



Madison Park Development Corporation

Annual Report

2022



madison-park.org

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

THANK YOU!



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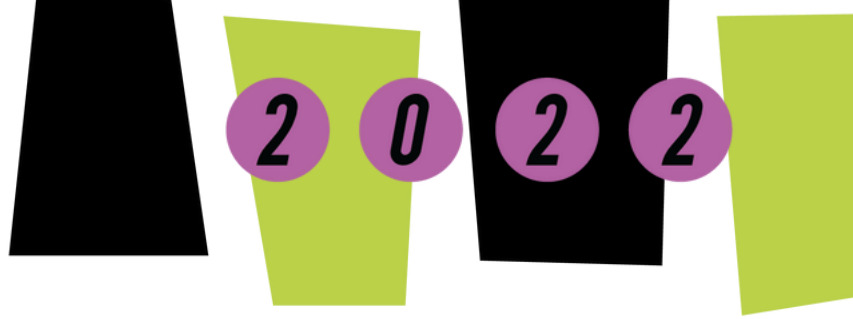
2022 MPDC BOARD OF DIRECTORS

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Lisa Morishanti
Robert Terrell**



**** Annual Report Design Team in partnership with Pleased Design**



Dear MPDC Friends and Supporters,

We are proud to once again share with you the comprehensive community development efforts MPDC undertook in 2022, as we further advanced our mission of fostering a vibrant, healthy Roxbury neighborhood that supports the well-being and advancement of all.

In 2022, MPDC continued to see important growth within our wealth and community-building programming while also achieving major milestones on multiple housing projects. MPDC's robust pipeline of upcoming affordable housing opportunities has been deliberately developed to address a wide range of needs, from deeply affordable rental housing to new opportunities for low and moderate-income residents seeking to purchase their first home.

Excitingly, MPDC was part of the winning project team to receive designation of the city-owned Parcel 3. In partnership with HYM and My City at Peace, this project will bring over 300 new units of affordable rental and homeownership housing, thousands of square feet of lab and commercial space, a new home for King Boston Museum and Policy Center, as well as more than 2,000 new jobs. That this will all be occurring at a site that has been vacant for decades due to the destructive urban renewal policies that catalyzed MPDC's formation nearly 60 years ago is a beautiful conclusion and a powerful testament to the vision of our founders, the efforts of committed MPDC leaders over the last 57 years and the resilience of our community.

Despite the hardships that our community has faced due to the extraordinarily challenging social and economic conditions we continue to grapple with, MPDC recognizes the once-in-a-generation opportunities ahead of us to make meaningful and lasting change; to reimagine systems and foster communities that can work for everyone. We also know that we cannot do this transformative work without our remarkable Roxbury community, particularly our residents.

We are grateful for each individual, organization, and supporter who contributed to another year of impact in 2022!

Yours in service,

Leslie Reid, CEO

Malik Aziz, MPDC Board President





MPDC continued to grow its Madison Park Next Door wealth-building and first time homebuyer efforts in 2022, and we are thrilled to highlight one unique, amazing homeownership success story made possible due to a collaboration with our fellow community development corporation Urban Edge!

Wendy Mejia moved to Boston in 1998 and has lived here ever since. She has lived in her current apartment for 17 years. In 2022, she purchased her first house.

Wendy's homebuying process began with Urban Edge. In 2020, she took Urban Edge's First Time Homebuyer course with Milagros Pascual. At first, she didn't qualify to buy a home because of her income level. Then, the pandemic hit, and there was a pause in her home buying process. The process was daunting and lengthy, but Wendy's method was patience. She took Urban Edge's first-time homebuyer course a second time and "...waited patiently. Whatever assistance arrived, I took it. I filled out every application that came my way, and thank god I did!"

Many applications later, Wendy received a grant from Madison Park Development Corporation, funding from a savings escrow account through HUD's Family Self Sufficiency Program, and a grant from the Bank of America.

The first offer Wendy placed on a house got accepted. The owner backed out at the last minute, but as Wendy would say, "Everything happens for a reason." Wendy and her partner went to several open houses and eventually found a beautiful house close to their jobs. Wendy knew it was the one. "There was something about that house. I knew this was my house, my kid's house, my grandkids' house." Their offer got accepted immediately.

