



# Annual Report 2021



madison-park.org

*Celebrating*  
LEGACY  
*Honoring*  
COMMUNITY  
*Embracing*  
PROMISE

# Thank You

**MPDC WOULD LIKE TO EXTEND A SPECIAL THANK YOU TO ALL OUR RESIDENTS, INCLUDING THE RESIDENT LEADERS WHO HELP MAKE PROGRAMS AND INITIATIVES POSSIBLE!**



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\*Staff and board lists as of 12/31/2021

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# MPDC



Greetings,

On behalf of Madison Park Development Corporation, it is our great pleasure to share this 2021 Annual Report, highlighting MPDC's extensive housing and community development efforts during the 2021 program year. We are also thrilled to highlight the organization's 55th anniversary, which MPDC commemorated throughout 2021. During these unparalleled times, MPDC was deeply gratified and bolstered by celebrating the organization's legacy, honoring our community, and embracing the promise of Roxbury's future.

In 2021, MPDC continued to navigate the complex environment catalyzed by the COVID-19 pandemic, including addressing more acute needs among our residents and community. Additionally, we reaffirmed our commitment to addressing the systemic and structural racial injustices that have for too long perpetuated deeply entrenched disparities in Roxbury. A highlight of this commitment was the expansion of MPDC's Madison Park Next Door program, an innovative set of economic mobility and first time home buyer resources available to MPDC residents, that advance wealth-building opportunities for our community.

We are continually grateful to our supporters, donors, partners, and most importantly, our residents, who have demonstrated remarkable resilience and commitment to advancing a community-driven vision for the neighborhood.

We invite you to join us in our mission of fostering a vibrant, healthy Roxbury neighborhood for all.

Yours in service,

Leslie Reid, CEO

Lisa Morishanti, 2021 MPDC Board President





“With support from MPDC’s dedicated team, and in particular Dwayne Watts, Resident and Community Engagement Manager, I was able to navigate the complicated process of purchasing a home of my own in the City of Boston during the Covid-19 pandemic. As a **single parent of limited means in a wildly competitive housing market, I never dreamed this would be possible.**”- *Denise Delgado, Madison Park Next Door homebuyer*

## MADISON PARK NEXT DOOR

Initially launched as a pilot in 2018, MPDC's **Madison Park Next Door** program is a comprehensive approach to first time homeownership that includes **education, referral to certified first time homeowner classes, financial counseling, one-to-one coaching, and down payment and closing cost assistance of up to \$100,000** for buyers purchasing within the City of Boston. **Madison Park Next Door** is open to all residents of MPDC affordable housing properties who are interested in becoming first time home buyers.



**IN 2021, MPDC ENGAGED A RECORD NUMBER OF RESIDENTS IN ORIENTATION SESSIONS, HOMEBUYER CLASSES, COACHING, AND REFERRALS.**

*4 new homebuyers*

*\$350,000 provided in direct financial support*

*78 residents engaged in first time homebuyer classes*

“Affordable housing is a real need in our city, and I’m grateful for my years in Madison Park. Because of my affordable housing, I was able to focus on my kids, goals, and career. Though I worked hard toward buying a home, most of the homes on the market were out of reach for me. This grant [MPDC down payment assistance] effectively closed the gap and allowed me to purchase a home in the city I love. MPDC has empowered me to establish a legacy and create generational wealth.” - *Vanessa Marte, former Orchard Gardens resident & Madison Park Next Door homebuyer*

# 2451 WASHINGTON STREET



2451 Washington Street is a four-story condominium development that sits at the highly visible corner of Dudley Street and Guild Row. This gorgeous development offers 16 new homeownership units targeted to first-time homebuyers in Nubian Square. The project consists of a mix of 1-bedrooms, 2-bedrooms, and 3-bedrooms at market rate and affordable prices. Amenities include a parking garage, community room, outdoor space, balconies, in-unit washer & dryer, energy-efficient heating, air conditioning, and appliances.

2451 Washington Street was developed in partnership with the City of Boston and Carpenter & Company through the City's Inclusionary Development Policy. Other partners include the Plymouth Rock Assurance Foundation, Boston Private, DREAM Collaborative, and Essex Builders. The project's goals are to build the residents' wealth, increase community homeownership rates, free up affordable rental units for other households, and provide construction job opportunities for minority & women contractors, laborers, and local & Boston residents.

