



Annual Report

2024



THANK YOU!

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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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Dear Friends and Supporters,

MPDC is pleased to once again highlight our work and impact in 2024, which included completing the first year of our FY2024-2026 strategic plan.

MPDC has been committed to racial justice since its founding nearly 60 years ago. Today, we know that one of the most intractable injustices is the enormous racial wealth gap, an issue felt acutely in Roxbury. That's why in our strategic plan, MPDC has doubled down on this issue, centering wealth building as its North Star.

Among a year of essential community development work in the Roxbury neighborhood, some of the impact highlights I'm pleased to share include:

1. Launch of the Lease to Legacy Program: this innovative new savings model will help prepare MPDC residents to launch their homeownership journey
2. Supporting Young People: In 2024, MPDC made significant investments in its youth workforce development and Dewitt Center programming, serving over 275 children and youth and investing nearly \$600,000 in direct program stipends
3. Aging with Dignity: MPDC was deeply committed to centering the health and well-being of our older adults in our work in 2024, from new collaborations with groups like the City of Boston Age Strong Commission to mental health supports designed to promote social connection
4. Advancing Arts & Culture: In challenging times, we know that not only can the arts heal, they can also catalyze social and narrative change. In 2024, Hibernian Hall showcased premiere, deeply resonant arts and culture in collaboration with partners like Boston Lyric Opera, Actors' Shakespeare Project and Art Heals.

As we move into 2025 and navigate new and sweeping challenges, we remain steadfast in our belief in the unshakeable power of the collective. With the pride of our legacy, the purpose of our vision, the force of our community, and the support of our donors and champions, we continue to fight for a vibrant, healthy Roxbury neighborhood.



Dr. Ingrid Tucker, Chief Executive Officer



OUR THREE YEAR PLAN

Madison Park Development Corporation is proud to share its 2024-2026 Strategic Plan. With a guiding focus on promoting community wealth building in Roxbury, this plan is **grounded in a deep understanding of historical barriers faced by Black and Brown Bostonians** and articulates MPDC's commitment to bridging the racial wealth gap through accessible asset and wealth building resources.



Guided by our North Star, forging a brighter future

NORTH STAR

INCREASE ASSETS AND WEALTH OF RESIDENTS AND PROGRAM PARTICIPANTS

OUR PATH

1. Expand and provide access to asset and community wealth building.
2. Ensure strategic asset and property management, that allows MPDC to further invest in the economic mobility of our residents.

BUILD UPON CORE REAL ESTATE DEVELOPMENT AND STEWARDSHIP

OUR PATH

1. Sustain MPDC's track record as a leading community-based developer of inclusive housing opportunities guided by community vision.
2. Implement innovative strategies for the stewardship and improvement of existing housing existing housing.

WELL BEING

ENSURE ACCESS TO THE BEST AVAILABLE PROGRAMS AND SERVICES

OUR PATH

1. Continually pursue and achieve resident satisfaction.
2. Leverage MPDC's robust community-based programs to strategically expand access to financial empowerment opportunities.
3. Expand resident access to physical and mental wellness resources for overall well-being.

PROSPERITY

INCREASE ASSETS AND WEALTH OF RESIDENTS AND PROGRAM PARTICIPANTS

OUR PATH

1. Ensure access to premier programs and services.
2. Increase resident enrollment and engagement in MPDC-led initiatives.

[Read our Strategic Plan here](#)



OPERATIONAL

IMPROVE MPDC'S INTERNAL INFRASTRUCTURE

OUR PATH

1. Establish a permanent JustREDI (Justice, Racial, Equity, Diversity, and Inclusion) Committee to help guide MPDC's work and commitment to the community.
2. Invest in tools and technology that further advance MPDC's organizational effectiveness.
3. Prioritize training and professional development to ensure high-quality service delivery.

2024 At a Glance



Wealth Building: 'Lease to Legacy' Program

In 2024 MPDC was proud to launch the planning stage of its innovative new 'Lease to Legacy' program, thanks to an initial investment of **\$400,000** from **Mass General Brigham**. This initiative will allow a cohort of MPDC rental residents to kickstart their homeownership journey by saving a portion of their rent payment as a future down payment, while they receive additional support and coaching from MPDC.

In addition to the Family Self Sufficiency Program, MPDC's down payment support of up to \$100,000 and new affordable homeownership construction, Lease to Legacy represents an exciting new strategy for advancing MPDC's commitment to closing the racial wealth gap, the North Star of our strategic plan.

"I think our community has improved dramatically in the past ten years. Roxbury is full of culture and I believe with the right investments it will get better." - MPDC Resident

Hibernian Hall again collaborated with Actors' Shakespeare Project (ASP) on producing a play by the legendary Black playwright August Wilson play, this time presenting *The Piano Lesson*. The play was nominated for 8 Elliot Norton awards and won 3.