To Wendy, the biggest challenge was navigating such a competitive housing market. Wendy found herself having to offer way over the asking price on already expensive houses. But most importantly, Wendy says to remember how many resources exist. "There are so many resources out there, and I didn't know about them! You have to go out and look for them. There are people out there who will help you. Just ask!"



"It was really exciting because my dream finally came true. I never dreamed of buying a new car or new things - I dreamed of a house. And that came true!" - Wendy Mejia

IN 2022, 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





The Dewitt Center

The Dewitt Center experienced a triumphant reopening in 2022, welcoming back hundreds of program participants and guests for its first full year of programming and events since 2019. The Dewitt Center also served as a polling site for a very busy 2022 election season, welcoming hundreds of voters during the Primary and General Elections.

"EVkids has been a proud member of the Dewitt Center since it opened its doors and started hosting our fourth after-school Tutoring site. In partnership with MPDC, BHA, and Northeastern student volunteers, EVkids is able to offer 1-on-1 tutoring three afternoons a week at the Center for 3rd through 12th graders, as well as mentoring events and college guidance counseling. Our participants particularly appreciate the beauty of the light-filled building and the Center's welcoming staff!"

*Eric Thompson, Esq;
EVkids, Executive Director*



EVkids



Every week at The Dewitt Center, EVkids works to empower youth with the skills and confidence to succeed in school and life. The EVkids community of support, from tutors to professional Education Advocates, closes the gaps between the students, their families, and teachers to provide the guidance and support needed to follow their dreams from elementary school to college and beyond!

400

CHILDREN & YOUTH
participated in
programming
provided by...

8

PROGRAM VENDORS
such as Civil Air
Patrol and The Red
Velvet Steppers

3,500

DEWITT VISITORS
for community
events and 2022
elections





HIBERNIAN HALL

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



Arts and culture were BACK at Hibernian in 2022! Hibernian Hall was thrilled to showcase a full season of programming and events since 2019, once again filling the ballroom with inspiring theatre, music and dance performances, and other cultural productions.



Hibernian Hall and VLA DANCE brought ALIVE to life in October: The beautiful production was a multidisciplinary dance and theater experience with immersive elements, live music, awe-inspiring visuals, and costumes. Sight, sound, and motion pulled audience members into a world of excitement, joy, and triumph. With a cast of 11 performers, ALIVE explored the dreamy journey of Ayo, guided by Ubuntu, as they followed their heartbeat.

"ALIVE is an exciting work that highlights dance, live music, visually appealing lighting, and costume design. I believe there is something for everyone to connect to in this show. It's true magic."

Victoria Awkward;

Founder & Director of VLA Dance



HIBERNIAN HALL IN 2022 AT A GLANCE

- 20 events produced
- Over 2,800 attendees
- Over 47 artist collaborations
- 10 Roxbury business collaborations

COMMUNITY ACTION - YOUTH WORKFORCE



MPDC's **Soheil Turner Youth Leadership Institute** continued to grow and provide young people with even more opportunities to develop professional and leadership skills, acquire credentials, and prepare for post-secondary success. In total, MPDC provided 165 youth with employment, mentoring, leadership development, college and career exploration, and, for Opportunity Employment Program (OEP) participants, high school equivalency (HiSET) classes. In 2022, MPDC also continued to provide in-house mental health supports and further expanded partnerships with a range of additional mental health providers.

OPPORTUNITY EMPLOYMENT PROGRAM (OEP)



3

participants receiving HiSET credential and additional 10 ready to test

30

participants completing industry-aligned workforce training cycles and receiving credentials like ServSafe certification

24

youth and young adults receiving individual mental health services. In total, more than 90% of participants gained access to mental health supports

"At a point in my life when I felt like I was out of options, you guys came along and offered me several life-changing opportunities. One of the best decisions I've made, and I thank you, guys, for sticking with me through it all."

Omaro, 21; OEP Graduate

More than 120 young adults reached through outreach and 60 enrolled in comprehensive services

BOSTON CHILDREN'S HOSPITAL

OEP was also proud to launch a new partnership with **Boston Children's Hospital's** Workforce Development department, preparing young adults for living wage jobs within BCH's Food Services Division.