## IN 2021 MPDC CELEBRATED THE COMPLETION OF 16 NEW HOMEOWNERSHIP OPPORTUNITIES AT 2451 WASHINGTON STREET & MODERNIZATION OF 131 APARTMENTS AT THE HAYNES HOUSE

MPDC modernized and preserved the affordable rental homes at Haynes House, a 131-unit apartment building at Madison Park Village. Modernization included renovating the building exterior, upgrading the building systems, improvements for the unit interiors, and the construction of handicapped units to meet the needs of current and future residents.

MPDC would like to extend a huge thank you, first and foremost, to the Haynes House residents for their patience and active involvement in keeping the construction process moving over the last two years. The final product is more aesthetically appealing and better suited for the residents' comfort. We greatly appreciate their input and ongoing vigilance.

Thanks are also due to Dellbrook JKS Construction, Davis Square Architects, CS2C/NE, Judy Cohn Relocation, the WinnResidential team, New Ecology Inc., and everybody else with a hand in making this project a success!

# HAYNES HOUSE





# The Dewitt Center

While in-person programming was on pause during the year's first half, the Dewitt Center remained an important community hub for resources, from hosting COVID-19 testing and vaccine clinics to weekly food distributions.

## IN 2021, THE DEWITT CENTER

150

**CHILDREN + YOUTH SERVED**

through **10** in-person & virtual programs

400

**VOTERS**

utilized Dewitt as polling location for 2021 Boston Mayoral General Election

50K

**POUNDS OF FOOD**

distributed via 60+ food pantries hosted at Dewitt



"We, at the IMSO Food Pantry, appreciate our partnership with the Dewitt Center tremendously, because it not only puts us in touch with more community members, but it creates an inviting space in which to serve them. Some of our clients consider us family while others call us dear friends. Having a home at the Center lets them know how much not only we care about them, but also how much the Center is concerned about their welfare. Thank you Erica, Arlene and Dewitt Center Staff." -*Sufia Hassan, Islamic Multi-Service Organization (IMSO)*

"The Dewitt Center has been an amazing program partner and an asset to the community and The DREAM Program since its inception. We have partnered for the school year and summer programming to provide an indoor, safe space for our participants in their community. The Dewitt Center has looped DREAM into activities they believe our youth would benefit from, including sport-based programming and fitness classes over the summer." -

*Melissa Maharaj, DREAM Program Director*



About DREAM: The DREAM Program is a locally based nonprofit that works to reduce the opportunity gap for youth living in underserved communities,

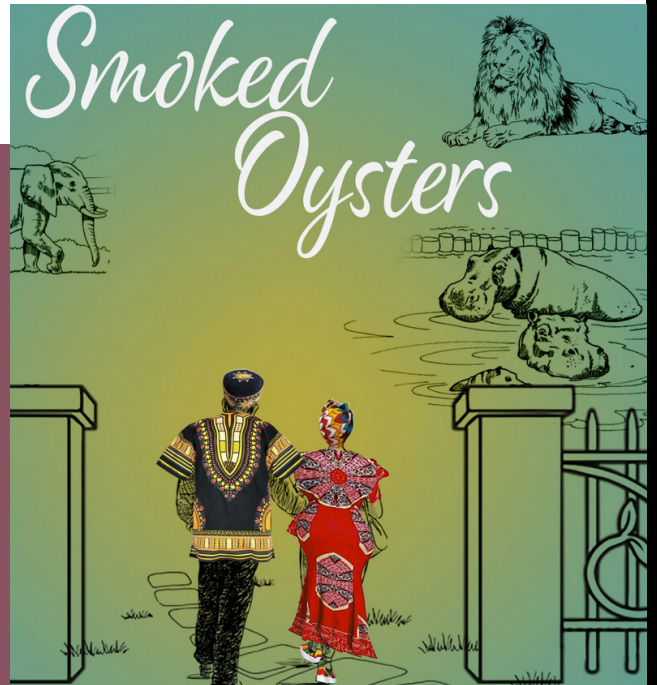


Hibernian Hall

# HIBERNIAN HALL

*Your home for multicultural arts & culture in the heart of Boston!*

Despite challenges posed by the pandemic, Hibernian Hall remained a community anchor for arts and culture in 2021, and an important neighborhood civic venue. Hibernian was thrilled to welcome guests back for in-person programming in late 2021, including the debut of Hibernian Hall 2021-2022 Playwright-in-Residence Mary McCullough's "Smoked Oysters", produced and showcased at Hibernian Hall in October 2021.