3,750

Residents and community members reached through programs and events

\$600K

Awarded in direct youth employment stipends to 160+ youth participants

21

Dewitt Center program partners engaged, reaching over 500 participants

144

Hibernian Hall events and productions reaching almost 2,000 guests

"I love everything about MPDC and this program! I honestly wouldn't change a thing; [MPDC] helped me grow in more ways than I thought were even possible. I appreciate every last one of you and when I become successful I will always remember who helped me grow to being who I am and contributing to that success!

-Paris B., 18, Youth Employment Program Participant

2024 at a Glance

MPDC again conducted the Community Impact Measurement (CIM) survey, with NeighborWorks America. The survey measures resident experience and satisfaction every three years, providing critical data that informs MPDC's work. This year's survey again found very high levels of resident satisfaction and community empowerment, as well as increased perceptions of neighborhood safety.



90%


reported satisfaction with the community

91%

would recommend the community as a good place to live

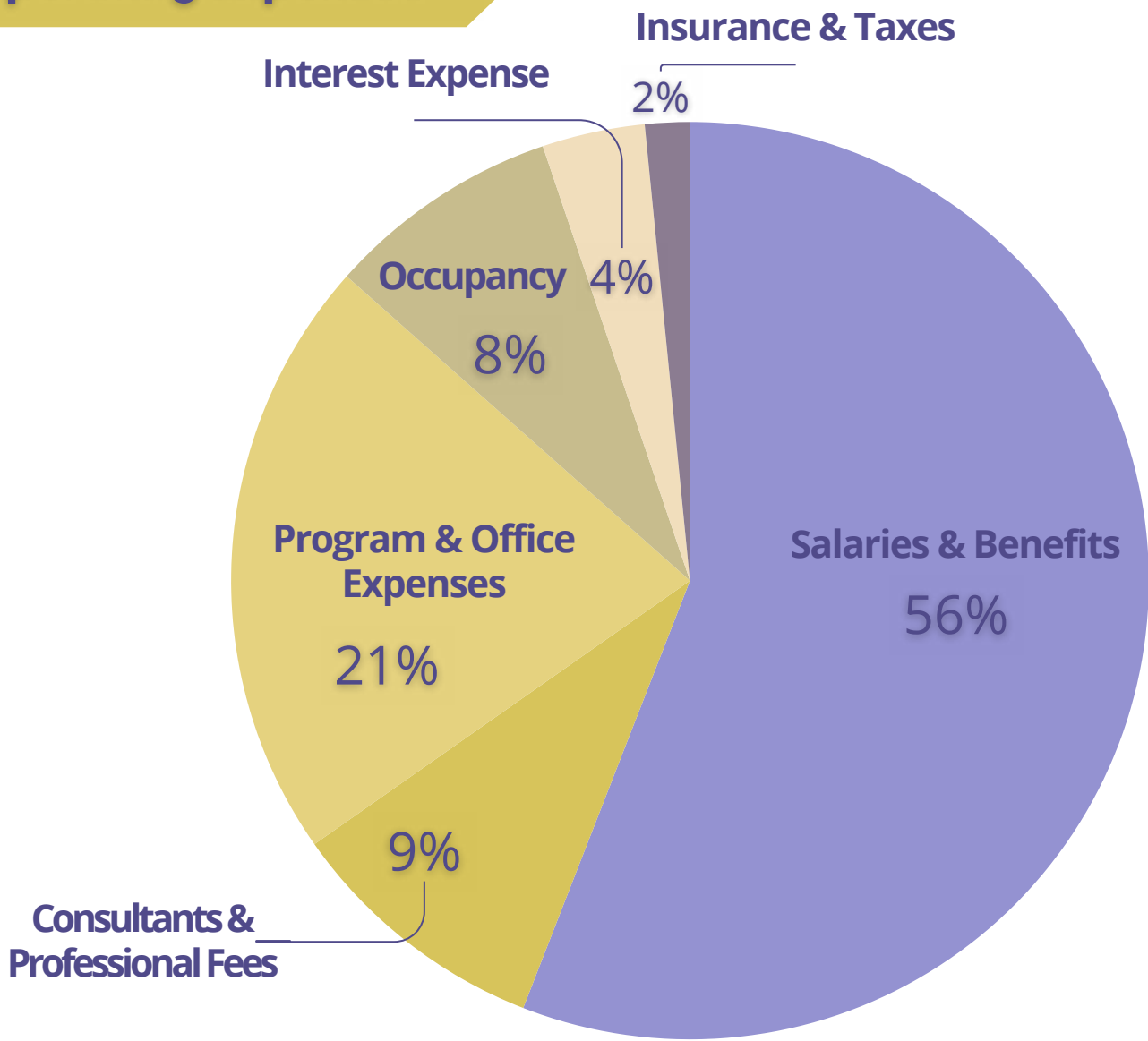
"[The neighborhood] feels more vibrant and connected now, making it a better place to live."