"I started this program in hopes of getting my HiSET diploma so that I can figure out what I want to do next in life. So far, it's been everything I hoped for and more. Everyone is so nice and helpful, and I can tell they just want to see me thrive and I'm so thankful to be a part of this program!" Izabella, 19; OEP HiSET Student



COMMUNITY ACTION - YOUTH WORKFORCE

In 2022, MPDC's School Year and Summer Youth Employment Programs reached more than 100 youth, providing paid summer and after school internships, along with mentoring and skill-building opportunities.



SUMMER AND AFTER SCHOOL YOUTH EMPLOYMENT PROGRAMS (SYEP/AYEP)

Over **100** youth enrolled, in partnership with **3** Boston Public High Schools and over **35** internship site partners

"I like the community MPDC was able to build over the summer... I learned a lot and made great connections over the summer."

Idil, 16; Roxbury resident

↑ **91%** of participants reporting increased community connection

↑ **50%** in youth with bank accounts at end of program among those entering program without one

↑ **85%** of participants increasing key workforce skills



MPDC'S SCHOLARSHIP PROGRAM

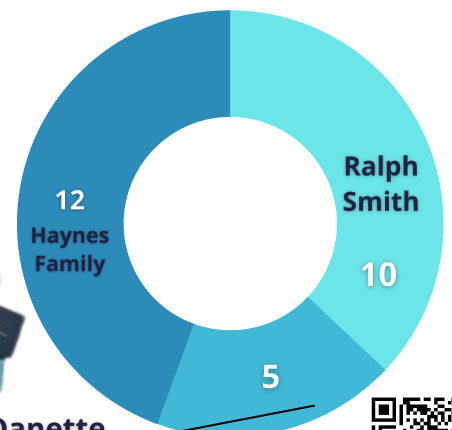
\$51,000

AWARDED IN SCHOLARSHIPS

MPDC was thrilled to provide 27 awards to 24 young adults in 2022.



Danette Jones



All recipients were either MPDC residents or residents of Roxbury, Dorchester & Mattapan and all with connection to the neighborhood or MPDC programs



COMMUNITY ACTION

HEALTH EQUITY AND WELLNESS & COMMUNITY PLANNING

MPDC's mission is to foster a vibrant, healthy Roxbury and in 2022, our Health Equity & Wellness and Community Planning team played a key role in continuing to address physical wellness needs among our residents and the Roxbury community. From the vibrant community gardens and stimulating cooking/nutrition education classes, to community engagement, training and advocacy efforts focused on creating a safer, more active built environment in our role as the Roxbury in Motion community lead, health and wellness was front and center in 2022.

30,000+ lbs

Food Distributed including nearly 700lbs of fresh produce grown at community garden



During the Fall in 2022, the Community Planning team conducted a Root Cause analysis with residents and community members, as part of the Roxbury in Motion initiative, in partnership with the Boston Public Health Commission. The goal of the analysis was to discuss health disparities and their causes in our community.

"Besides coming to the garden to grow healthy veggies, I also find it a place of peace and socializing with some great people."

4 sessions held

52 community members engaged

14-87 age range of participants

"What I like best about the garden is it is me time; its a place to socialize and attend events like The Tea Party. I like learning new recipes and doing day trips with other gardeners."

FINDINGS

Lack of access to healthy food
Mental health challenges
Fear of violence
Language barriers
Financial burdens

MPDC looks forward to using the important insight gained during the Root Cause analysis to inform its work through Roxbury in Motion in 2023.

350+

Residents receiving food resources, exceeding 2022 goals



COMMUNITY ACTION

CIVIC ENGAGEMENT & RESIDENT LEADERSHIP

2022 was an active year for MPDC's Civic Engagement and Resident Leadership programs. As in 2021, MPDC focused on Get Out the Vote efforts, voter mobilization, candidate forums, policy education, and lobbying, as well as engaging residents and community members in the redistricting process. MPDC conducted a successful Get Out the Vote and 2022 ballot initiative education campaign among **1450 voters**, making over **12,000 contact attempts** that reached and contacted more than **1,000 individuals**.