## IN 2021, HIBERNIAN HALL HOSTED

30 events (live and virtual)

1,600+ visitors

4 in-person performances of

"Smoked Oysters" attracting

over 150 guests



***"Thank you, Madison Park Development Corporation, for your financial support and the opportunity to bring "Smoked Oysters" to Hibernian Hall in Roxbury, MA. I also greatly appreciated the Friends of Hibernian Hall, who came to see the play and support the Playwright-in-Residence's new work. During a pandemic, producing a play for a live audience presented a major challenge. With Covid 19 protocols in place, the production team, assisted by Hibernian Hall's Artistic Director, Haris Lefteri, met the challenge and succeeded in keeping everyone safe."***

**Mary McCullough;** Mary McCullough is Hibernian Hall's Playwright-In-Residence for 2021-2022. Her play "Smoked Oysters" was produced at Hibernian Hall in September 2021. Her showcase will be produced at Hibernian Hall in October 2022.



# COMMUNITY SUPPORT

Fostering a healthy, vibrant Roxbury neighborhood includes ensuring residents have the resources and support they need to feel safe in their community. MPDC's Community Support team advances community-based violence prevention and trauma response efforts, primarily through the "Village in Progress" (VIP) and Roxbury Neighborhood Trauma Team initiatives, in collaboration with partners like Boston Public Health Commission and Whittier Street Health Center. A committed team of MPDC resident Block Captains supports this work, conducting outreach, connecting their neighbors with resources, and supporting community-building initiatives. In 2021, the Community Support team proactively responded to a wide range of interrelated community issues catalyzed by the pandemic while continuing to play a frontline role in addressing violence.

*Being a Junior Block Captain means helping to keep my community unified and together."*

*Tyriq S., MPDC resident & Junior Block Captain*

## KEY ACTIVITIES



**1,000 masks + 300 rapid COVID-19 test distributed**



**Held healing circles, youth forums, community meetings & summer basketball league**



**Referrals to key resources like mental health services, training & employment**

## 2021 IMPACT

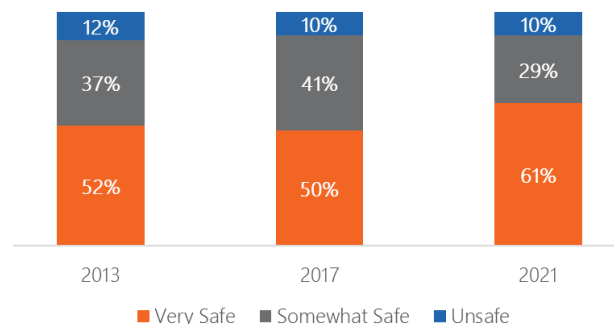


**Community violence in Roxbury down by 20%\* from 2020**

Perceived community safety during the day is at an all-time high, according to a 2021 MPDC survey, with 90% of residents reporting they feel safe.

\*Based on 2021 end-of-year BPHC/BPD reports

Perceived Safety During the Day



*"[Being a Block Captain] means building community, collaborating with mental health providers, and leading creative initiatives to stabilize the community and help them get needed resources."*