"I love living in this community. Everyone knows each other and looks out for each other. Everything is accessible and the culture is amazing."

- ❑ 68% of respondents think the community has improved A Lot or Some over the past 3 years
 - ❑ 77% of respondents think the community will improve A Lot or Some over the next 3 years
 - ❑ 84% of respondents think they can make A Great Deal, a Fair Amount or Some Difference in their community
- 

2024 MPDC Financials

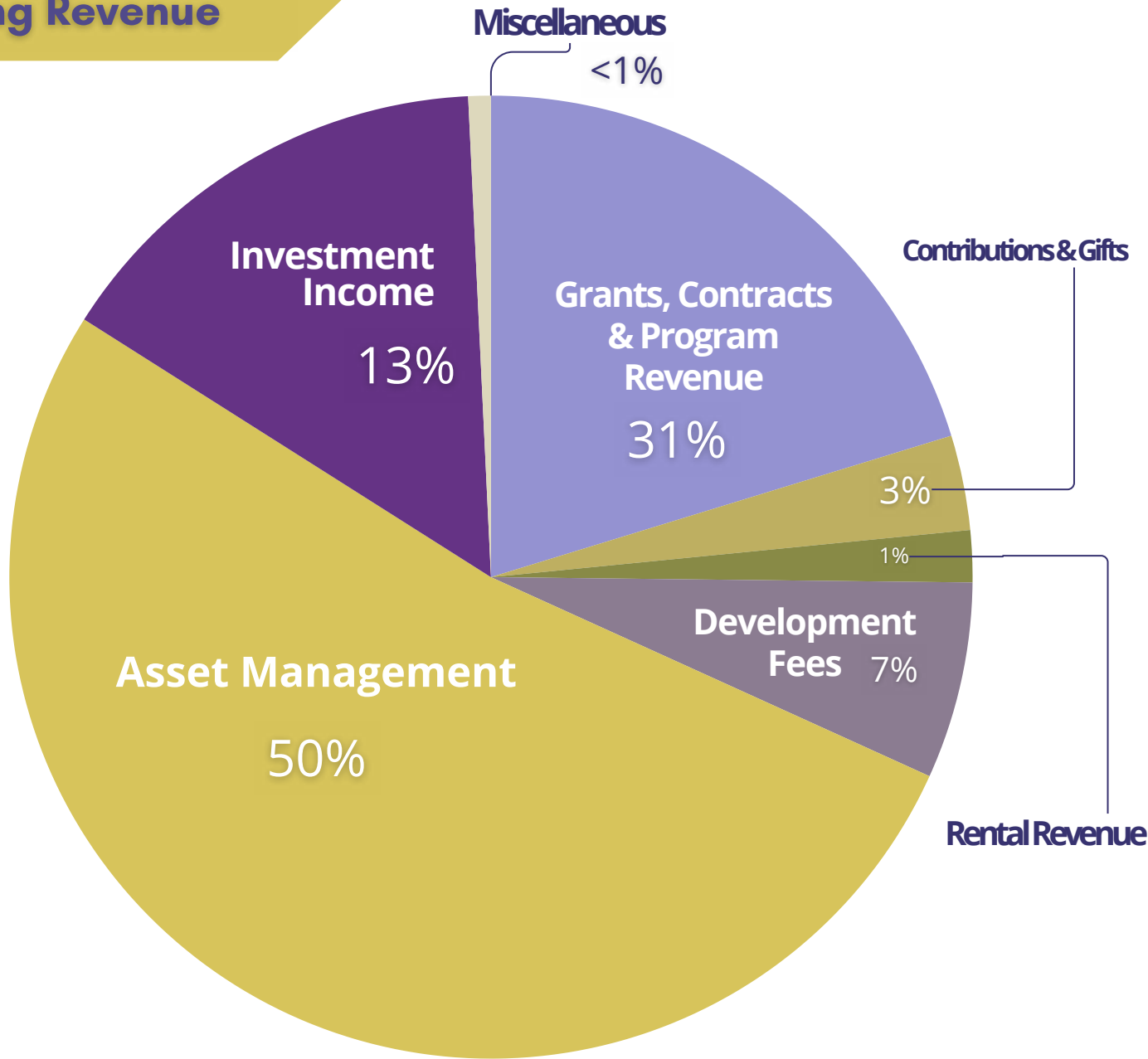
Operating Expenses



	Program Services and Expenses						Administrative Expenses		TOTAL EXPENSES
	Community Action	Hibernian Hall	Dewitt Center	Asset Management	Real Estate Development	Total Program Expense	Management & General	Fundraising	Totals
Salaries and Benefits	1,567,146	679,233	322,051	419,809	1,135,408	4,123,647	261,699	386,137	4,771,483
Consultants and Professional Fees	272,230	129,531	105,605	58,126	108,177	673,669	50,367	72,771	796,807
Program/Office Supplies & Expense	1,139,757	149,805	96,106	48,673	172,979	1,607,320	104,815	104,263	1,816,398
Rent and Utilities	81,950	194,936	282,990	43,845	62,390	666,111	15,420	22,795	704,326
Interest Expense	-	-	-	-	309,229	309,229	-	-	309,229