Additionally, MPDC concluded a campaign focused on the redistricting process, including recruiting and training residents to provide testimony at meetings presenting proposed redistricting maps, and provided voter education focused on consequential ballot initiatives, including Massachusetts State Question 1 (otherwise known as the "Fair Share Amendment").



COMMUNITY ACTION COMMUNITY SUPPORT

"The bonds formed and connections made [during Orchard Gardens National Night Out 2022] illustrated the potency of collective efforts, demonstrating a single day of camaraderie could sow the seeds for a safer, more tightly-knit neighborhood that would flourish long after the rain had ceased."

- Wil Smart; Community Support Program Manager

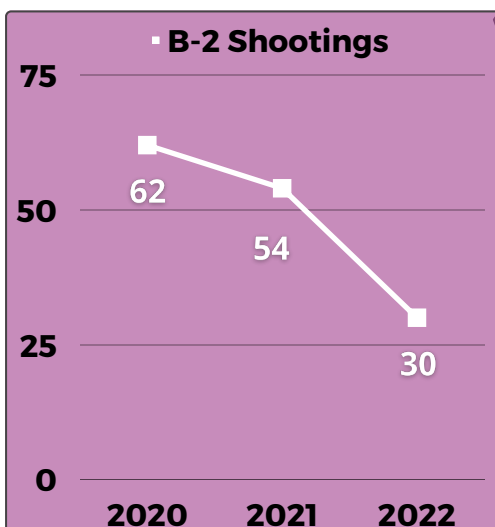


In 2022, MPDC's Community Support team played a vital role in the transition from COVID-19 emergency response-focused activities to resuming implementation of important violence prevention and healing-focused community building activities, including

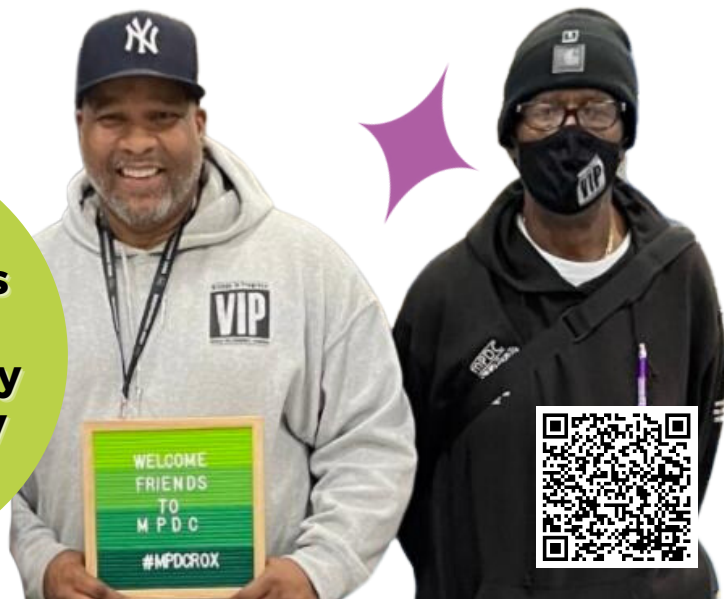
- ◆ **The return of Teen Night Activities** ◆
- ◆ **Domestic Violence & Human Trafficking Youth Conference** ◆
- ◆ **Madison Park Village/Dewitt Center Block Party & Unity Day** ◆
- ◆ **National Night Out in Orchard Gardens** ◆