*Hugh Johnson, Senior Block Captain*



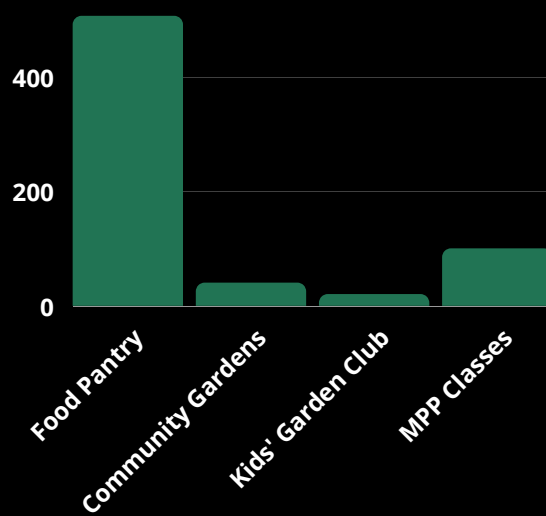


# HEALTH EQUITY & COMMUNITY WELLNESS



In 2021, MPDC's Health Equity & Wellness initiatives played a critical role in responding to the COVID-19 pandemic, including expanding food access initiatives, conducting safe, socially-distanced fitness groups and launching the new Pauline Sheridan Room for Health & Active Living at Smith House, staffed by a Geriatric Fitness Specialist.

Participants Reached Via Food Access Initiatives



*"The Hope [Garden] provides natural relief from anxiety and hopelessness, much so during this COVID19 pandemic. It is a place of peace, relaxation, joy, and laughter. A place of bonding with a diverse and intergenerational population of folks."*- Ms. Regina McClay, MPDC Garden Leader

600+ lbs

of food grown in MPDC's Hope Community Garden

308

Visits to new fitness center at MPDC's Smith House property



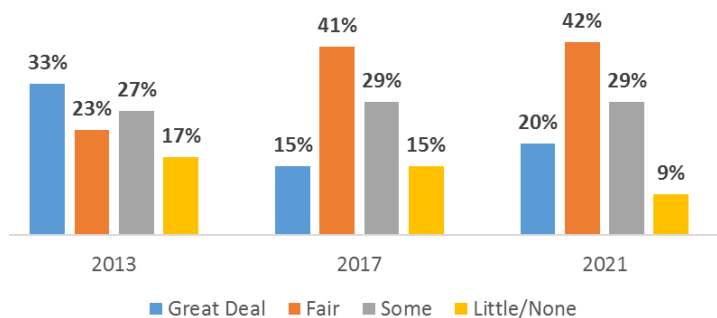
# RESIDENT ENGAGEMENT

MPDC residents and the broader Roxbury community are the essential driving force of our organization. In 2021, MPDC was honored to partner with a team of more than 35 resident leaders through a range of groups, including active resident associations at Madison Park Village, Dudley Greenville, and Orchard Gardens. These dedicated, engaged residents play a key role in ensuring our community's needs are addressed and resident voices continue to drive MPDC's mission.

As part of this commitment, MPDC also conducted its most recent Community Impact Measurement CIM survey in 2021. The survey measures community satisfaction and experiences every three years, providing critical data that informs MPDC's work. The 2021 survey highlighted the impact of MPDC's efforts, with resident satisfaction; assessment of positive change in the community since the last survey; optimism about the neighborhood continuing to improve; physical neighborhood conditions; and perceptions of community safety all increasing since the previous survey in 2017.



How Much Can You Make a Positive Difference Over Time

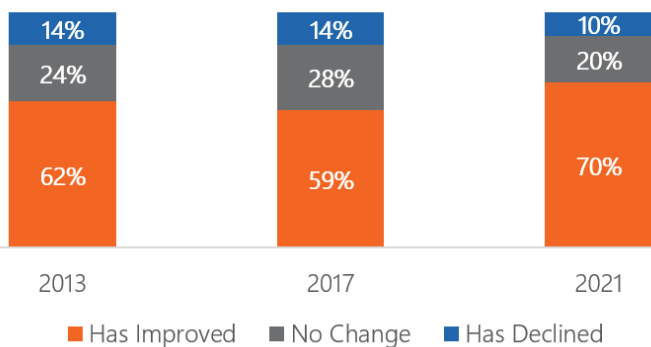


Over 90% of our resident respondents reported feeling that they could make a positive difference in their community

**"Esta comunidad ayuda y responde con todas mis dudas e inquietudes"**  
 [This community helps and responds to all my questions and concerns.] - CIM Resident Response

