



Christine Schoellhorn

PRESIDENT, TI COMMUNITIES

Christine Schoellhorn oversees all facets of TI Communities, the professional property management firm operating Turner Multifamily Impact Fund's nationwide investments.

What does your role at Turner Impact Capital entail?

I lead our property management team to ensure we capitalize on every opportunity to positively impact residents, and I "clear the deck" to ensure our mission-aligned, best-in-class talent can work effectively without obstacles. I focus on everything from driving profitable operations to ensuring we have inviting, functional spaces to accomplish our programming goals. Our people are our competitive advantage.

You have more than 25 years of real estate management experience. What attracted you to the social impact investing space?

It was about marrying profitability with my heart for service. Throughout my career, I focused on profitability. At TI Communities, we balance profits with purpose – one is unsustainable without the other. Our diverse, dynamic and impactful team is here to positively impact one resident at a time.

What have been some of your most meaningful experiences at TI Communities?

In February 2021, a winter storm devastated Texas, including the Dallas-Fort Worth area, where we are located. It crippled the state's power grid and tragically took the lives of many people. Our team delivered water and supplies to residents, drove to other states for plumbing materials, and worked many late nights until our residents regained water. My team jumped in while their own homes were flooding, prioritizing our residents over their own personal needs, which was truly amazing.

Our team stepped up for our residents in a similar way during the pandemic. We pivoted to virtual programming without missing a beat, served over 25,000 meals, and helped our residents secure just under \$2 million in rental assistance. It has been incredible to watch everyone step up during a super difficult time.

How do you know when you and your colleagues have truly made an impact on your residents?

We track impact through a multitude of metrics: affordability; program participation; green initiatives; employee and resident engagement. We have goals around each metric; meeting them creates impact.

We also regularly share residents' stories throughout our organization to help team members recognize their own role in executing our mission and creating change. It is truly rewarding to reach our goals and to work alongside excited, engaged people locking arms to do it together.