15 incidents responded to by Roxbury Neighborhood Trauma Team

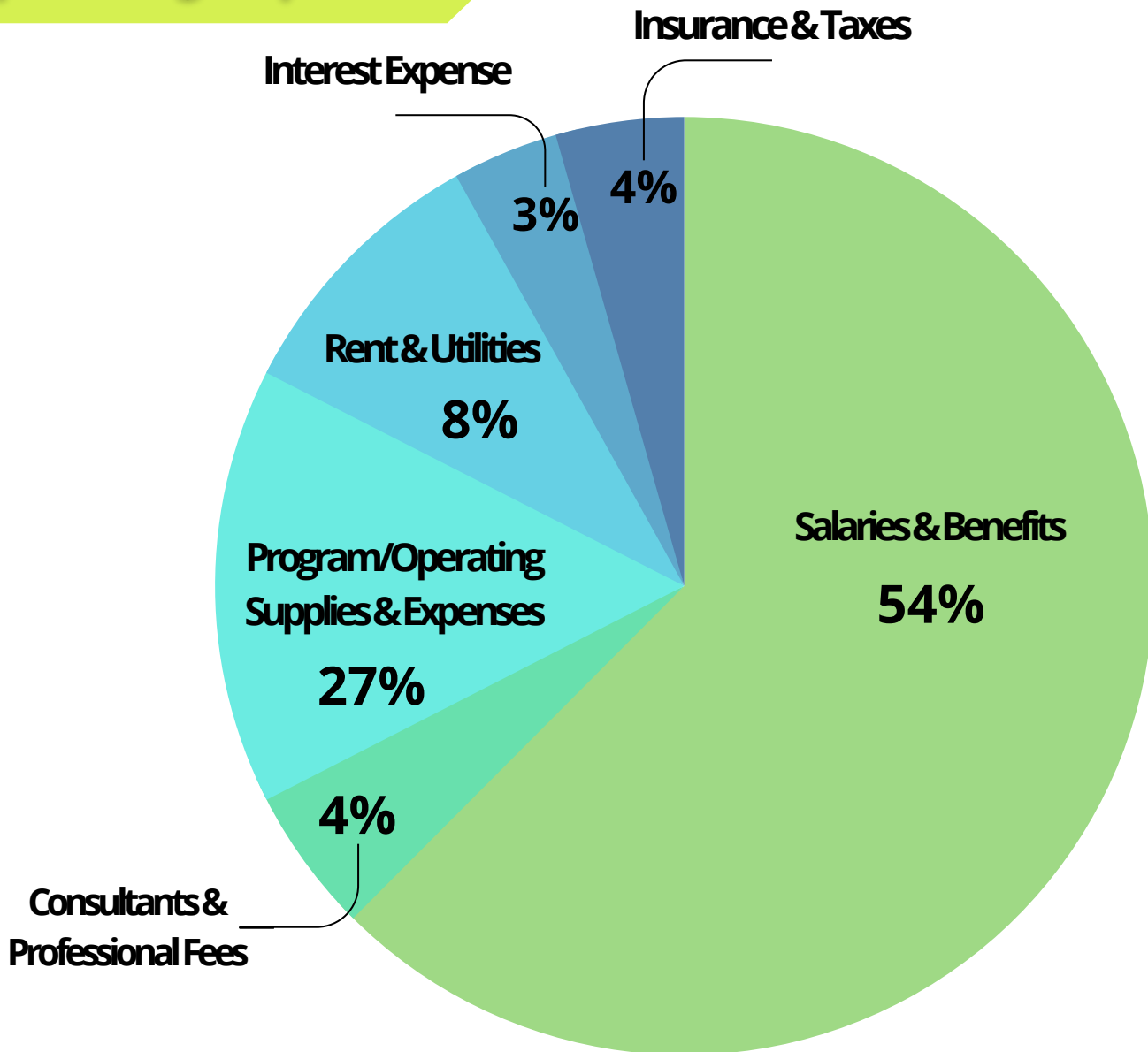
150+ individuals receiving trauma services



Compared to 2021, shootings decreased in MPDC's Roxbury district (B-2) by nearly 45%