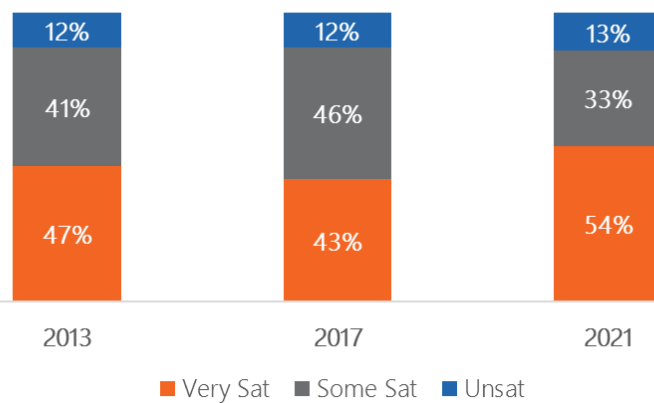
**"I feel my child, and I are safe. The complex offers many incentives and helpful workshops. Personally, every time I put in any maintenance request, the job is done."** - CIM Resident Response

How Has the Community Changed Over the Past 3 Years?



A majority of respondents feel that the community has improved over the last 3 years, while just 10% felt that the community has gotten worse.

Overall Satisfaction Over Time



Nearly 90% of MPDC residents report satisfaction with their community, with a significant increase in residents reporting being Very Satisfied since 2017

# SUMMER & SCHOOL YEAR YOUTH EMPLOYMENT PROGRAMS

123 ↗

Youth enrolled in summer & school year programs

87% ↗

Participants acquiring key work readiness competencies

70%



2021 Summer Youth Employment Program (SYEP) participants from Roxbury, Dorchester & Mattapan

*"This program has taught me things like resume building and life skills like resilience and leadership...it has positively impacted me in ways I never could imagine. I began to be more open with myself and everyone is extremely nice and understanding."* - Sam R., 18, MPDC resident and program participant

MPDC's scholarship awards, which can be used for 2 & 4-year college and vocational training programs, are an important part of the organization's commitment to supporting the next generation of Roxbury leaders.

## IN 2021

- \$44,100 in awards
- 20 recipients
- 3 scholarship opportunities

## MPDC SCHOLARSHIP PROGRAMS

# SOHEIL TURNER YOUTH LEADERSHIP INSTITUTE

Through its Soheil Turner Youth Leadership Institute, MPDC provided over 165 youth with employment, mentoring, leadership development, college and career exploration, and, for Opportunity Employment Program (OEP) participants, high school equivalency (HiSET) classes in 2021. MPDC was also proud to offer a range of mental health supports to youth, thanks to our full-time Licensed Mental Health Counselor, a result of funding through the MA Department of Public Health's Gun Violence Prevention initiative.



## OPPORTUNITY EMPLOYMENT PROGRAM (OEP)

*"I can't believe I finished! I could not have done it without this program."* - Jarianis, 23, OEP 2021 graduate and parent



