.

Over the past year, NCP has remained committed to our mission of solving complex community development and affordable housing challenges using our experience and ingenuity. Despite the challenges posed by market uncertainties and ever-increasing construction costs, our dedicated team has worked tirelessly with partners like you to create opportunities for individuals and families to access quality housing that aligns with their needs and financial capacities.

These achievements included in this report are a testament to the collaborative efforts of our team, the support of our stakeholders, and the resilience of the communities we are proud to be a part of.

As we look ahead to the coming year, we remain focused on being the most trusted partner in affordable housing. With your continued support, we are confident that NCP will continue to be an innovator and collaborator in the affordable housing space.

I extend my heartfelt gratitude to our stakeholders, community partners, employees, and everyone who has played a role in our success. Together, we are not just building houses; we are creating homes and fostering a sense of belonging for all. Thank you for your ongoing support.



*Mick Nelson*

**Mick Nelson**  
Chief Executive Officer



**Ryan Staley**  
Financial Operations  
Manager



**Kelsey Oesmann Wilson**  
Director, Design &  
Development



This year we added two new members to our talented and dedicated team.

Ryan joined NCP in May bringing a background in accounting and affordable housing. He has jumped into our asset management efforts and provides critical operational support across the organization.

Joining NCP in October, Kelsey brings nearly a decade of experience in affordable housing design and development and will help lead NCP's development work into 2024.

# 402 total units in 2023

## 108 UNITS COMPLETED



**48**  
**60**

households experiencing chronic homelessness in Knoxville moved into permanent housing at Caswell Manor

new affordable units completed in LaVergne, TN



IN PARTNERSHIP WITH

**WOODBINE**  
COMMUNITY ORGANIZATION

VOLUNTEER MINISTRY CENTER

**VMC**



KNOXVILLE LEADERSHIP FOUNDATION

**Market Street**  
ENTERPRISES

**Inspiritus**  
Guiding individuals and families  
on a path from surviving to thriving

## 294 UNITS BROKE GROUND



NASHVILLE  
KNOXVILLE

**58**

new permanent supportive housing units

**148**

new affordable homes for families and seniors

**58**

new permanent supportive housing units

**30**

new affordable apartments for families



In addition, NCP projects have been awarded over **\$26M** in funding for future projects. This brings the total awards for NCP projects to more than **\$100M** in LIHTCs and **\$30M** in affordable housing grants.

### METRO NASHVILLE CATALYST FUND

NCP has been working with the Community Foundation of Middle Tennessee, Forsyth Street Advisors and Pillars Development to bring Metro Nashville's new **Catalyst Fund** to fruition. The Catalyst Fund will be a vital new financing tool for mission-driven affordable housing developers in Davidson County, available starting in 2024.



This work is made possible by our exceptional partners, including:

Allan Associates Architects  
BACAR Constructors  
Barnes Housing Trust Fund  
Benesch  
Berkadia  
Bernard L. Weinstein & Associates  
Cadence Bank  
City of Knoxville  
Design Build Architects  
EOA Architects  
FHLB Cincinnati

Hawkins Partners  
KCDC  
MDHA  
Monolith Construction  
Pinnacle Financial Partners  
PNC Bank  
RBC Community Investments  
Redstone Equity Partners  
RG Anderson Company  
Studio Bank  
THDA

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As we look ahead to 2024, we're excited to take on new challenges with new partners and grow to meet the need for more housing across the state. We look forward to working with you to make that happen.