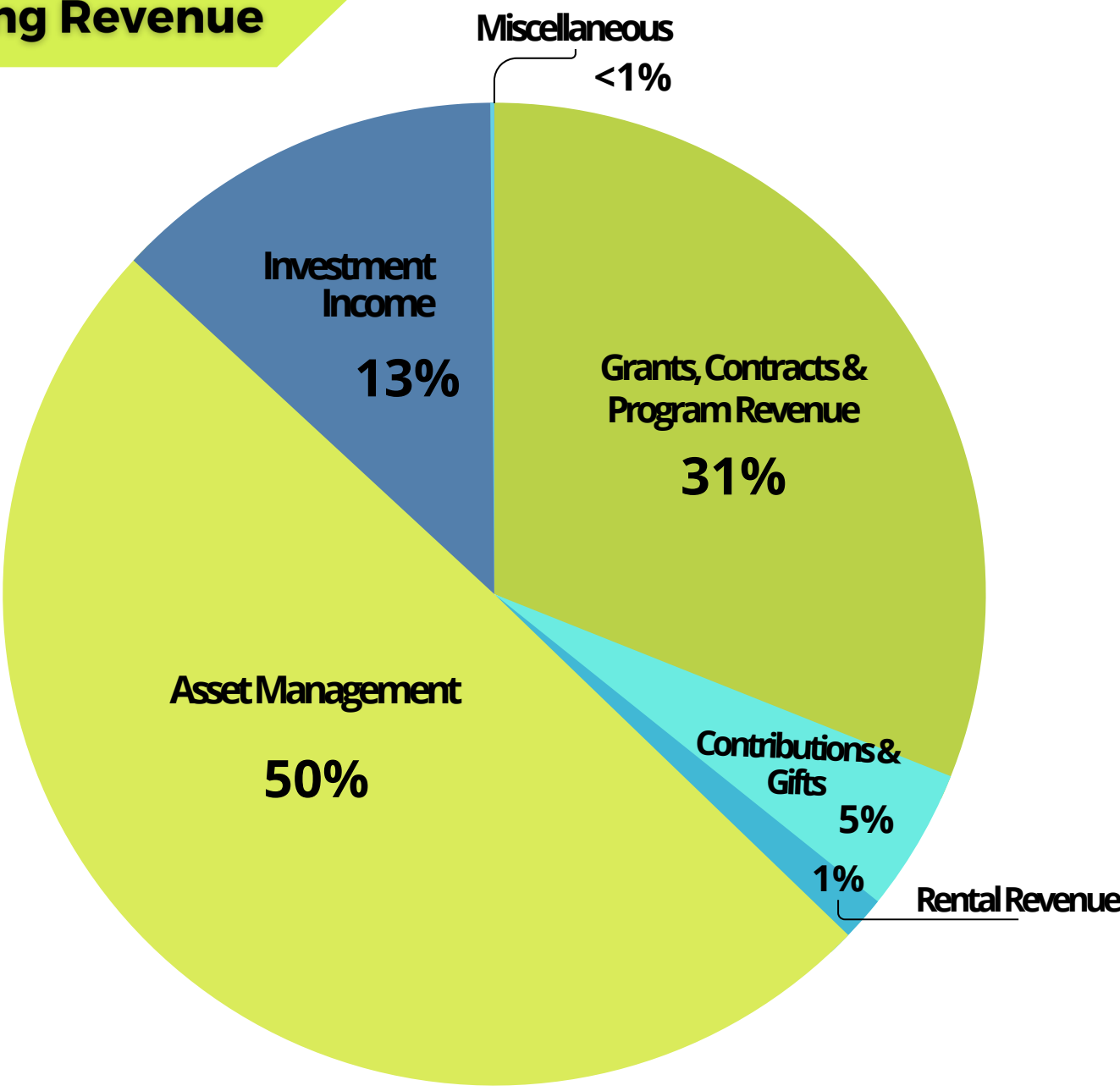


2022 MPDC Financials- Operating Expenses



	Program Services and Expenses					Administrative Expenses		TOTAL EXPENSE
	Real Estate Operations	Community Action	Hibernian Hall	Development & Leasing	Total Program Expense	Management & General	Fundraising	Totals
Salaries and Benefits	1,362,757	1,722,695	410,005	-	3,495,457	255,025	254,750	4,005,232
Consultants and Professional Fees	171,552	90,739	21,514	2,742	286,547	18,896	14,999	320,442
Program/Office Supplies & Expense	613,959	1,048,141	143,977	29,178	1,835,255	68,881	62,703	1,966,839
Rent and Utilities	110,246	275,938	184,341	-	570,525	13,071	19,901	603,497
Interest Expense	67,241	-	-	83,587	150,828	83,587	-	234,415
Insurance and Taxes	176,489	98,518	4,016	500	279,523	2,443	1,406	283,372
Total Operating Expense	2,502,244	3,236,031	763,853	116,007	6,618,135	441,903	353,759	7,413,797