118 Eligible participants reached via outreach

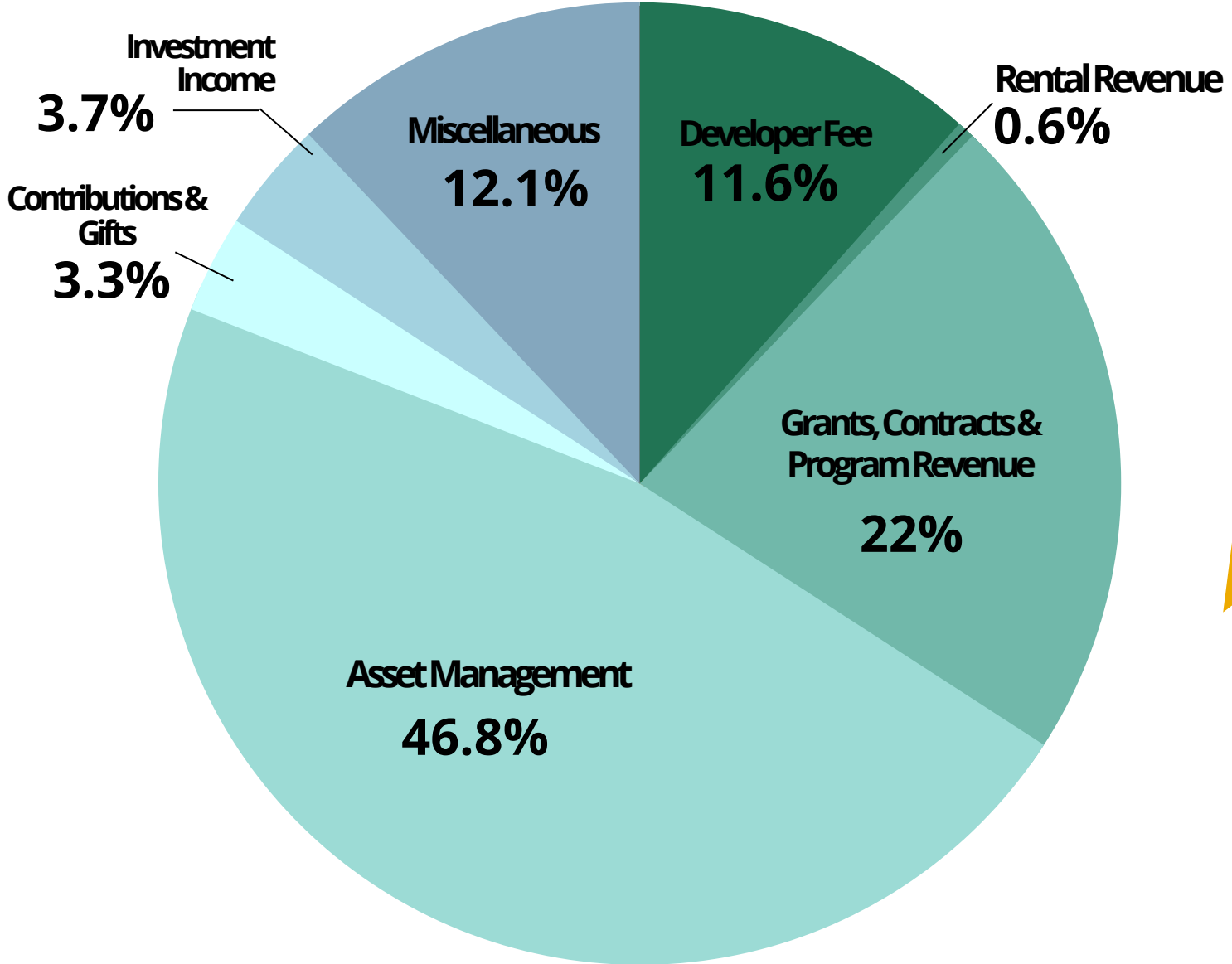
68 Participants completing intake and receiving offer to enroll in HiSET/workforce track