Insurance and Taxes	10,077	7,185	43,650	54,356	7,439	122,707	8,936	2,718	134,361
Total Operating Expense	3,071,160	1,160,690	850,402	624,809	1,795,622	7,502,683	441,237	588,684	8,532,604

2024 MPDC Financials

Operating Revenue



SUMMARY OF REVENUE	AMOUNT
Grant Contracts & Program Revenue	2,233,835
Contributions & Gifts	351,002
Rental Revenue	191,767
Development Fees	728,570
Asset Management Income	5,757,697
Investment Income	1,682,393
Miscellaneous	83,376
TOTAL REVENUE	11,028,640

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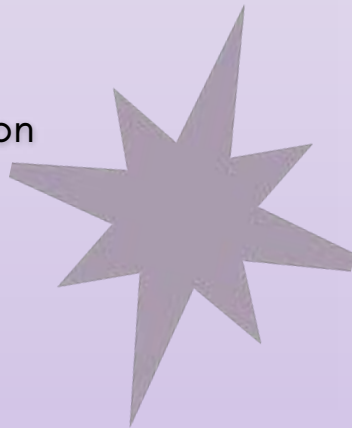
**Special thank you to
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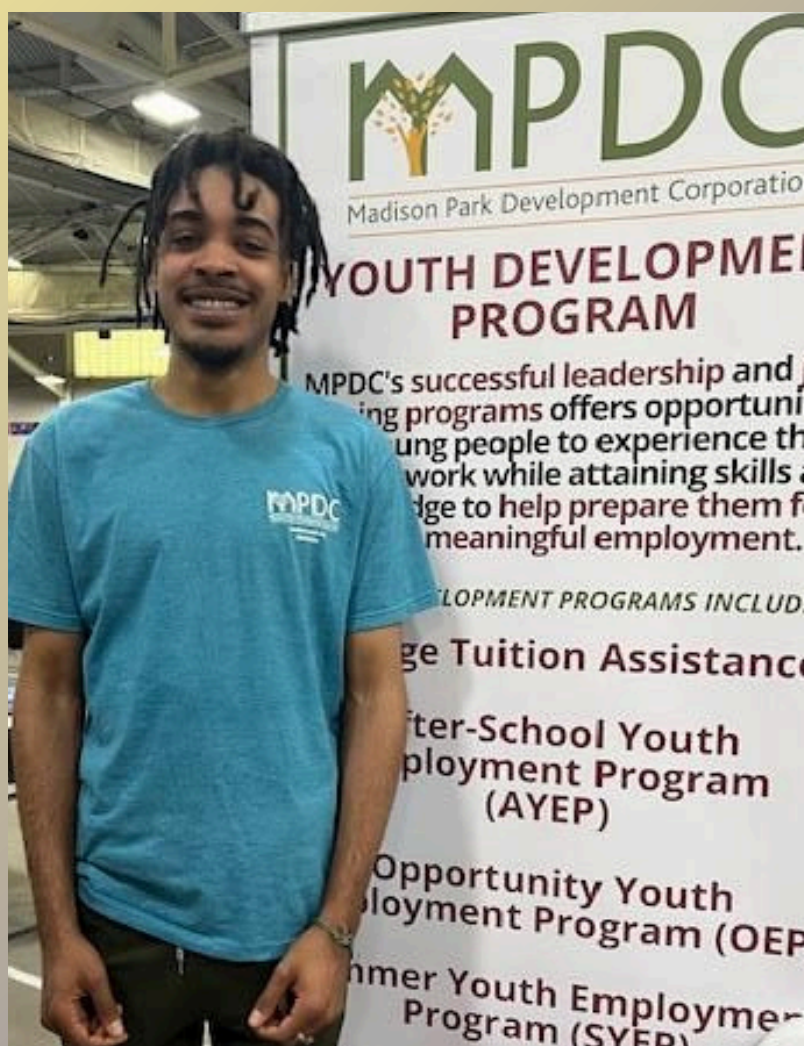
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Special thank you to our two anonymous major donors!

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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.





GUN VIOLENCE
PREVENTION
PROGRAM



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IMPACT!**



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CONNECTED!**



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Hibernian Hall