2022 MPDC Financials-
Operating Revenue



SUMMARY OF REVENUE	AMOUNT
Grant Contracts & Program Revenue	2,623,092
Contributions & Gifts	397,909
Rental Revenue	122,671
Asset Management Income	4,197,843
Investment Income	1,097,543
Miscellaneous	11,051
TOTAL REVENUE	8,450,109

2022 SPONSORS

3Point Foundation
Akiki Auto
Awaken Christian Church
Bank of America
BlueHub Capital
Boston Childrens Hospital
Campaign for Catholic Schools
Cohn Reznick
Cs2CNE
Dana Farber Cancer Institute
Dellbrook | JKS
DHK Architects
Dorfman Capital
DREAM Collaborative
Eastern Bank Foundation
EVkids
Higgins Group
Hunneman
ICON Architecture
Kaplan Construction
Klein-Hornig LLP
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WinnCompanies



2022 FUNDERS

Boston Age Strong Commission
Boston Children's Hospital
Boston Cultural Council
Boston Department of Youth Engagement & Employment
Boston Public Health Commission
Boston State Community Trust
Boston Youth Development Fund
Dana Farber Cancer Institute
Deborah Munroe Noonan Memorial Fund
Gardiner Howland Shaw Foundation
Harold Peabody Memorial Fund
John Hancock
Kuehn Charitable Foundation Foundation
Liberty Mutual Foundation
Massachusetts Convention Center Authority
Massachusetts Cultural Council
Massachusetts Department of Public Health
Massachusetts General Hospital
MassDevelopment
MassVote/Massachusetts Voter Table
Mayor's Office of Workforce Development
NeighborWorks America
Paul and Edith Babson Foundation
People's United Community Foundation
Roy A. Hunt Foundation
The Boston Foundation
United Way Mass Bay



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THANK YOU!

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.



2022 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
Compass Working Capital
Daily Table
Dana Farber Cancer Institute
Department Of Youth Employment & Engagement
Fair Foods
Financial Education Associates
John Hancock
Lovin Spoonfuls
Massachusetts Association Of Community Development Corporations
Massachusetts Department Of Public Health
Massachusetts Mentoring Partnership
Massachusetts Voter Table
Massvote
Mayor's Office Of Housing
Orchard Gardens Resident Association
Roxbury Center For Financial Empowerment
Trinity Management
Vip And Ntt Network Partners
Whittier Street Health Center
WinnCompanies
Worc2





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

In memory of Valerie Shelley



Valerie "Val" Shelley was born May 20, 1948, in Roxbury, Massachusetts, and was an original Orchard Park Resident. She worked for the School Department for over 40 years and played a vital role in the busing desegregation in 1974. Ms. Shelley moved back to what is now known as Orchard Garden Estates in 1999 at her sister Edna V. Bynoe's request. Edna is responsible for Orchard Gardens being the significant development it is today. After her sister's death, Valerie vowed to continue the hard work her sister started and ensure her legacy remained at the forefront. In 2013, Valerie became the President of the Orchard Gardens Resident Association.

Valerie's commitment to public service and the overall well-being of her community was relentless. Her love for the community was unwavering, and she continued to serve during the COVID-19 Pandemic. From High school seniors' graduation, Mother's Day, Easter, and Back to School giveaways, Val ensured all special occasions continued to be recognized and celebrated. Giving up was not an option for Val. That's who Val Shelley was. She fought for affordable housing, equitable resources for tenants, and a positive living experience for everyone in her community.

It is MPDC's privilege to have worked alongside Val all these years, especially in Orchard Gardens. We are so grateful for what she and her family have given our community. We were honored to host her overwhelmingly attended repast at Hibernian Hall.

We look forward to finding meaningful ways to continue and honor her legacy. She will be deeply missed.

Rest in power, Val.





United Way
of Massachusetts Bay
and Merrimack Valley



GUN VIOLENCE
PREVENTION
PROGRAM



**MAKE AN
IMPACT!**

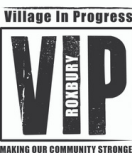


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