36 Participants completing workforce readiness training

92% Participants exposed to mental health supports

6 Youth Receiving HiSET Credential (with additional 6-8 youth ready to test)

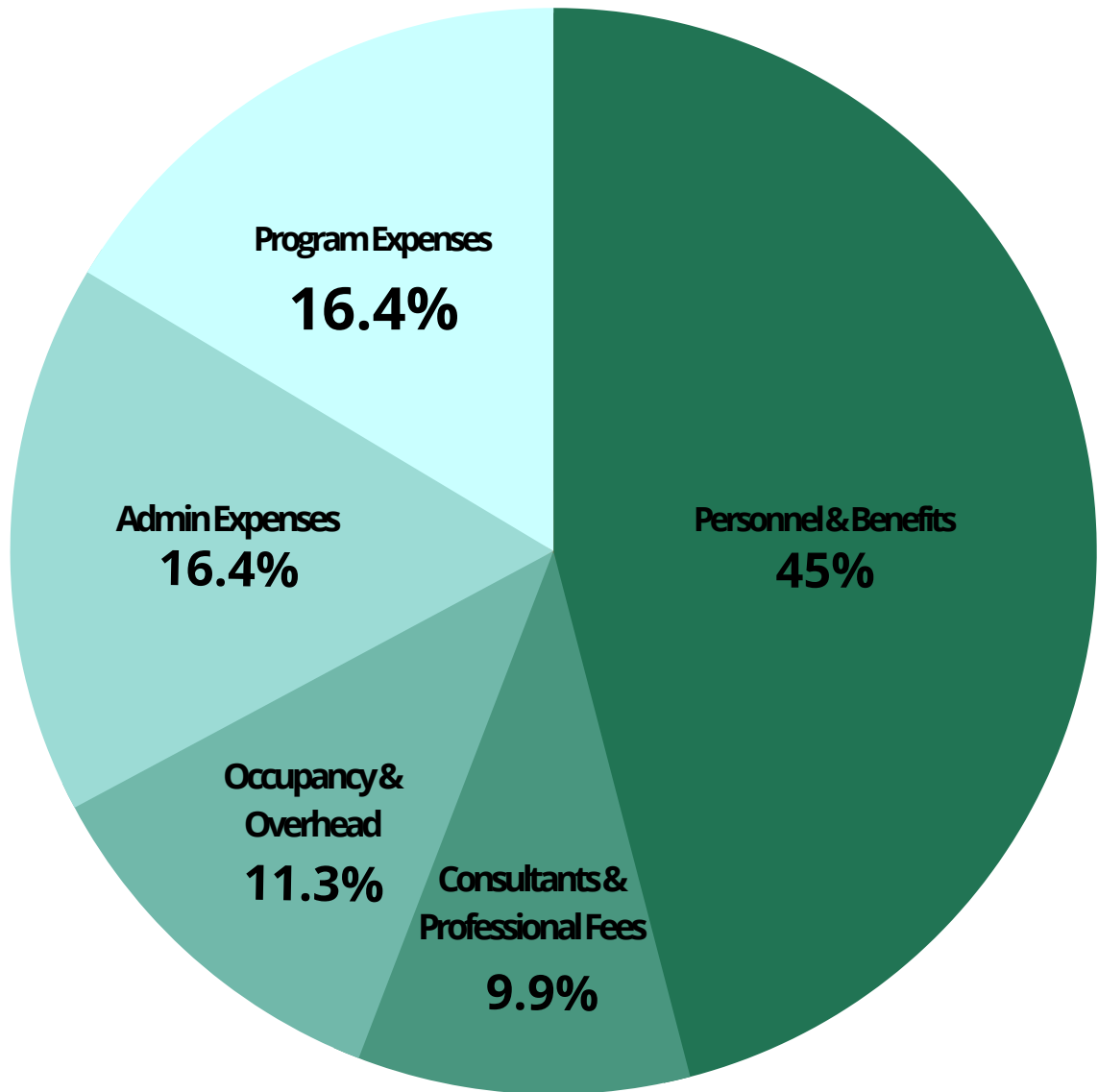
# 2021 MPDC FINANCIALS - OPERATING REVENUE



SUMMARY OF REVENUE	AMOUNT
Developer Fee	1,317,604
Rental Revenue	67,049
Grants Contracts & Program Revenue	2,506,448
Asset Management	5,330,511
Contributions & Gifts	375,097
Investment Income	425,853
Miscellaneous*	1,376,175
<b>TOTAL REVENUE</b>	<b>11,398,737</b>

\*Includes one-time proceeds from property refinancing and sale

# 2021 MPDC FINANCIALS- OPERATING EXPENSES



EXPENSES	Real Estate	CA	Hibernian	Development and Leasing	Management & General	Fundraising	Total
<b>Personnel &amp; Benefits</b>	1,261,602	1,772,895	340,167	-	276,942	258,819	3,910,425
<b>Consultants &amp; Professional Fees</b>	464,535	100,123	54,753	191,440	11,830	18,839	841,520
<b>Occupancy &amp; Overhead</b>	205,877	388,623	212,294	62,334	55,605	39,936	964,669
<b>Other Admin Expenses</b>	1,281,243	35,335	4,000	65,467	9,444	1,466	1,396,955
<b>Program Expenses</b>	542,966	685,071	375,127	606	4,077	40,614	1,648,461
<b>TOTAL</b>	<b>3,756,223</b>	<b>2,982,047</b>	<b>986,341</b>	<b>319,847</b>	<b>357,898</b>	<b>359,674</b>	<b>8,762,030</b>

# 2021 FUNDERS

Berkshire Bank  
City of Boston Department of Youth Engagement and Employment  
Boston Children's Hospital  
Boston Medical Center  
Boston Police Youth Development Fund  
Boston Public Health Commission  
Boston State Community Trust  
Bushrod H. Campbell & Adah F. Hall Charity Fund  
Drawing Democracy Fund  
Dana Farber Cancer Institute  
Deborah Munroe Noonan Memorial Fund  
East Boston Savings Bank Charitable Foundation  
Eastern Bank Charitable Foundation  
Enterprise Community Partners  
Hamilton Company Charitable Foundation  
Harvard Pilgrim Health Care Foundation Boston (Point32 Health Foundation)

## COMMUNITY INVESTMENT TAX CREDIT PROGRAM (CITC)

MPDC is proud to partner with the Commonwealth and the Department of Housing & Community Development to offer the Community Investment Tax Credit (CITC) program. Through the program, donors who contribute \$1,000 or more can claim a 50% state tax rebate on the donation. We are grateful to the State of Massachusetts for this important investment in housing & community development.

John Hancock  
Liberty Mutual Foundation  
Life Science Cares  
Local Initiatives Support Corporation (LISC) Boston  
Massachusetts Department of Public Health  
Massachusetts Convention Center Authority  
Mass Cultural Council  
Massachusetts General Hospital  
Massachusetts Mentoring Partnership  
Northeastern University  
MassVOTE/Massachusetts Voter Table

*Thank You* **NeighborWorks America**

Northeastern University  
Paul and Edith Babson Foundation  
People's United Community Foundation  
Rockland Trust Charitable Foundation  
Shlomo Fund  
The Boston Foundation- Harold Peabody Memorial Fund  
Teens Advocating a Global Vision  
United Way of Massachusetts Bay & Merrimack Valley

# 2021 SPONSORS

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Dellbrook | JKS  
D.F. Pray General Contractors  
DHK Architects  
Elton Hampton Architects  
Higgins Group  
Icon Architecture  
Kaplan Construction  
Klein Hornig LLP  
Marsh McLennan  
MassHousing  
MassDevelopment  
Mass NOW  
Massachusetts Housing Investment Corporation (MHIC)  
McPhail Associates LLP  
New Atlantic Development  
Preservation of Affordable Housing (POAH)  
Red Stone Equity Partners  
Stull & Lee, Incorporated  
The Life Initiative  
The Narrow Gate Architecture  
Trinity Financial  
Tropical Foods International  
United Housing Management  
Universal Environmental Consultants  
WinnResidential

# 2021 MAJOR DONORS

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Ivelise Rivera  
Esther Schlorholtz  
Alicia Toney  
Jerry Wheelock  
Jennifer Wofford

*Thank You*

**THANK YOU TO ALL OF MPDC'S 40+  
COMMUNITY INTERNSHIP SITES &  
WORKSHOP PARTNERS!**

# 2021 PARTNERS & SUPPORTERS

BOSTON CHILDREN'S HOSPITAL  
BOSTON DAY AND EVENING ACADEMY  
BOSTON MEDICAL CENTER  
BOSTON POLICE DEPARTMENT  
BOSTON PUBLIC HEALTH COMMISSION  
CASA ESPERANZA  
CHILDREN'S SERVICES OF ROXBURY  
CITY OF BOSTON DEPARTMENT OF YOUTH ENGAGEMENT &  
EMPLOYMENT  
COMPASS WORKING CAPITAL  
DAILY TABLE  
DANA FARBER CANCER INSTITUTE  
FAIR FOODS  
FINANCIAL EDUCATION ASSOCIATES  
JOHN HANCOCK  
LOVIN SPOONFULS  
MASSACHUSETTS ASSOCIATION OF COMMUNITY  
DEVELOPMENT CORPORATIONS (MACDC)  
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MASSACHUSETTS MENTORING PARTNERSHIP  
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PEABODY PROPERTIES  
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United Way  
of Massachusetts Bay  
and Merrimack Valley



GUN VIOLENCE  
PREVENTION  
PROGRAM



# MAKE AN IMPACT!



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# Stay connected!



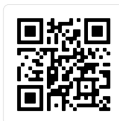
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Hibernian Hall



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# MPDC

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